Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2023-7020-HCM

HEARING DATE: November 16, 2023

TIME: 10:00 AM

PLACE: Edward R. Roybal Board of Public Works Session Room

City Hall, Room 350

200 North Spring Street Los Angeles, CA 90012

and via Teleconference (see

agenda for login information)

EXPIRATION DATE: November 18, 2023

Location: 538-540 S. St. Andrews Place Council District: 13 – Soto-Martinez Community Plan Area: Wilshire

ENV-2023-7021-CE

Land Use Designation: High Medium Residential

Zoning: R4-2

Area Planning Commission: Central Neighborhood Council: Greater Wilshire Legal Description: Westminster Place Tract,

Block B, Lot 17

PROJECT: Historic-Cultural Monument Application for

540 S. ST. ANDREWS PLACE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Jay Harik Jay Harik

1524 Idlewood Road 2306 Teviot Street

Glendale, CA 91202 Los Angeles, CA 90039

APPLICANT: James Dastoli

P.O. Box 1843

Los Angeles, CA 90028

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner

Office of Historic Resources

Lambert Giessinger, Senior City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

540 S. St. Andrews Place is a three-story multi-family residential building with a six-car garage at the rear located on the east side of S. St. Andrews Place between W. 5th and 6th Streets in the Wilshire Center neighborhood of Los Angeles. It was constructed in 1923 for owner Albert Balzer in the Mediterranean Revival architectural style with Italian Renaissance Revival elements by the Ley Bros. contractors as a 36-room 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 with a central light well, the subject property is of wood-frame construction with smooth stucco cladding. It has a hipped roof with composition shingles at the front with a flat roof with a stepped parapet over the rear portion of the building. The roof over the front portion has wide eaves with corbels. The primary, west-facing elevation is symmetrically composed and is made up of five bays; the central bay has a fire escape within open porches with metal railings on the first and second floors. Accessed via a series of stairs leading to a porch with a low balustrade spanning the facade, the main entrance is recessed and obscured by a security gate between two large pilasters. Other features on the primary elevation include curved Juliet balconies, quoins, medallions between the arched openings on the second floor, and a string course between the second and third floors. There are projecting balconies with metal railings on the second and third floors within the third bay on the south- and north-facing elevations. Fenestration consists of multi-lite wood casement windows, some with faux shutters and multi-lite wood French doors.

Based on permit records, the subject property has experienced only minor alterations that includes the addition of security bars to some of the windows in 1991 and the replacement of the original red clay tile roof with composition shingles.

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:

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- 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:							il District:
Range of Addresses on Property: Community Name:							
Assessor Parcel Number:		Tract:		Block:		Lot:	
Identification cont'd:							
Proposed Monument Property Type:	Building	Structure	Obje	ct	Site/Open	Space	Natural Feature
Describe any additional resources loc	cated on the p	property to be included	d in the nomina	tion, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This see Include copies of permits in the nomination packet. Make sure to list any major alterations are to list any major alterations.	
5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)	
Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed mo	onument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
	2. Is associated with the lives of historic personages important to national, state, city, or local history.
	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

HISTORIC-CULTURAL MONUMENT



State:

NOMINATION FORM

7. WRITTEN STATEMENTS

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

- **A. Proposed Monument Description** Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- **B. Statement of Significance** Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Nomination Preparer/Applicant's Representative

Phone Number:

Applicant

Name:

Zip:

Street Address:

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

Company:

Email:

City:

Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

5 AMES 045704 9/18/2023 Jan Daws

Name: Date: Signature:

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

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

Phone: 213-874-3679 Website: preservation.lacity.org 540 S. St. Andrews Place

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

Constructed in 1923, 540 S. St. Andrews Place is located on the east side of S. St. Andrews Place between 5th Street and 6th Street, in the neighborhood of Wilshire Center. The building takes up most of it's rectangular parcel with some space reserved in the back for a parking lot, and a garage structure that is rectangular in plan, with space for six vehicles. The building is fronted by a small lawn and sidewalk on the west elevation. The building is separated from the apartment building at 526 S. St. Andrews Place to the north by a small pathway. It is separated from the apartment building at 544 S. St. Andrews Place to the south by a driveway. The back of the garages end at the property line of the apartment building at 539 S. Manhattan Place to the east.

Exterior

Designed in the Mediterranean Revival style, the building is roughly rectangular in plan, and technically forms an O-shape around a very small central courtyard. It rises to three stories in height. The building is clad in stucco. The front walk rises a few steps to a small ballustraded porch with urns at the corners on the primary west elevation. That elevation is five bays wide, and symmetrical, with a partially covered fire escape set back into the central bay over the entrance. Stucco piers frame a recessed entry that leads to an arched opening. The front door itself is not visible behind security bars. Typical windows are paired wood casements. The second floor casements are arched with rounded wrought iron Juliet balconies. Each side of the front elevation has a bas relief medallion between the second and third floor. A course runs below the third floor windows. They are flanked by bas relief panels that present themselves as shutters. The roof is hipped, and made of composite shingle. Modillions support the eaves. Quoins run up the corners. The side elevations are mostly hidden from the street, but bracketed balconies with wrought iron railings are visible.

Alterations

540 S. St. Andrews Place has had minimal alterations since its construction. The clay tile roof has been replaced with composite shingle, but this does not detract from its appearance at street level.

B. Statement of Significance

Summary

540 S. St. Andrews Place 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 1923, the property meets criterion 3 by being an excellent example of the Mediterranean Revival style, with its overall massing, materials, roofline, and architectural details all being typical of the style's characteristics. It 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 within 250 feet of the Los Angeles Railway line on 6th Street, in a multi-family neighborhood that existed primarily due to streetcar connectivity.

In 2009, the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report identified the building as individually eligible for the National Register under the following criteria:

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

Streetcar Suburbanization¹

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 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.

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

The R Line

The "R" Line served the subject property until 1931. It 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.²

Streetcar Suburbanization on St. Andrews Place

Railway lines are significant for their influence on the development and growth of early Los Angeles. Wilshire area residents enjoyed considerable urban connectivity with railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue, which initiated the construction of apartment buildings in the Wilshire area between 1906 and 1945.3 As the population of Los Angeles grew, and the reach of the Pacific Electric expanded, developers could begin to cash in on land west of Western Avenue. In 1901, W.G. Nevin laid out Manhattan Place, Gramercy Place, Wilton Place, and, St. Andrew's Place. ⁴ The streetcar expansion facilitated the movement of more and more people into the area and helped establish some of the first commuter suburbs in Los Angeles. Many residents of the Wilshire district had the option of using either streetcars or automobiles for their daily travel.⁵ In the late 1920s, a swell of development erupted in "The Places," as multistory apartment buildings sprouted up. Stately tracts such as Westminster Square, Westminster Place, Western Wilshire Heights and Country Club Park, originally laid out for single-family use, transformed into multi-family districts. The proximity of "The Places" to the important intersection of Wilshire Boulevard and Western Avenue — with its multiple streetcar line connections, the cachet of Wilshire being promoted as the "Fifth Avenue of the West," as well as the three blocks being a gateway to the leafy communities to the west — made "The Places" an ideal location for growth.

The subject property, 540 S. St. Andrews Place, was built in 1923, during this period of multi-family development in the blocks northwest of Wilshire and Western. The building's location within 250 feet of the Los Angeles Railway trackage on 6th Street surely attracted the developer to this parcel. Although the building was built with a detached garage housing one car per family, the density and height of the property clearly has more in common with the streetcar suburbs of Wilshire Center than the automobile oriented suburbs in the western portion of the Wilshire area. SurveyLA pointed out the overlap of streetcars and automobiles during this period, with residents having the choice of modes of transportation. It is also of note that detached garages are widespread in the SurveyLA identified single family streetcar suburbs farther north on St. Andrews Place.

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

³ PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

⁴ Curran, Brian. "The 'Places' — Wilton, Gramercy, St. Andrew's and Manhattan." Larchmont Chronicle, 30 March 2023.

⁵ City of Los Angeles. "Wilshire Community Plan Area: Historic Resources Survey Report," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

⁶ Curran, Brian. "Chateaux in the sky' part 2: Gramercy, St. Andrews and Manhattan." Larchmont Chronicle, 29 June 2023.

540 S. St. Andrews Place

Permits were issued to owner Albert Balzer for the construction of a six family apartment building on August 17, 1923. It is unknown whether or not this is the same Albert Balzer who owned Balzer Market on Larchmont Boulevard nearby. Ley Bros. are listed on the permit as contractors, with no architect listed. A separate permit was issued on February 13, 1924 for the construction of a six car garage on the property. Albert Balzer's name also appears on the permits for 620 S. Manhattan Place, which was also built by Ley Bros. (now demolished). A classified ad in the Los Angeles Times from 1924 describes the building as, "exclusive," and points out the tile baths and new furniture. Another ad from 1928 mentions oriental rugs, a Steinway piano, radio, and Victrola.

Ley Bros.

Ley Bros. were building contractors who were very active in the Wilshire area in the 1920's. They maintained an architectural department and had offices located at 311 S. Vermont Ave. A Los Angeles Times ad from May 4, 1924 says that they already had 13 years of experience. That year, they ran a number of ads in the newspaper that showed images of their designs. They mention the business being associated with the names L.A. Pitzer, M.E. Taylor, and A.G. Diess. Among the buildings shown in the photo ads are apartments at 3192 W. 7th Street, 1415 S. St. Andrews Place, 234 S. Kenmore Avenue, and 846 S. Catalina Street. These buildings still exist today, but the first two have seen their integrity severely degraded through window replacements.

Aside from residential buildings, Ley Bros. also featured sketches of commercial buildings in their advertisements. One ad shows a sketch of 1689 Beverly Boulevard, suggesting that the same design was also being built at 6th and La Brea. The building on Beverly has been severely altered, but clearly matched the sketch at one time, but the building on La Brea only bears a passing resemblance. The Beverly design was once identical to the since-altered 3801 W. 3rd Street, which does not have Ley Bros. listed on their permits, so it is unclear whether this particular corner commercial block design originated with Ley Bros.

While most of the designs pictured are of the Mediterranean Revival style, they also used the Spanish Colonial Revival style for apartment buildings at 518 N. Genesee Avenue in the Beverly Fairfax Historic District, and 734 S. Detroit Street in the Miracle Mile HPOZ, both of which have had their integrity degraded through window replacements.

Ley Bros. was listed on permits for at least three Mediterranean Revival style buildings on St. Andrews Place north of Wilshire Blvd: 105 S. St. Andrews Place, 540 S. St. Andrews Place, and 545 S. St. Andrews Place. 105 was demolished in 2023, and 545 has seen its integrity severely degraded with window replacements, leaving only 540 with high integrity. An ad from May 17, 1925 shows a sketch of the building at 545 S. St Andrews during construction, but the design does not match the final building.

^{7 &}quot;Vintage Photo: Balzer Market (1930)." Larchmont Buzz, 28 September 2013.

⁸ Advertisement for 540 S. St. Andrews Pl. Los Angeles Times, 21 August 1924.

⁹ Advertisement for 540 S. St. Andrews Pl. Los Angeles Times, 26 March 1928.

¹⁰ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948," ed. Department of City Planning,

Mediterranean Revival¹⁰

The origin of the Mediterranean Revival style is Italy, and while it shares many features with the Spanish Colonial, there are identifiable differences. The composition of the Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles, but that of the Mediterranean Revival is typically hipped, while that of the Spanish Colonial Revival is gabled. Also different is the approach to landscaping, reflecting the difference between Spanish and Italian traditions. The Spanish Colonial Revival often turns inward, with the characteristic outdoor space being an enclosed courtyard or patio. The Mediterranean Revival, in contrast, makes use when possible of the formal garden that extends outward from the building.

Most resources mixed elements, as was admitted by architect Rexford Newcomb in his 1928 book Mediterranean Domestic Architecture in the United States. He noted that "Called upon to do 'Spanish' work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted." Nonetheless an examination of predominantly Mediterranean Revival resources illustrates an overall difference that is primarily a feeling of quiet formality in contrast to picturesque exuberance.

An example of a Mediterranean Revival multi-family resource is the Zobelein Estate, a set of apartment buildings from 1937 (L.A. Historic-Cultural Monument No. 583). Located at 3738-3770 South Flower Street in South Los Angeles, they were designed by W. L. Schmolle. Construction is stucco on wood frame reinforced with structural steel. The Zobelein Estate is a Mediterranean Revival variation of the Spanish Colonial Revival courtyard apartment building. The formality of the Mediterranean Revival is evident in its bilateral symmetry along the axis of its open central court, along with the low-pitched hipped roof with its continuous eave line. But it has Spanish Colonial Revival features, such as the arched corbels that support the projecting second floor and the parapets at the bay windows facing the courtyard that extend above the eave line.

A small institutional building in the Mediterranean Revival style is the Wilmington Branch Library of 1927 (L.A. Historic-Cultural Monument No. 308). Located at 309 West Opp Street, it was designed by Sylvanus Marston, Garret Van Pelt, and Edgar Maybury. Construction is of reinforced concrete. Although described by some sources as Spanish Colonial Revival, the Wilmington Branch Library is an example of the Mediterranean Revival, as can be seen in comparison with the John C. Fremont Branch Library. The Wilmington branch is more formal, with nearly symmetrical wings flanking a projecting central entrance bay. The low-pitched hipped roof maintains the horizontal eave line, with the height difference between entrance bay and the side wings reinforcing its formal composition. Its Mediterranean Revival sobriety is broken only by the Churrigueresque detailing around the entrance.

Character-defining features of the style include:

- Stucco exterior walls (rarely, brick or cast stone)
- Low-pitched clay tile roof typically hipped
- Relatively simple massing, with stress on the horizontal
- Relatively formal composition, approaching symmetry in parts or in whole
- Arched openings, including arched focal windows

- Clay tile roof or roof trim
- Limited use of applied decoration
- Landscaping of formal gardens extending away from building

540 S. St. Andrews Place can be identified as an excellent example of the Mediterranean Revival style by looking at its formal composition and simple massing. Key features are the low pitched roof and stucco walls. The arched openings, horizontal roofline, and limited use of applied decoration are also significant.

Early History of the Wilshire Area¹¹

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

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

Wilshire Center Development¹²

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

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

¹² Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

Boulevard's future as the address for some of the city's most sumptuous apartment-hotels erected between the World Wars. In fact, beginning as early as the late 1910s, the tract's success attracted speculators who eventually purchased many of the tract's original single-family residences. In most cases, grand multi-level apartment houses replaced the original residences. Wilshire Boulevard addresses were prominent in society columns of the period.

The Southern California population boom of the 1920s ushered in a new era for Wilshire Boulevard, particularly between Hoover Street and Western Avenue. The area's dramatic evolution during this period was the result of many factors, including the relaxation of single-family residential building restrictions, commercial expansion, the establishment of numerous houses of worship along Wilshire Boulevard, and the impact of the automobile on urban form. As the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth. During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West." An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. In 1921, the Ambassador Hotel was opened on an enormous 23-acre parcel of land between Wilshire Boulevard and 8th Street. Designed by renowned local architect Myron Hunt and immediately hailed as one of the west's grandest resorts, the recently demolished Ambassador became the site of some of the region's most momentous events. Tourists and locals alike flocked to experience the high-end area's numerous multistory apartment buildings and emerging shopping district that emulated the glamour of New York's Fifth Avenue high rises—specifically, the Asbury, the Langham (1928), the Talmadge (1922), and the Windsor (1927). Urban beautification efforts during this period included a 1927 plan by the Wilshire District Chamber of Commerce, which sought to distinguish Wilshire Boulevard as "one of the most unique commercial thoroughfares in the world." The ambitious landscape design consisted of a combination of trees, ornamental gratings and guards, and decorative sidewalk tiles.

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

Period of Significance

The period of significance for 540 S. St. Andrews Place is defined as 1923 for its significance as a notable example of the Mediterranean Revival style. The period of significance an an example of streetcar suburbanization stretches from 1923-1931.

Integrity

540 S. St. Andrews Place 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 formal composition, simple massing, low pitched roof, stucco walls, and arched openings, and therefore is able to convey its historic significance as a Mediterranean Revival residential building. The building's overall massing, configuration, and character-defining decorative elements remain. Although the clay roof tiles have been replaced with composite shingle, the shape of the roof has not changed, and the shingle is a color similar to clay. Therefore, the building retains integrity of design.

Setting: The property is located in Wilshire Center, and is surrounded by other multi-family 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: Minor alterations have minimally affected the building's integrity of 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 multi-family residence since its construction in 1923. It is just as recognizable today as a 1920's Mediterranean 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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	Other Listings Review Code			Date	
Page <u>1</u> of <u>3</u>	*Resource Name or #:	(Assigned by recorde	r) _540 S ST ANI		
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PCR Services Corporation His Prepared for the Community R LSA Associates, Inc., March 2 *Attachments:NoneLArcheologic	_ocation Map X Sketch Map	shire Center/Koreatown R of Los Angeles in collabor X Continuation Sheet Linear Feature Re	Inte Lecovery Redeveloperation with Chatte X Building, Structure Milling Milling Structure Milling Milling Structure Milling Milling Structure Milling Milli	nsive pment Project A el Architecture (Area. (lead) and oject Record

DPR 523A (1/95) *Required Information

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BUILDING, STRUCTURE, AND OBJEC	T RECORD
Page <u>2</u> of <u>3</u>	*NRHP Status Code 3S
*Resource Name or #: (A	ssigned by recorder) 540 S ST ANDREWS PL
B1. Historic Name:	
B2. Common Name: 540 S ST ANDREWS PL	
B3. Original Use: Apartment	B4. Present Use: Apartment
*B5. Architectural Style: Mediterranean Revival	
*B6. Construction History: (Construction date, alterations, and da	ta of alterations)
Year constructed: 1924; Owner: Albert Balzer; Valuation: \$38,000	
*B7. Moved? X No Yes Unknown Date:	:Original Location:
*B8. Related Features:	
None	
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B9a. Architect: Unknown	b. Builder: <u>Ley Bros</u>
*B10. Significance: Area: Los Angeles Theme	
Context: Residential Development and Suburbanization, 1913-1945 Architecture, Engineering and Designed Landscapes, 1913-1945 The	
	ype: Multi-family Resident Applicable Criteria: A/1, C/3
·	s defined by theme, period, and geographic scope. Also address integrity.)
Theme: The Architecture of Fantasy – Period Revival Styles, 1910–1	1940
By the 1920s, architecture in Los Angeles at every scale – from the g	
Hollywood's most famous export created a permissive, open-minded	
the built environment. In addition to Spanish and Mediterranean Revi Renaissance Revival styles became an additional source of aesthetic i	
Furthermore, names that were given to apartment buildings, such as the	
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B13. Remarks:	W5TH ST
*B14. Evaluator: Jon Wilson	Ews Ews
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signs that became signature	features of buildings in the Wilsh nd social aspirations. The best exa	European aristocracy and quaint vill ire Corridor area helped make such amples of this style are located in the	monikers more visible, and

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.

DPR 523L (1/95) *Required Information

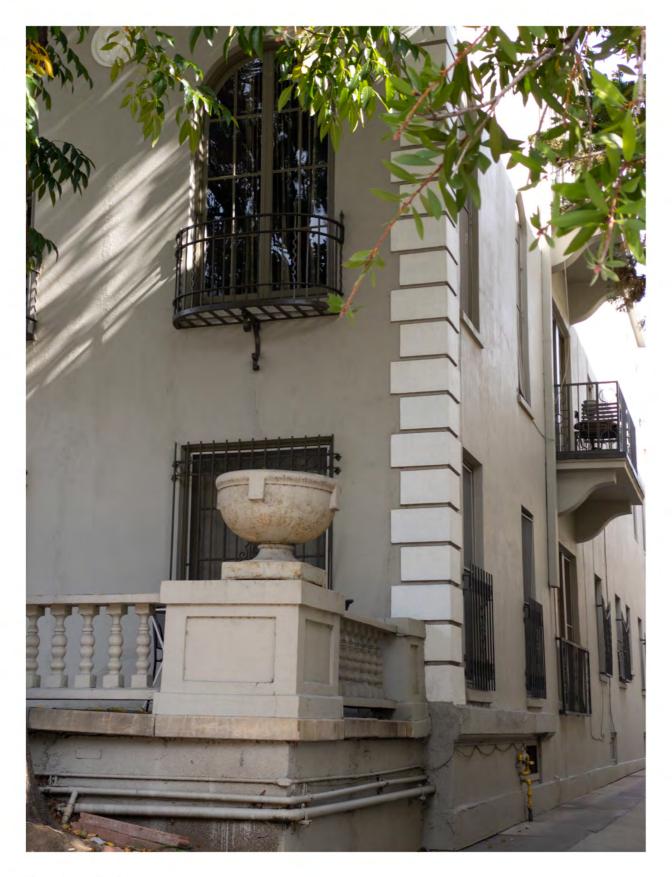




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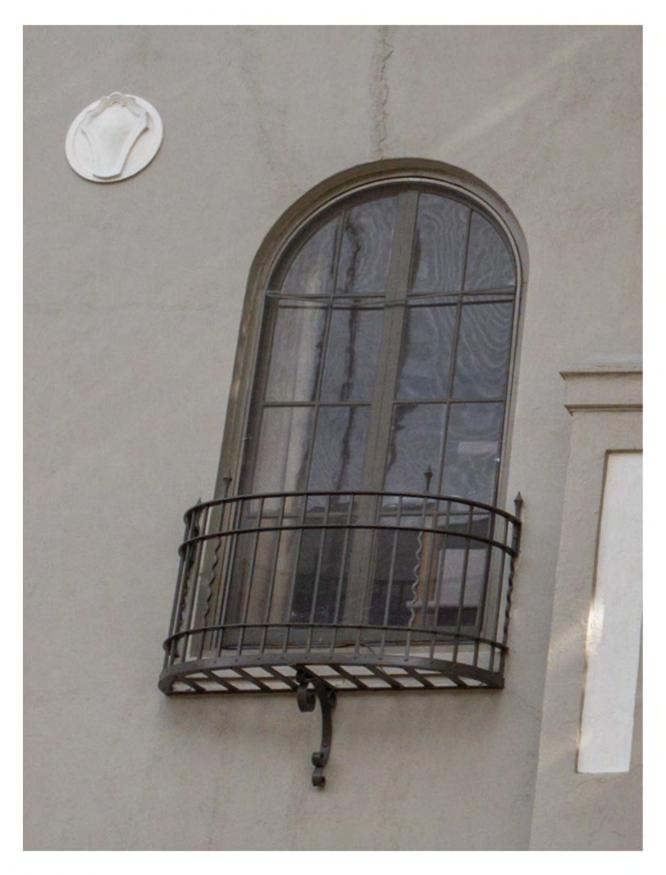


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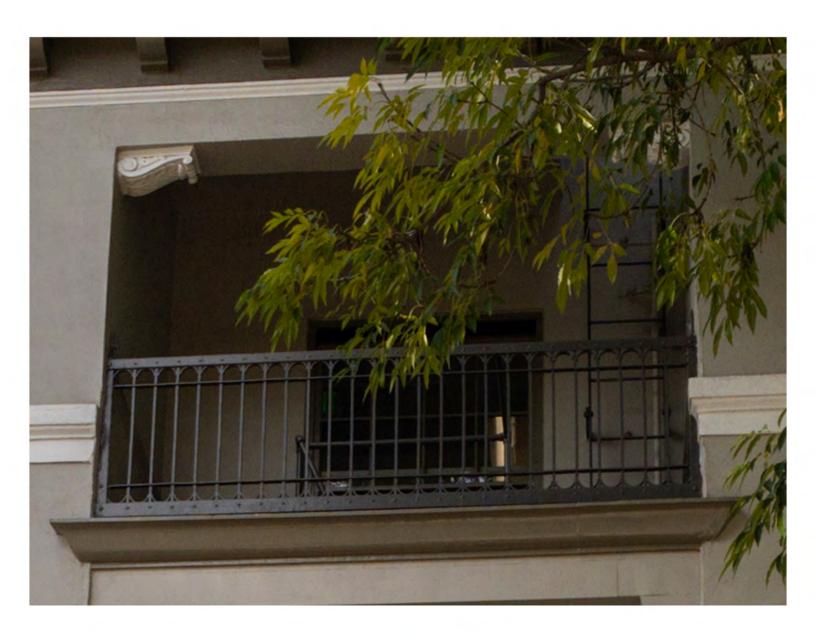


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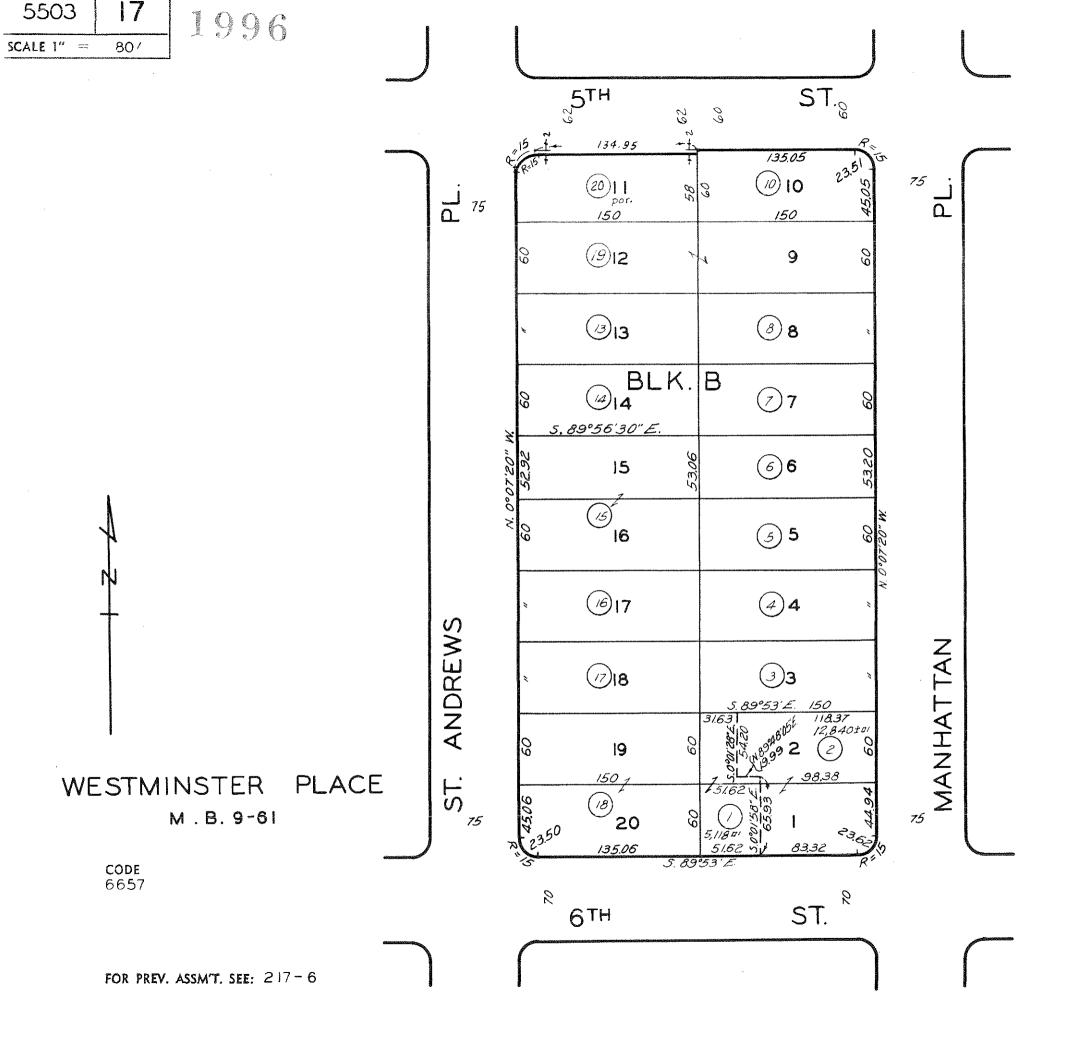
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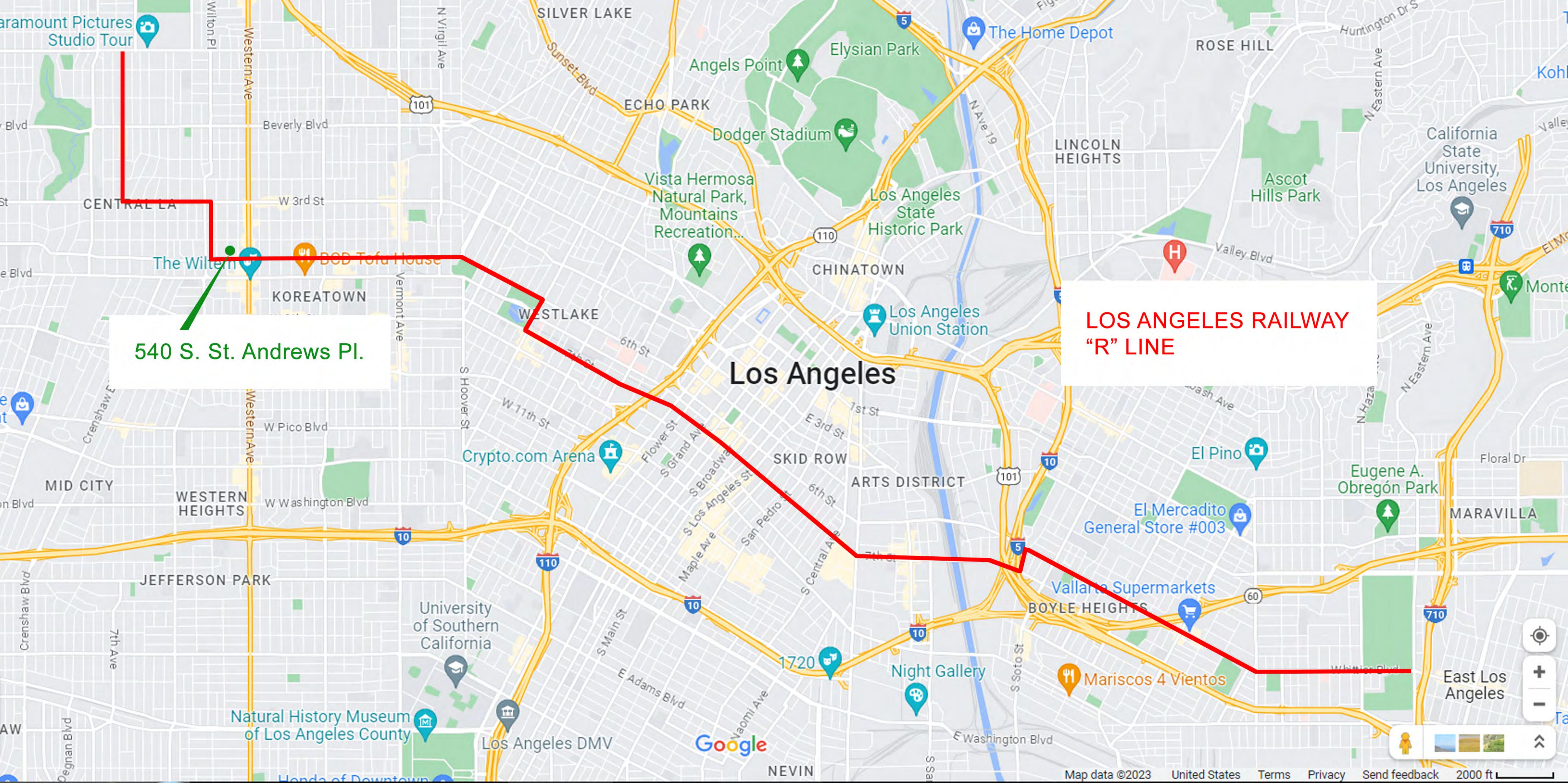
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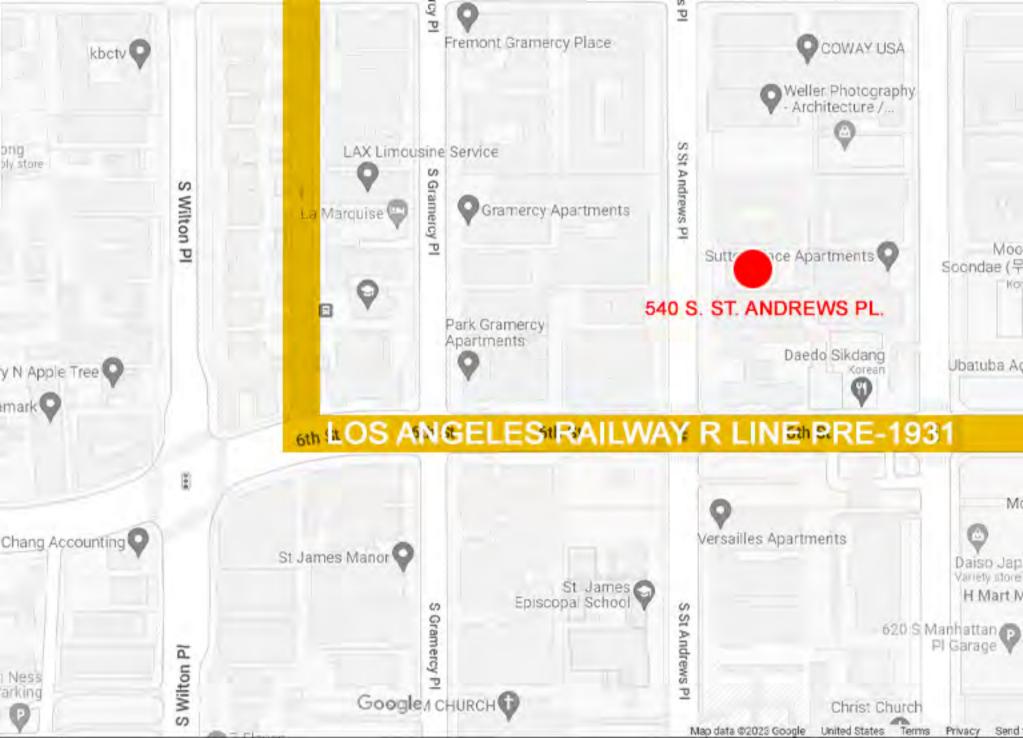
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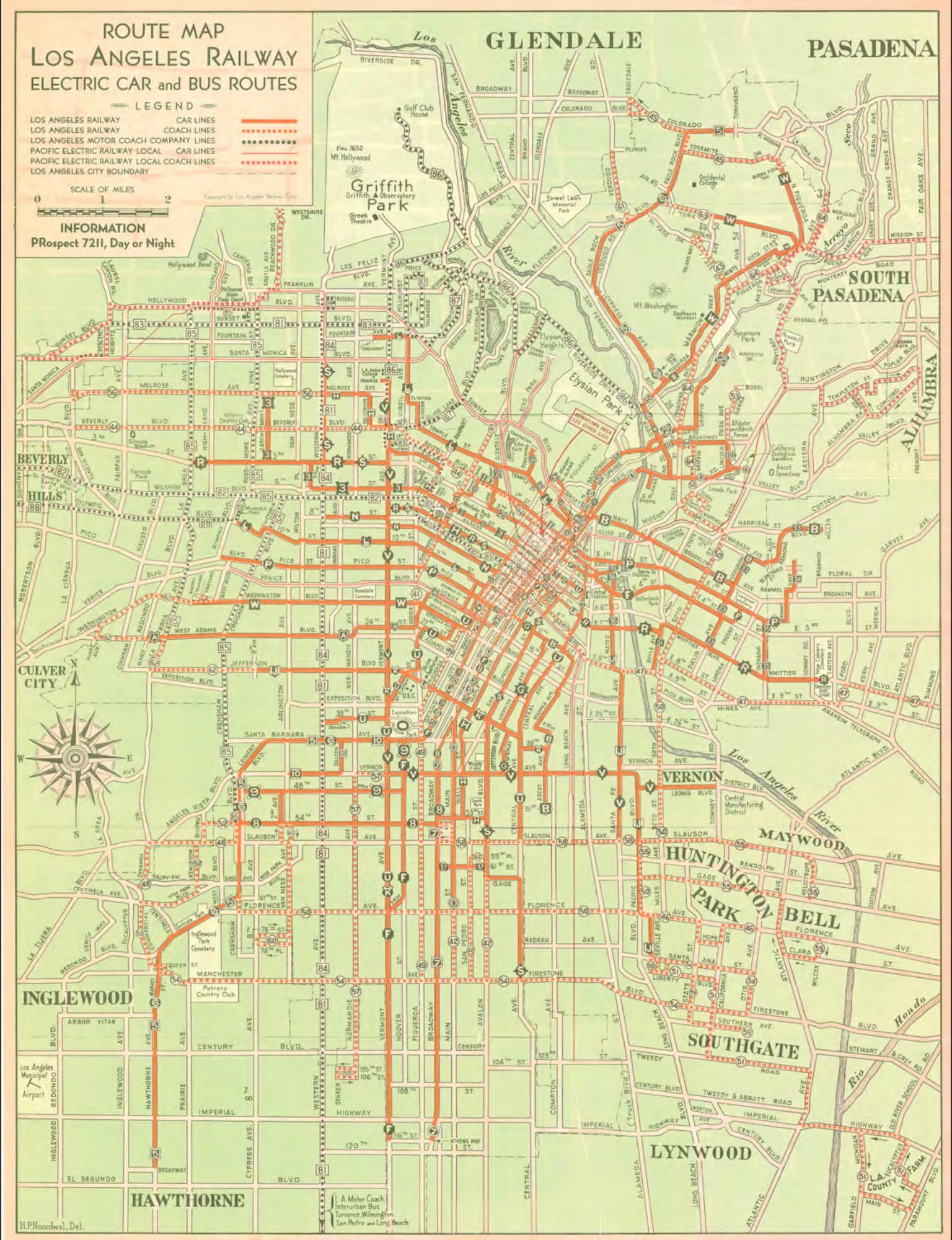
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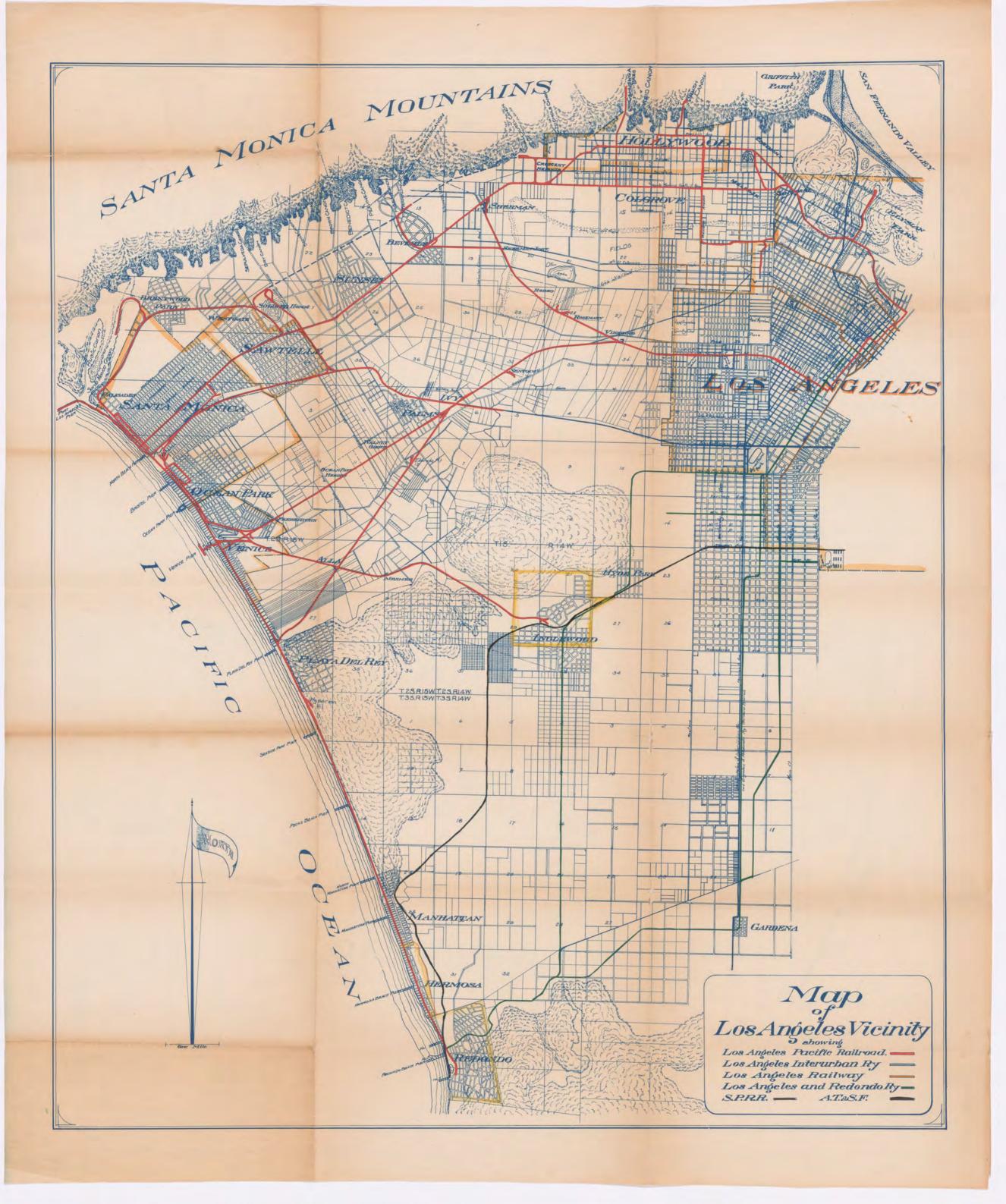


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BOARD OF FUBLIC WORKS

DEPARTMENT OF BUILDINGS.

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinster set forth. This application is made

Application for the Erection of Frame Buildings CLASS "D"

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FIRE DISTRICT	O.K.

REMARKS

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

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PLANS AND SPECIFICATIONS.

and other data must also be filed

Bldg. Form 2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS 'D'

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made into the exercise of the permit:

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

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

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

Menchinen III Bitt	Told Delimit.	e hroberty
TAKE TO ROOM No. 6		
ROOM No. 6 REAR OF	Lot No	X X
NORTH		5
THE FLOOR		3 market and the second
CITY CLERK PLEASE		3
VERIFY		
TAKE TO	District No	
ROOM No. 405 SOUTH		in the same of the
ANNEX	(No. 570,50.5t. andrews Place Street)	
ENGINEER	(Egoation of Job)	
VERIFY.	(USE INK OR INDELIBLE PENCIL)	
	The state of the s	5
Purpose	se of Building Trivale Jakages No. of Rooms 6 No. of Families	
2. Owner	se of Building Turale Jatages No. of Rooms 6 No. of Families s name Clibert J. Balgey Phone Phone s address 540 So St Chudrews Pl	
2	Thone of the first	
J. Owner (saddress	
4. Archite		***
5. Contrac	ctor's name. Led Bros	184
6. Contrac	ictor's address. B11 50 Olermont	
-7 1		
Q 1.1.	ATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Casspools, Elevators, Painting, Sinishing, Sewers, Casspools, Elevators, Painting, Sinishing, Sewers, Casspools, Elevators, Painting, Casspoo	
c. is there	e any existing (old) building on lot?	
	proposed building. 18 x 58 Height to highest point 10	feet
10. Number	er of Stories in height One	
11. Materia	al of foundation. Conc. Size of footings S. Size of wall. Depth below ground.	
12. Materia	al of chimneys	
	izes of following materials: REDWOOD MUDSILLS. 2	_
EXIEK	RIOR studs	ng studs
	x.3Ceiling joists.2xLeRoof rafters.2.xC.FIRST FLOOR JOISTS. S.La	
	floor joists	7444 me 244.
14. Will all	Il provisions of State Housing Act be complied with?	*****
Ιh	have carefully examined and read the above application and know the same is true and corr	
CIACLE WILL	provisions of the Ordinances and Laws governing Building Construction will be complication will be complicated the complication will be complicated the complication of the complete	ect, and ed with.
AAMERIC	nerein specified or not.	
LVV	AND THE PERSON AND TH	*****
	FOR DEPARTMENT USE ONLY	ind the state of the first of the state of the state of the
PERMI	INO. Plans and Specifications checked Application checked and found Stamp here when perh	111-31#
my (3)	nances, State Laws, etc.	
********************************	Bin Eight Lis 1549	
	Plan Examiner / Clock	
		- ~ ~ .

FOR DEPARTMENT USE ONLY

APPLICATION	
CONSTRUCTION	Ó.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD, 33761 (N. S.)	
FIRE DISTRICT	O. K.

REMARKS

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

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	- '											
				6-0								-
G.G.C.S.												
		2-	3	Lagh	S			***			** ***	****
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	**************************************				FATARATES.	Factorial Control	conseq.			, , , , , , , , , , , , , , , , , , , ,	, 	l I and the ad
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Conservation

Fire

Plumbing

Planning

Troffic

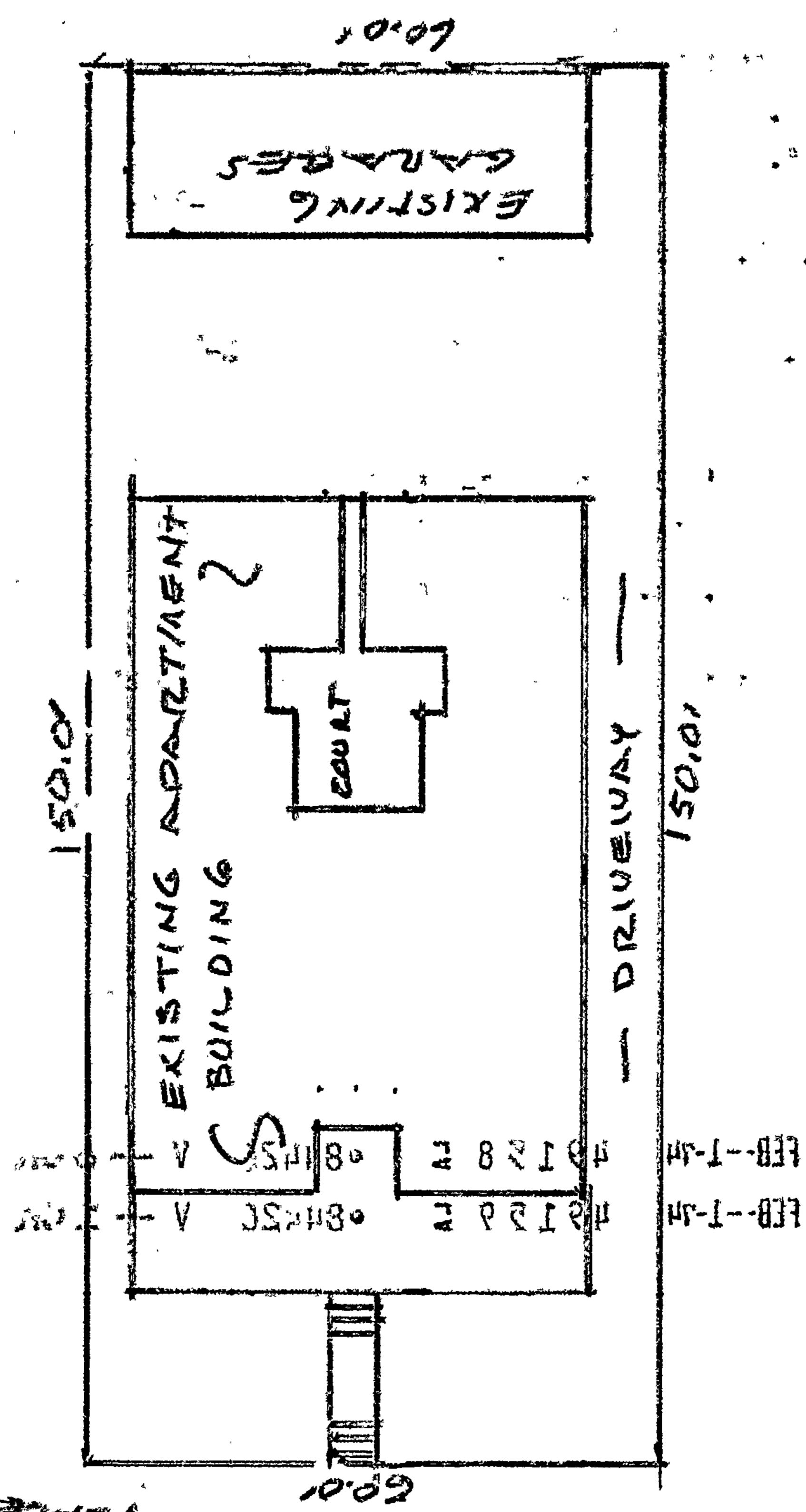
APPROVED (TITLE 19) (L.A.M. C.-S700)

PRIVATE SEWAGE SYSTEM APPROVED

APPROVED UNDER CASE #

AFRICA COMMENSATION OF THE

是"·" 有關語 \$1.20 (1) [1]



SMERCINE LE 105 04 5

APPLIC		6 B		PT. OF BUILDING AND S	C -> RE	O ADD-ALTER- PAIR-DEMOLISH
INSPE	_	U 'J	U			OF OCCUPANCY
INST	RUCTIONS:	1. Applican	t to Comple	e Numbered It	ems Only.	
1. LOT		BLOCK	TRACT		COUNCIL DISTRICT N	DIST. MAP 4584
DESCR.	M	В	Westr	ninster 1	P1 4	CENSUS TRACT 2117
2. PRESENT USE	OF BUILDING	<u></u>	NEW US	E OF BUILDING	<u>i</u>	ZONE
3. JOB ADDRESS	t. Blag	<u> </u>		Smax Sa	ame	R4-4 FIRE DIST.
540	0 S. St	. Andre	WS Pl.	, 		LOT HE.
	a 5th			6th_	PHONE	LOT SIZE
5. OWNER'S NAM		A. Chi	rons	(213)	175-8792	60x150
6. OWNER'S ADD	1775 Ilon	na Ave				ALLEY
7. ENGINEER	7			TIVE STATE LIC.		
8. ARCHITECT OR	DESIGNER	BUS. LI	C. NO:	TIVE STATE LIC.	NO. PHONE	BLDG, LINE
9. ARCHITECT OR	ENGINEER'S AD	DRESS	CHY]	ZIP.	AFFIDAVITS
10. CONTRACTOR	R G Sol	ar The	c. 116 (F.6.191)	TIVE STATE LIG 1	782-PHONE 1242	
11. SIZE OF EXI	STING. BLDG.			.	DINGS ON LOT AND L	SE
12. CONST. MATER	LENGTH IAL E	XT. WALLS WOOD	ROOF		FLOOR	P.C. REQ'D
OF EXISTING	SLUG. 724			wood	WOOD STREET GUIDE	DISTRICT OFFICE
	BRESS. St		wsLHL			SEISMIC STUDY ZONE
FOUR	TION TO INCLUD MENT REQUIRED SE PROPOSED BY	TO OPERATE	(C/S)	\$ PC 8		SEISMIC STODI ZUNZ
15. NEW WORK (Describe)	SE PROFUSED D				5, 000	GRADING FLOOD
(Descr(be)	Compl	y w/Dor	othy Me	te Oro	uanes	HWY. DED. SYES
NEW USE OF BUILD	ING		SIZE DE ADO	ITION	STORIES HEIGH	_
	Bldg.	FLOOR		PLANS CHECKED	<u></u>	FILE WITH
OCC.		AREA	OTAL	APPLIC TION A	RAVED	TYPIST
UNITS	MAX OOC.		VG PROVIDED	INSPEC		INSPECTOR
ROOMS	PARKING REQ'D	STD.	COMP.	•	MAJ.S. ZONS. DE.O.	
▼P.C. 55.70	G,P L	CONT. INSP.				B & S B-3 (R 5.85)
S.P.C.	P.M.			C	55.70 C-	
107.00	E1.09	Claims for refund	of fees paid on filed: 1 Within	Ž C	107.00 BB	+ር ዥርያ
▼ i.F	F,H,	one year from da	ite of payment of none year from one year from one extension	USE O	3.28 08	
4	0.S.S.	for building or granted by the	grading permits Dept. of B. & S.	} <u> </u>	53735 DD	ដារ្មី
DIST-OFFICE	3.28 s.o.s.s.	SECTIONS 22.12 SPRINKLERS REQ'D SPEC.	22.13 LAMG.	SHESS B3008	2 3 [5) 53%	86 167.07 CHTD
1.6%862	C/O ,	ENERGY		3		
PLAN CHECK EXPIRES C	NE YEAR AFTER F	EE IS PAID PERMI	T EXPIRES TWO			
YEARS AFTER FEE IS PAI NOT COMMENCED.	D OR 180 DAYS AFT	ER FEE IS PAID IF C	UNSTRUCTION IS			
		•		ND CERTIFI		
16. I hereby affirm	that I am lice			CTORS DECLA Chapter 9 (comm	essains with Castion	7000) of Division 3 of the
Business and Pro	Sh Lic. Class	and my license	is in full forc Lic. Number ≤	e and effect. <u>460690</u> co	ntractor	ula
				R DECLARATI		Signature)
Destacations Code	ke Amu pitu ne pi	npt from the C	onfractor's Lic	ense Law for the	following reason (er. improve, demolis	Sec. 7031.5, Business and sh, or repair any structure,
prior to its issuar	nce, also requin	es the applican	i jor such pesi anter 9 (comm	encena with Section	on 7000) of Division	is licensed pursuant to the 3 of the Business and Pro- ation of Section 7031.5 by
any applicant for	a permit subject	cts the applican	it to a civil pe	naity of not more as their sole con	ncensation. Will do 1	the work, and the structure
is not intended of to an owner of t	or offered for sa	ile (Sec. 7044, lilds or improve	Business and i es thereon, and ded or offered	d who does such	work himself or the ever, the building or	rough his own employees, improvement is sold within
one year of com	pletion, the own	ier-builder Will	nave the burd	en or broving ma	t tie dia not paria (of titibiosa to: the barbese
[] i, as owner	Janaiana Cada.	The Contractor	'a licensa law	- does not apply to	o zn owner oi prope	rty who builds or improves rector's License Law.).
☐ i am exemp	t under Sec	<u></u>	B. & P. C. for	this reason		rector's License Law.).
•		WORKERS	S' COMPENS	SATION DECL	ARATION	<u>, , , , , , , , , , , , , , , , , , , </u>
18. I hereby affirm a certified copy	that I have a thereof (Sec. 3)		ancent to esti	-Ineura or a certi	ificate of Worker's (compensation Insurance, or
Policy No. 2//	py is hereby furn	16/11 Insuran	ce Company	7V(12) O (O .		
		·	City Dept. of ant's Signature	Bidg. & Salety.	bube	T
Applicant's Mailit	na Address					
19. I certify that is so as to become	a the performen	ca of tha work	for which this	permit is issued.	MPENSATION II	any person in any manner
Dete		Applica	nt's Signature		should become sub	iect to the Workers' Com-
pensation provisi	PLICANT: If, at ions of the Lab	or Code, you	WORL TOURISM	Comply With Suc	in provisions of the	ject to the Workers' Com- s permit shall be deemed
revoked. 20. I hereby affirm	that there is a	CONS construction f	TRUCTION ending agency	for the performan	ENCY nce of the work for	which this permit is issued
(Sec. 3097, Civ.	C.).			Lender's Addre		
Lender's Name —	Lance and Abrem	spolication and	state that the	above informatio	n is correct. I agre	e to comply with all city
and county ordin	ances and state bove-mentioned	property for ins	paction purpos	es.	elena antiioiiza tobi	
i realize that that it does not		4 A	*			the mark area. Stad for
Angeles nor any ance or results o	authorize or pe	mit any violati	r inspection, l on or failure l	e Comply With an	rranty or shall be re	the work specified herein, at neither the city of Los sponsible for the perform-
(See Sec. 91.0202	authorize or pe board, departm of any work desc	mit any violati	r inspection, l on or failure l	e Comply With an	rranty or shall be re	the work specified herein, nat neither the city of Los sponsible for the perform-such work is performed.
Signed	authorize or pe board, departm of any work desc 2 LAMC)	mit any violati	r inspection, l on or failure l	e Comply With an	rranty or shall be re	sponsible for the perform-

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Jak	APPLICATION	CITY OF LOS AN	igeles Di	PT. OF BUILDING		T	O ADD-ALT	ER-
	INSPECTION	7 7 (]	J D	2 4	5 AN	PAIR-DEMC D FOR CERTIF OF OCCUPAN	FICATE
	INSTRUCTIONS:			e Number	ed items (
I. LEGA DESC		BLOCK T	ract Vend	lome Pa	rk Tr.	COUNCIL DISTRICT	DIST. MAP 4642 CENSUS TRA 1924	CT
2.	PRESENT USE OF BUILDING (01) SFD		NEW US	E of Buildi Same	NG		ZONE R3-1	
3.	540 N. St. And	rews Pl.	AND			برا کندورسون برای بر سواختا در در سواختا بر	FIRE DIST,	
5.	BETWEEEN CROSS STREETS Clinton OWNER'S NAME -	St. and Ma	• - •	_	PHO	Nite summers	Corne:	r
6.	Gloria Leon OWNER'S ADDRESS		CITY	<u></u>	468-73		44X12	5
7.	540 N. St. And ENGINEER	rews P.L. BUS, LIC. 1	NO. A	CTIVE STATE	9000 LIC. NO.	PHONE	ALLEY	
8.	ARCHITECT OR DESIGNER	BUS, LIC.		CTIVE STATE	· · · · · · · · · · · · · · · · · · ·	PHONE	BLDG, LINE	
	ARCHITECT OR ENGINEER'S A	DDRESS BUS. LIC., I	CITY	CTIVE STATE	ZIP	PHONE	AFFIDAVITS	
10.	Owner-builder	STORIES HEIG				ON LOT AND	2-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4	
12:		EXT. WALLS	ROOF		FLO		P.C. REQ'D NO(F)	
	OF EXISTING BLDG. 一一) 13. JOB ADDRESS 540 N	Wood St. Andrews	. Pl	Wood		d/Conc EET GUIDE	DISTRICT OF	FFICE
	EQUIPMENT REQUIRED AND USE PROPOSED	DE ALL FIXED TO OPERATE		\$ 1,	600.00		SEISMIC ST	UDY ZONE
15.	NEW WORK (Describe) Rer	oofing - co	mposi	tion sh	ingle		GRADING	FL000
NEW		ss A or B	IZE OF ADI	TION	ST	OPIES MEIG	HWY, DED, Yes TONED BY	CONS
TYPE		2 FLOOR AREA	<u>ر ر الم</u>	PLANS CH		4	FILE WITH	
DWE	L MAX	TOTA		LICAT	ION APPRO	ED Lis	TYPIST	
GUES	T PARKING	STD. CO	PROVIDED	OMB G	NSPECTION EN. MAJ.S.	CONS. E.O		
▼ SP.C	G.P.1.,	CONT. INSP.		6	<u></u> 2	3 : 58 27	_	5 B-3 (F) 2/87)
▼	E,I,	Claims for refund of			v	l op os		
_ X	/ 1 mu t . nu	permits must be file one year from date of expiration of expiration	f payment of e year from	USE ON	[*] 8្ធ ទ១	មិន្តិ មិន 🗓 🗓	# PE PE	רית אח
▼ S.D.		for building or grad granted by the Dept. SECTIONS 22.12 & 22.	ling permits, of B. & S.	IER'S L	358 75	₫5\09%	88 S2. LÜ	CATIO.
■ DIST	OFFICE SO.S.S.	SPRINKLERS REQ'D SPEC.		1 2 3 3 3 3 3 3 3 3 3 3		.//		
Unless approve	a shorter period of time has been estable expires one year after the fee is paid	bilshed by an official action	n, plan check to years after	-	RO	46		
- the lee	is paid or 180 days after the fee is paid	If construction is not comm	nericed.					7-14-14 T
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16.		DECLARATION LICENSED	CONTRAC	CTORS DE	CLARATI	ON		
Bu Da	siness and Professions Code	ensed under the pro-					n 7000) of Division	3 of the
17-1	hereby affirm that I am exe			R DECLA		_	(Signature) (Sec. 7031.5. Buelo	
Pro prio	ofessions Code: Any city or our to its issuance, also required in the Contractor's L	county which require res the applicant for license Law (Chapte	r such pernit r 9 (commit	to construct to file a sencing with	t, alter, Imp signed state Section 700	prove, demolisment that he of Division	sh, or repair any a is licensed pursua 3 of the Business	nt to the and Pro-
any	sions Code) or that he is experienced applicant for a permit subject of the property	ects the applicant to come or my employees v	a civil pe with wages	naity of not as their soi	more than a compensa	five hundred tion, will do	dollars (\$500).): the work, and the	structure
to pro	not intended or offered for an owner of property who by vided that such improvement year of completion, the owner	uildagor improves;ti	hereon;;;en	ior sale. It.	however, th	minuselt of ill	hr ough ithis own em r improvement is so	ployees, id within
E Bui	sale.).] [, as owner of the proper liness and Professions Code:	The Contractor's Li	cense Law	-does not as	oply to an o	wher of-prope	erly who builds or I	improves 🐃
	reon, and who contracts for a sec	Owner's	P. C for	this reason	2	13	old	**************************************
18. j	heroby affirm that I have a ertified copy thereof (Sec. 3	certificate of cons	OMPEN	SATION D	ECLARAT	'ION	THE STATE WHEN THE TO SHE	ance, or
Poll	Certified copy is hereby fur	nished.						
T Da	Certified copy is filed with	ADDIICANT'S	Signature_	BIDG. A SAISI	Y I I I I I I I I I I I I I I I I I I I	er water a section of	and the second of the second o	
4.90		TE FYEMPTION	FROM Which this	Permit is is	COMPEI	SATION I	NSURANCE any person in any	manner
S Det	TICE TO APPLICANT: II, a	fter making*this*Co	erificate * 0	Exemption	*vou*shoute	d become sul	blect*to*the*Worke	ra'"Com-
20.	hereby affirm that there is	CONSTRI a construction lendi	UCTION:				which this permit	is issued
•	c. 3097, Civ. C.). *		· }	Lender's			· Age of the contract of the c	THE REAL PROPERTY.
21.	certify that I have read this feounty ordinances and states upon the above-mentioned realize that this permit is a	application and sta to laws relating to b property for inspect	te that the uilding coulding	above Info	rmation is	correct. I agr	ree to comply with	all city
tha An	realize that this permit is a tit does not authorize or property of the party board, departy or or realize of results of any work details	n application for in rmit any violation of nent, officer or emp	spection, to or fallure to sloyed that	nat it does o comply w	not approve	or authorize	the work specified hat neither the cit	d herein y of Los perform
Ani (Ba	n Bee, 91.0202 LAMO)	iorided herein or thi	· \$	ol-(Ha bibl	10.42	upon which	n auch work is pe	rriormed.
Si	oned Owner or agent has	ing property owner's	e consent)	***************************************	Position =		Detains of Detains	1 8 and Alexander

Eng			DRIVEW HIGHWA	TION COMPLETED	Fre ward of the	-88
Fire Hou Plan	ding servation sing	SFC NOT APPLICABLE PRIVATE SEWAGE SYSTEM APPROVED FOR ISSUE [] APPROVED (TITLE 10) (L.A. HOUSING AUTHORITY APPR APPROVED UNDER CASE # APPROVED FOR RECEIPT NO.	APPROVED S NO FILE [] M.C8700)	OT AVAILABLE FC PAID FC DUE FILE CLOSED [] ING UNITS		
LEGA	AL DESCRIPTION					
**************************************	. <u> </u>	N PLOT PLAN SHOW				
一本本 ATTACHED PLOT PLANS SHALL N						
OT EXTEND ABOVE THIS LINE.			? •			
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		CNIA.			es des comes de la	Demolich Centre cate

3	APPLI F	CATION			OS ANGELES		PT. OF BUILOING			REPA AND F	ADD-ALI IR-DEMO OR CERTII	TER- DLISH FICATE
		TRUCTIONS:	1. A	pplican	it to Con	mplet	e Numbere	ed ite	ms Only.			
1.	LOT	· · · · · · · · · · · · · · · · · · ·		K TRAC			······································		COUNTY RI	EF. NO.	DIST. MAP	
LEGAL	1	7	В		MP9 6	51					4584 241700°	ACT
DESCR.	ECENT HE	E OF BUILDING			l NE	FW IJS	E OF BUILD!	NG		<u></u>	ZII/OU	<u> </u>
		6 units				5)		me_	<u> </u>	•	R4-4	
	B ADDRES	s St. And:	COTITE	D1 / A:	nte•1	s. 2	<u> </u>)			FIRE DIST.	COUN. DIST.
4. BE	TWEEEN C	ROSS STREETS			AND		1		<u> </u>	-	LOT TYPE	
5. 0W	VNER'S NA	ME Chimon:				<u>-</u>			PHONE		LOT SIZE	
	VNER'S AD		· · · · · · · · · · · · · · · · · · ·		CITY		- 0006	· .	ZIP	 		
	.0475	Ilona Ave	<u> </u>				A. 9006		O. PHON	E E	ALLEY	
	•	AND PARTY	Ne						Min Ann		<u> </u>	
8. AR	CHITECT	PRIDESIGNER TO		BUS LU	IC NO.	V	TIVE STATE	LICK N	OHON PHON	E	BLDG. LINE	
9. AR	CHITECT	RENGINEER S	DORESS	可自	CUY			re	ZPE		AFFIDAVITS	,
	NTRACTOR						TIVE STATE:	DIĆ. N	DE PHON	<u>E</u>		
11.	SIZE OF E	VICTIME BINE	<u> </u>	THRIFC	HEICHT "	لبصر ل الخيم	F EXISTING	មែបរប្រា	INGS ON LOT	AND USE		
W	IDTH	FROG	RAM	<u>, co</u> f	WSER	VA	TION BI	URE	AU	ļ		
12. FR OF	EXISTING	BLUG.	EXT. W	XLLS.		ROOF			FLOOR	j		
7	540 S	. St. And	drew	P1(A	pts:1	<u>&2)</u>			STREET GUID	E		
—	A. VALU	ATION TO INCLU	DE ALL	FIXED				ian	ce with		DIST. OFF.	P.C. REO'D
	AND	PMENT REQUIRE USE PROPOSED	BUILDIN	G	Secti	on_	91.0204	L	A.M.C		Metro	SEISMIC
15. NE	W WORK escribe)	Insta	11 Se	ecuri	ty Ba	rs	with Qu	iick	Releas	e	GRADING	
		Devic	es								HWY, DED.	FLOOD
NEW US	E OF BUIL	DING			SIZE 0	F ADD	ITION		STORIES	HEIGHT	FILE WITH Sec. B	ars
TYPE		DUP		LOOR		.,,	PLANS CHE	ECKED	<u></u>	, , , , , , , , , , , , , , , , , , , 	ZONED BY	
DWELL	OC	MAX	A	REA	OTAL		APPLICATION				TYPIST	
UNITS		OCC.	···	DADVII	NG PROVI	nen (J ses 22		TON ACTIVITY		INSPECTOR	
GUEST ROOMS		PARKING REQ'D		STD.	COMP.	DED -		GEN.	MAJ. S.	EQ.	J. Vida	
◀ P.C.		G.P.I. + NP	CON	•		-						S B-3 (R.7/89)
◀ S.P.C.		P.M.		90	Day	Per	mit F	EE	14¶Ω: 11:10:500	H HOO	MD F 1 T-3625	EEE - 26
■ B.P.		E.I.	Clair		nd of fees p		> SE(URI	TY BARS	11 1100	4	8.00
■ B.P. \$4 ■ I.F.	18.00	F.H.	- year	from date	filed: 1. With of payment	of fee;	S ONE		OP SURCH FEE			1.00 00
<u>.</u>			ехрі	ation of ext	year from tension for be nite granted	gnibliu	USE	HV	. CC			UU
S.D.	/ A	o.s.s. \$1.00		, of B. & S. 13 LAMC.	. SECTIONS	3 22.12	ER'S					
ISS. OF		S.O.S.S.		NKLERS D SPEC.			ASHI		9	1H0	1249	77
P.C. NO),	C/O	ENE		DA	AS	٥					
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16. 1 he	ereby affin	m that I am lic	ensed u	nder the	provisio	ns of	Chapter 9 (c	comme	ncing with Se	ection 700	00) of Division	3 of the
		Lic. Clas	_						ractor			
				OWN	VFR-RU	ILDFI	R DECLAR	ATIC	•N	(Sign	ature)	
17. I he	reby affin	n that I am exe le: Any city or o	mpt from	m the Co	ontractor's	s Lice	nse Law for	the f	ollowing reas	on (Sec.	7031.5, Busin	ness and structure.
prior to provisi	o its issuations of the	ance, also require e Contractor's L	res the icense	applicant Law (Cha	t for such apter 9 (c	omme	it to file a sincing with S	igned : lection	statement tha 7000) of Divi	t he is li sion 3 of	censed pursua the Business	int to the and Pro-
any ap	plicant fo	or that he is ex r a permit subje	cts the	applican	it to a civ	vil pen	alty of not r	nore t	han five hund	ired dolla	ars (\$500).):	
is not	intended	of the property or offered for s	ale (Sec	:, 7044. E	Business	and P	rofessions C	ode: 1	The Contractor	r'a Licen:	se Law does r	not apply
provide	ed that su	property who buch improvement of the completion.	s are n	ot intend	ded or of	fered	for sale. If, I	howeve	er, the buildin	ig or impi	rovement is so	old within
of sale	e.} <i>.</i>	r of the proper							_			
Busine	ess and Pr	ofessions Code: no contracts for	The Co	intractor':	's License	a Law	does not app	ply to a	an owner of p	property v	vho builds or	improves
												
Date	7	ot under Sec	wo	Own	ner's Gign	iaturo . PENS	ATION DE	CLA	RATION		· · · · · · · · · · · · · · · · · · ·	·
18. I he	reby affin	n that I have a thereof (Sec. 3	certific	ate of C	onsent to	self-	insure, or a	certific	cate of Worke	r's Comp	ensation Insu	rance, or
•		py is hereby fur			ce Compar	ny	<u></u>				·	
C	ertified co	py is filed with	the Los	Angeles								
	-	ng Address			•							· · · · · · · · · · · · · · · · · · ·
	CE	RTIFICATE C	F EXE	EMPTIO	N FRO	M W	ORKERS'	COM	PENSATIO	N INSU	RANCE	manner
50 as	rury that i	n the performance subject to the	ce of the Worke	IE MOLK	pensation	Law	of Californ	ia.	aijaii ney gm	piuy any	hataou iu suà	manner
NOTIC	E TO API	PLICANT: If a	fter ma'	kina this	Certifica	ate of	Exemption.	you s	hould become	subject	to the Worke	ra, Com-
pensat revoke	ion provis	ions of the Lai	or Cod	e, you fi	nust forth	rwith	comply with	such	provisions o	r this pe	irmit shall be	aeemed .
	_	n that there is	a consti				ENDING A			for whic	h this permit i	is issued
•	3097, Civ.	•					l andeste A	dda	1			
		have send this	A 4 *		-1-1- AL -	g ak-			is correct f	•	. completek	att aite
and co	unty ordir	have read this nances and state boye-mentioned	iaws I	relating t	lo buildin	g con	struction, an	d here	eby authorize	represer	tatives of this	s city to
1 rea	lize that	boye-mentioned this permit is a authorize or pe	oilage c	ation for	r inspection	on, th	at it does no	ot appi	rove or autho	rize the	work specified	t herein,
Angele	s nor any	board, departmer and work des	rent, off cribed <i>i</i>	lizer or (lerein or	employee the cond	lhere dition	of make any	warra	inty or shall t	be respor	nsible for the	perform-
(See Se	ec. 91.020	2 LAMC)			الان الان الان الان الان الان الان الان	•					pru	-
Signe	9/	LAMC)		14/2	An	<u> </u>	own			4	-19-9	<u></u>
_	(Own	er or agent hav	ng prop	erty own	er's cons	ent)	PP	Position ———	n		Date	

Bureau of		ADDRESS APPROVED	
Engineering		DRIVEWAY HIGHWAY REQUIRED	
		DEDICATION COMPLETED	
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RES. NO.		NOT AVAILABLE	
OER 1. NO.	SFC NOT APPLICABLE	SFC PAID SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROV	. 	
Comm. Safety Fire	APPROVED FOR ISSUE NO FI		
Housing	HOUSING AUTHORITY APPROVAL		· · · · · · · · · · · · · · · · · · ·
Planning Transportation	APPROVED UNDER CASE # APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
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d iss of	FA	1.17 s.o.s.s.	& 22.13 LAN	1C.		IER.	ohle sti	3P			0.50 i.i?
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Signature		icable to addressed	project.	Date 3/1	9/93						
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Busin	ess and Pr	rofessions Code, 293 Lic. Class	and my lice	nse is in fu	uli force	and of	fect.	$ \cdot$ \wedge \cdot			
Date	<u> </u>	Lic. Olass		WNER-BI					(Sign	ature)	
Profe	ssions Cod	m that I am exem le: Any city or co an ce, als o require	npt from the	Contracto	r's Lice permit	nse Lav	w for the truct, alte	following rear. improve, de	emolisn, c	or repair any	structure,
provis	sions of the	e Contractor's Lie or that he is exe or a permit subject	cense Law empt therefr	(Chapter 9 om and the	(comme e basis	encing w for the	ith Section alleged e	n 7000) of Div xemption. An	rision 3 ot y violation	the Business n of Section	and Pro-
	l, as owner	r of the property,	or my empi le (Sec. 704	loyees with	wages s and P	as their	sole com	pensation, will The Contract	ll do the v or's Licen	work, and the se Law does	not apply
to an	owner of	property who bu ich improvements apletion, the own	ilds or imp are not in	roves there tended or (ion, and offered	l who d for sale	oes such . If, howev	work himselt er, the buildi	or inrouging or imp	in his own ei rovement is si	mpioyees, old within
of sa	le.). I. as owne	r of the property rofessions Code:	. am exclu	sively conti	racting	with lic	ensed con	itractors to c	onstruct t	he project (S	ec. 7044,
there	on, and wh	ho contracts for pt under Sec	anch broled	its with a	contract	tor(s) lic	ensed pur	rsuant to the	Contracto	r's License L	.aw.).
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18. I h	ereby affire	m that I have a thereof (Sec. 38	certificate	of consent	to self-	insure,	or a cerui	icate of Work	er's Comp	ensation insu	rance, or
	Certified co	opy is hereby furn	ished.	•	#11y						<u> </u>
	በ3⊷	opy is filed with t	.	-11N- Oin-			ファク		70031		
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řevok	ed.	m that there is a	CO	NSTRUC1	TION 1	LENDII	NG AGE	NCY		•	
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21 1 2	er's Name _ ortify that I	have read this	pplication	and state ti	hat the	above i	information	is correct.	l agree to	o comply with	h all city
and c	ounty ordi	nances and state bove-mentioned (laws relati property for	ng to build inspection	ung con purpose	istructio: 3 5.	n, and ne	reby Buthorize	a tebtazai	Manaes of the	is city to
that i	t does not	this permit is an authorize or per y board, departm	mit any vio	lation or ta	allure to	comply	y with any Bany watt	applicable i	aw, that t	nsible for the	perform-
ance	or results Sec. 91.020	of any work dead	ribed berei	n or the co	andition	er the	property o	or son upon	Which Su	CH WOLK 12 P	atioun ea .
Sign	ed (Owi	ner or agent havi	ng property	owner's co	nsent)		ontra Positi		U3-	-19-93 Date	

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Bureau of Engineering		} 	SS APPRO	VED	- Telle	W 27/83
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		ASBESTOS R	1 2	1 dah China 10	-23-95			
I declare that notification of	f Asbestos Removal is not appăcable	I declare that a potification letter has been sent	to the AQMD or EPA Sign	- my Commo Date of				
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Thereby attent under menety of per	dury, that I am exampt from the Contractors Lic			or county which requires a permit to construct, alter, improve, dem	joilsh, er repair			
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·				applicant to a civil penalty of not more than five hundred dollers (\$5)				
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I, as owner of the property.	em exclusively contracting with Econsed contra	clors to construct the project (Sec 7044, Business	The Contracto	rs License Law does not apply to an owner of property who builds e	in improves			
thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)								
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Pm / Antie	Chiconis	soll link lonk	mon Del	Oct. 23 1995 AUTHORIZED AG	ENT			
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Contain that I have ment this anning	ition and state that the above information is con	ect. I agree to comply with all city and county ordi	nences and state laws relating to buil	ding construction, and hereby authorize representatives of this city t	to enter upon			
- The above manuaged property for in	epocion purposes, I realize that this permit is	en application for inspection and that it does not be	prove or authorize the work specified	therein. "Also, that it does hat authorize of permit any Vicinitation of it	RESIDENCE TO COMPANY			
with any applicable law furthering at the property nor the soil upon wh				isible for the performance or reside of any work described herein. To	NA ASS COUCEDOS			
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Classified Ad 3 -- No Title

Los Angeles Times (1923-1995); Aug 21, 1924; ProQuest Historical Newspapers: Los Angeles Times
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pg. A12								
ANNOUNCEMENT The following subdivisions of Rental Columns will enable TIMES' readers to more	To LET-ROOMS- Furnished Hotels	TO LET-ROOMS-	TO LET—APARTMENTS— Furnished THE BRYSON APARTMENTS	TO LET-APARTMENTS- Furnished	TO LET-APARTMENTS-	TO LET-FLATS- Unfurnished	TO LET-FLATS- Unfurelahed	TO LET-HOUSES-
quickly locale the places they want to rent. Was and Northwest Includes all west of Main street and Ill sections north of Jefferson attori- West Adams, Pron Heights, Westland, Withhiles, Hellwood, etc.	THICKE BOOK ER	Adding stuy newly furnished in family botol. Phono a water in rooms. Peol table, cards, dancing; verands. Poultry stry, vegetables, tolk and cream from	2701 WILBHIRE BOULEVARD. AT RAMPART. DUOKER 2550. THE BRISON—LOCATION, ACCOMMO- DATIONS AND SERVICE IS UNEXCELLED	Just Opened OASIS APARTMENTS, 1029 South New Hampehire. Richler furnished 2-room units Wonderful little homes.	OAKWOOD APARYMENTS, completed Sept. 1. Concer. OAKWOOD AND KORMAN. DIE. To a few high class people who will take short lease will give \$100. Large single apartments for \$60 to \$75. This includes carpetal drageries. Just		West and Northwest Will-slike DISTRICT Beautiful i-rm unper fai with tills bath extra wall bed in living rm, de- lightful stepping porch, built-in perce-	West and Northwest Windson squark. Froms, 4 bedroom, 5 baths Beauth fully amounted home, but block Wi
Includes all south of Jeferson street	Tariff from \$2 per day, priv. bath. Special weekly rates.	our ranch Chicken dinner twice a week. 2000 MHAMAR. Near 2nd & Bonule Brae. Uthkirk 4818. BROADMOOR INN-2301 Wilshire bird.,	A PEW APARTMENTS ARE AVAILABLE FOR SUB-LEASE	Colors in old rose,	beds, too boyes, gas atores, and floosier kitchen cabinets. Agent on premises. View location, couthern exposure. Will formish if desired at 376.	553 N. SERRANO AVE. cor. Clinton 11. Key at 515 N. WESTERN AVE. Phone Holb. 3457. 5-ROOM PLAT BEVERLY.	Entrained refrigerator, huchen range, Entraine half beautifully furnished, Ga- rage, phone; close in, 318 S. HOOVER, TWO ULTRA-MODERN 4-8M, FLATS IN-	Froms, 4 bedrooms, 8 baths Besut fully suppointed home, balf block Wi halfe Blyd, available Sept, for 6 to months, \$350. WILSHIRE DISTRICT.
and west of Main street—Vermont Square, Manual arts, Angelra Mrze, Goodrest district, etc. East and Seuthosat Include all cast of Majo atreet and south of Major, Hand—Royle Heights.	Morning surprise. Pot coder, toast, marmalade and morning payer serred. In toom with compliments of HOTEL KNICKEHBORKER.	corner Caroucilst, I blk. W. Westlake Fark. The home of refinement and se- fored atmosphere. Verlands. patio, lawn, garage, parting space, Beautifully furn. suites, double nouns, baths; excellent	A FEW ARE AVAILABLE FOR TRAN- SIENTS. AND SOME ARE OPEN FOR PERMANENTS.	W. 11th at car or Vermont are, car connects to every car line in city. Markets and theaters close by.	PARTIALLY furplehed singles & doubles, hdw, floors, tile bath & sink, Garage, 2 car lines, light & sirr, Opposite park, \$40 up. 4601 PASADENA AVE.	Near Western, 386 with garage, Ex- cellent value, Cull MIS ROBERTS, HEmpeteal 2175, 1782 FRANK MELIND COMPANY, 301 N. Western Avenue.	CLUDING GARAGE, PRONE AND JANG- TOR SERVICE. IN AN EXCLUSIVE RESIDENTIAL SECTION. FOR PAR- TICULAR ADULTS. 1731 WESTMORELAND BLVD.	Righ class 7-room dopler, 8 befroom 2 baths, sun porch, unique garden, ser rant's quarters. Two blocks Wilshin Bird. Available Sept. 1st for 6 to months. \$300. Mrs. Querney, 68516. C. M. CONANT CO. 867844
South of Mission Road Horie Heights North and Natheast Alt north of Mession Road and east of Clembale Houseard Rivan Park, High- lang Park, Lincoln Heights, Garranta Glassell Park, Huntington Delva	CORNER OF 27TH A FIGUEROA. Les Ampele's newest hotel, now open for impection. Thoroughly mod., every convenience. After accommodation.	R car on 6th. 6 car on 7th. DELIGHTFUL rooms in a refined home nr.	O B E Q O N A P T S. 236 N. VERMONT, PHONE DG. 5873. "H" CAR AT 7TH & BROADWAY TO	ATTENTION APARTMENT RECKERS TOU WILL FIND	Water free, 2081 W. JEFFERSON, 762221 TO LET-PLATS-	"Service that Satisfies." FAR Wilshire Country Club, practically new lover 3-room south fat. Tilrany fluish walls, gas radiators, the bath and sink, shower, sutomatic water heater,	One block west of Mobart. 6LX-ROOM FLAT, REST LOCATION New decorations beautiful drapen may also be purchased. Immediate posec- ston. Phone DRET, 3855, 408 S. BER- ENDO.	MILEHIRE FURNISHED HOUSER 5 and 6-room bungalows, \$125 to \$15 9-room bouse
land Park, Lincoln Brights, Garranta Glassell Park, Bundington Dries	convenience: garage accommodation, Rooms with detached bath, \$5 to \$12 rer week, with tub or shower, \$10 to \$14 per work. Translant rates, \$1.50 up, BEaron 2415.	rold running water, private baths, ex- cellent mesls in fact all the comforts of a real home. Direct 6:585.	WERMONT, NEW BLDG, SPACIOUS BOOMS, Two full size beds in each int COMPLETELY FURNISHED. EVERY KNOWN CONSTRUENCE	Just a little bit different. We believe our spartment homes to be the largest and most complete combination singles	West and Northwest	red cars. \$55. Tel. HEmp. 4888, 731 CAHUENGA AVE Adults.	WHY pay high rent! Beautiful 4-rm., one	14 rooms, beautiful home
West and Northwest	HOTEL MPLEOSE 120 F GRAND. TRINITY 6321. 15T CLASS FAMILY & TOURIST HOTEL ON THE HILL WHERE IT IS COOL. WITH DUTACHED BATH. 55, WAEK UP.	WILSHIRE dist, "Rampart ion," beautiful cool suite with alcove & priv, parior; twin beds, Freet doors to balcow; single rms. & dormitor, Social armosphere, Deliclous So. cooking, \$0 up. DUnkirk 3020; Dilexel 1918.	Rates, \$50 & up. Special weekly rates. Bental includes priv. phone. gas, light. & MRASBADOB GABDENS,	in Southern Cells. Located in the most callustra West Adams district facing St. James Park. 12375 SCARFF RT. Phone lifecton 2553.	For the person who wants an artistic coxy fact that is a real home. Beautifully furnished, mobaly furniture, tamper rugs, lotely famps, drages, see Livius from with wall bed, dressing rm., bed-	SEAUTIFUL new high class upper or lower, strictly mod., 4 large roomed fast, gar., 1 blk, from unit. of Cal., 1 blk, E. of Vermont, blk, 80. of Santa Monica blrd., blk, from yellow, red care and busses, 4508 WILLOWBROOK, \$50 and \$50. Phone 967198 of VA, 3760.	sink, block to Washington, \$10 me.	10 rooms, 2 baths, uesr L. A. High. \$1.5 Call MISS MILLER, with M. E. HURLET, 500349. Wilshire at Manbattan, 501646 \$150-KENMORE near 6th, 9 rms., fu
ELEGANTLY furn. on . with bath twin leds, also I suite for 4 ladies or centered, all nest can, best down west to Wikhiro lim plinkth 12-20 2006 WILSHIRG BLVD LARGE Secting on twin both connecting	STILLWELL HOTEL	seconnious for excellence for 2 guess in wall equipped establishment catering to people who desire remfort, pleasure and food that appeals and ac-	Normandle at Eighth. Singles, doubles, bechelor apra. Hotel astrice, direct phones, anadous lobby, veranda and grounds. Beautifully	FRANDORA APTS. 622 S. SERRAND AVE. in the beart of the Wilshire district. 2 blocks east of Western ave. httractive new four-story brick build- ing. Ultra modern single and double	m. and dens. dining rm., kitchen and a delightful little rerands, furnished in orense and black witcher. Garne. Ph. Clote in. 318 8. BOOVER. NEAR AMBASSADOR HOTEL.	HOLLYWOOD—Choice upper 8-rm, unfurn- bungslow Sat, phone installed, 1740 Vine st. Also 4-room dupler and garage, 48rd Flace and Vermont, near Manual Arts	270 S. ALEXANDRIA, cor. Srd. finest S. upper dupler flat in city, distinctive and unusual, in plan with a real home attacephers. Janiur, garage, phone.	nace, garage, from woodwork, 225-Nr. Western are, 8 rms., 3 better time, conclous liv. rm., 2 baths. 4550-Withite Bird, home, 12 rms., bedroome, 2 mald's rms., B bath
bone, Wilders der near 2nd and West- ern, wilders der 2 local bestiese ment Garage, Stocke,	BATES:	D A WEEK, lovely rooms, nice location,	Sec. No additional charge, Opp. Ambassador Botal.	mobile oversinged furnishes all enameled	Endsomely furnished. Exceptionally	High School, Inquire 1744 VINZ ST. HEMISTERS 4877. 3EAUTIFUL furnished and unfurnished first with the bath and telephones, fust decorated, One-half block from car line.	NEW 4-rm to upper and gar in courf. A REAL HOME, \$40. Adults. Sunsel, and Lareta Terrare to 1010½ W. ICEN- SINGTON ROAD. \$50-5-RM, SCS S. Figueros, furnitures for	Call MISS RUSH or MRS WOOD, DI 2703, Howard & Boswell, 8401 W. 601
DO YOU WANT A GOOD HOOM! New residential hotel, pleasant ammound- tings: \$1.50 day, \$10 week and up, Good strike, GRAUMAN HOTEL, din N REN- MORE AVY, H car; Dear U, of Cel-	Lie Angeles, Cal. GRAND PACIFIC HOTEL 722 South Main Street A good clean hotel for good clean	LOYELY LARIOE FRONT ROOM Nice loc. whendid home cook, no objec- tion to child, 2744 R. HAYMOND, 780421 LM., excellent meals, most desirable clos- in loc., resa, 1848 S. Wetlake, BF, 5708	DEIGHTON APARTMENTS, 1820 B. BUBLINGTON ST.	gae Alures, silk Grapes, all aluminum ware and histogrado disea. \$100 PTS, As LOW AS \$70. B car or Wilhire bus to Serrano ave. PHONE 550-505.	CELLENT CLOSE IN LOCATION HIGH	near Ambassador Hotel. Benta reasonable 821 & 92315 SOUTH NORMANDIE Phone TRinits 467d. NYUKNISHED 7-room upper, corner dat, Continuous hot water, tile abower batb.	\$60-5-HM, \$22 S. Figueros, furniture for sale chesp if degred. ANGELES MESA JAND CO. owners, U12 Pantages, TRID- ity 4173. ATTRACTIVE upper dat. 6 large rooms,	ertiade and well arranged, \$100 per unwill hase. Refs. required 3 blocks we of Vermant. I does not West Advers
LABOE meety furnished from suitable for one or two, modern, phone, cheap to desirable grouls. Take Angelein Heiders car at P. O. M. and Hollywood car to Douglass at 1437 MIDGEMAN.	former bigh Raine low.	S per rm., board if desired. \$5 extra. 1148 W. WASHINGTON. NCLURIVE Wilshire bome for business people, \$8.60 and up. 688742.	PURNISHED & UNFURNISHED. 160 FT. SOUTH OF PICO KT. YOU WILL FIND A HOME IN	- ORTHIONIA-	GROUND. ARTISTIC BLDG. 2 CAR LINES. W. STH. W. 11TH. SHOWN 10 TO 8. 948 PARK VIEW ST.	IFITE SI, BEREON BILD.	modern, on corner. Best residential sec- tion. 2314 W. 218T ST. Ph. 762443. 495 NR. Wilhilfer and Western. Beaut. 5- rm. upper, extra disap. bed. 8303 W. 87H.	block to A can Phone Dunkirk 56: or Bracon 6850. RENTALS,
MICE) I turnished have any rm., con- tion on how water, W. Adams dist. ter- llement or hady engloyed who appreciate a home, \$20, 2655 Bomeo, BE, 4182.	W. 6th st Bird. Waking distance. You will be supplied at our very los permanent seins. New complete hotal series. Tub and chouse baths. Phone TRINITY 3371.	ERY pice rm, and beard, private family, for 2. C.S. GA. 7875. Eagle Bock. UOMS wife good board, boms comforts, 1 blk from Westlake, Ph. 811 S. LAKE.	YOU WILL FIND A HOME IN BEAUTIFUL WILBHIRE PLACE AFTS. Modern to the last detail, bettery to mice building, Cool, siry, comfortable with the property of the last detail and building, amoughment and billiard believe summer as a building to the summer sairs from 80 pp. MS. BECKE, Owner and Manager, Dunkith 3700,	Ideal anta (new.) walking dist 54098. 1201 Maryland (short St. ter. 4th-5th.)	COMPLETELY furnished 4-room upper flat. sleeping porch and garage. Tsiophone and water paid. \$55. Call Miss 0180N. TRinity 3841.	DOM TEIND AVE. 100-300.	460—BEAUTIFUL new 4-rm, file, hard- wood, phone in, adulta 1321 S, OX- FORD, near Pice and Western, BEAUTIFUL 4-room nat and 2-room apt, chickly modern. Holly. 3760.	Furnish and Unfurnished. Wilahire, West Adama, Hollswood. SEE MRS. KNOTT. THE WILLIAM WILSON COMPANT "Ovar 35 Years of Service" 656 S. Western. Dunkirk 201
NEAR Mestake Park, lerne and comer form, order, but and cold running wat- er, with private bath, Sin BEACON, 523224. CHESHITH, ROOM with balency, beaut	ONE BLE FROM WESTLARE PARE. ALL ROOMS BATH OB SHOWERS. 514 50. WESTLAKE. DRazel 4552	Rooms and Board for Children HE Western Ranger School for Boys has a few vacancies for boys of normal or Auger-portmal intelligence from 11 to 14	tive summer raise from Connected, Attractive summer raise from 500 pp. MRS, E. BECKER. Owner and Manager. DURKITS 3700. OPENING ANNOUNCEMENT.	OAKWOOR Aranments, new, ren'ly Stit. 1. Northeast corner Oakwood and Northaandle, I blk, from Beverly Blvd, South and west exposures, \$125, single	\$60. 5-rm. lower flat cicely furn. 2 large bedrma, close in, at 1408 HOND 5T. be- tween Pito & 16th Sta. Open for inspec- tion daily. Ariante 6122. PUNNEY, 18151y 8. Vermont. HEACON 7181.	HOOMS AND BATH, MARDWOOD FLOORS, THE BATH AND SINK OA- BAGE, 1700 OCEAN VIEW AVE, S.W. COR, OF UNION AVE, OWNER'S PRONE HEmpaisad 7879.	UPPER duples, 5 moms, 2 bedrooms, garage, \$00. 1851 S. HOBART, VErmont 3692. 508 S. Western ave. Desirable flat for res-	\$155-NEW G-rm. bungalow. 3 large be- rooms, large tiln bath and shower, porches, double gavage, excellent for tion, rery attractively furnished but a complete, An unsaval ofer, Call Phi
"H" rar dar, ph. hot ware, 3160 W. 64D. COR VENDME, DR 7735. BEAUT 18 1m. with cr wibout twin	MOUNTAIN VIEW ISN 5055 HOLLTWOOD RLVD. HOlly. 7975. The hotel with residul atmosphere, wide strandas, lawns, parking, garage, parking	considered. Individual cutoring, nature-	BOSTONIA APARTMENTS. 512 S. Bonnie Brea, near 6th St. Beautifully furnished single and double spartments; tiled buth and kitchen with break-	spartments for \$75. View location over- looking the city, ocean and mountains, Living-room 20x16. 'Twin beds, Beauti- tuly furnished, Tile bath, 0x12 dress- tuly furnished, Tile bath, 0x12 dress-	\$60. 5 large rooms, walking distance from downtown, near stores and school. West- side, children welcome; pricely furn. DUu- kirk 1206, Call HOWARD INV. CO 832 8. Vermont Ave.	FO LET Unfurnished Sals, city or sub- urbs, choice from listings of 200 leading agents. Free information and easistance in finding the dat you want. BARKER BROS. 724 S. Bdwy.	e-ROOM flat, garage, at 521 N. VERMONT, ME. 0793. MEmpatend 5102. MOD. 3 rms \$33 mo., walking dist, nr. Glen. Br. & let S. 155% N. Toluga Sa.	oy, LA BONTE & RANSOM CO., INC. 3751 Willshire Bird. ELEGANTLY turnished Spanish bungalos S rooms, 3 bedrooms, 3 baths, breakfa
Wil. dist. fr. car. Abo obcaper ring. Rea. 105-244. BEATTIFUL your with garage, home triv. Rece. to other rounts, good levation to	space, \$1.50 per day if Monthly rates. HOTEL ELMAR AND ANNEX. 221 and 237 8. Hope st. Nice, quiet, atry rootes, \$5 week. 5 min. wals from business center. 12 bit.	OVING once given children, large grounds, tresh eggs and milk, accommodations for	ing like it in L.A., close to, excuests. Attractive rates for permanents. 500 UP, heavitfully furnished single and	atom to building. Most beautiful spart- ments in town.	BEAUTIFULLY furn. 6 rm. dat to be shared by a business woman, desirable location. Convenient to 2 cer lines. Plano, electric sewing machine and garage. Ph. 550588 after 6 or Sunday.	WESTERN AVE NEAR 4TH Suitable physician or deutst. G large rooms. 2 baths. \$110. GRAM & KROHN 600 S. Vermon!, DUnkirk 2800.	MODERN 5-rie, lower choice loc. 3rd are, bet. Adams & Washington. 580633. LARGE new flat nr. Pico. L. A. High, Car- lins and stores. 768153.	yard. Double garage. Lease I year, 520 our month. Mes. Karpaty.
school depriors near 10 to the RVG. 4552 ROSENGOR A). Hithophesis 0660. Wilselfing states, nice large from room, private high, the private high, ratiable for 2 printees, endealer neighborhood, 311 8 KINSSLEY DIL house.	north of west end of 8rd st. tunnel. HOTEL MARK TWAIN. IN THE HEART OF HOLLSWOOD LYNCHOUSEY furn. new, quiet, mery room a bath \$2.50 w day. Special weak- ty raits (R. 1108, 1822 N. WILCOX.	VANTED-2 children to board, big yard to play, Come see this place. Gardeld 0850.	double apts. Maid and janitor service. Phones: Close to Westlake and Lefar-ette Park. Chespest summer rates in city. Leases. Pireproof. CII and be concinsed. WILSHIRE-LORRANGE ARMS, 676 So., Rampart. Diubkirk Sibil.	SPECIAL INDUCEMENTS OFFERED	BEAUTIFULLY jurnished 8-room fist, won- derful mountain view, terraced garden, junitor service, 1388 EDGECLIFFS DR.	55-New stucco fat, 3 bedrus, disau-	6-RM. UPPER, garage, storeroom, \$05, 2959 W. 14th. Piro car to Western, ATTRACTIVE 5-ms, low, duplex, built-in fc. C car, 458 N. Westlake, \$40, DR, 5828	WESTERN AVE. AT 10TH ST. 700031. \$175 LEASE—My 10-rm. storce. exclud Victoria Park, cor. wonderful view herirus. 2 barbs, ptano, auto. heater, fu
SINGLE for or well held, private botte: board if desired 635 SU. CATALINA. Diseased South	ly rates GR. 1105. 1622 N. WILCOX. Bill and 2nd. Ph. Thinly 5115. 200 dreproof rooms. Modern equipment. botel service. \$500 ms. and up.	122 W 387H PL Have a wonderful aga- tem of trading and feeding infants im- der 1 year old, University 1044. HILDREN-Near school, roof 100d and care, reasonable rates, Odfield 3002.	676 So, Rampert Dunkirk SU51. 100 N. HENNIGEE. CHATEAU APTS. Singles with twin heds, doubles with 2 haths, maid service, recything furn.	NO RAISE IN BENT THIS WINTER	EXCLUSIVE Wilabire, 6 rms., 2 tile baths, new bldg, and new turniume. All of the best, 4 to 6 mcs, lease, 540 f. ST. ANDREW PL. Phone 56338.	57.50-EXCLUSIVE West Adams section.	8806 WISCONSIN ST. new dupler stucce, 5-room upper flat, all mod. conveniences. Walking distance University, Manual Aria	A. High. Rofs. RERFOOT, DR. 501 VA. 7103.
BOOM in attraction new bungalow or. the bath spirable for it tunties people. Home professor grage Proce 589178. 1830 S. ST. ANDEWS Ph. Deanted from	BAO S. FLOWER, TRIAITS 6561. Bao S. FLOWER, TRIAITS 6561. Lee minder mas. \$7 Wk. up. Free ph., set., morn. paper, w. dis. Gar. to con.	LENT MOTHERS CARE. TH. 2002.	including loe, Japanese mah jobg toom, private garage, Take 8 or H car. BEAUTIFUL and luxurlously furnished ma- and spartments in new modern club house	846 secures the best to be had. Singles beautifully foru. STONEHILL, APTS. 107 W. 42ND ST. SEE MY BUNG. COURT AD.	doors from Wilshire Bird. Completely Jurn. Mod. Lease if des. Agts. list. 53361 or DU. 1408 for inspection.	OSIO. BEAUTIFUL APARIMEST.	High and Exposition Park. 4 car lines Block west of Vermont ave. Gar. Ad- ults. Owner. 1042 W. 88TH ST. \$50—Only a few more left. A snap. \$55. New 8 or 8 rms. Modern to the minute. Look at these, 916-25 LEIGHTON AVE.	3-rm bung, nr. Westlate, 2 bed FAL PORTER, 8194, PARK VIEW 54005.
in. in reased pris. home, gent pref. 1624-55. BOLLIVYOOD BESUL TURN. large front Frank, closely location. form FRANK-LIN. Holly 1235.	ATLAS HOTEL New blds. Outside rms. Free parking. \$1 day & up. Lobby, Private phones. 125 b. Fremont avs. Thicky 1024.	PO LET-HOUSEKEEPING Rooms 8 & 19 WEEK, 1,2 m 8 FORMS, SWEET, Char week 1,2 m 8 FORMS, SWEET,	recently completed, close in Something different. Rafes \$42.50 per month and up. Inquire 211 8. LUCAS AVE, Crown Hill car. FAber 4820.	HADIO SERVICE HARMER ARMS APTS. d'21 S. BURLINGTON. Local and long distance news, music, an-	NEWLY furnished 4-room flat, 3 befrooms, right in the business center, garage, \$55 per month, 417 N. FIGUEROA. Rey at rear house. 8 RMS. beautiful Vendoms, quiet, reflored;	baths, phone installed, gar. Large yard with plenty of flowers. Open for inspec- tion. Phone MAin 7680.	NEW upper flat. 4 rooms, tile bath, all conveniences. 545, with garage \$50.	ROLLYWOOD. 5-room duplex, attractive furnished, 2 bedrooms, overlocking moutains, beautiful grounds, exclusive neix borhood. Gar. Ph. 1822 HARPER AV. CBanite 6810.
BEDROOM, private family, short walking distance is ft, \$7.50 wk. 1230 W. 1178 gt. 53840, ROLLIWOOD, note turnshed toom, tall, a	par W, 6th st. 3 minute from Broad- way, \$1 per day and up. Attractive aportally rates. MANGANN MOTEL, new, plenty of rooms	HROLD KT. HASS, and sleeping porch, front, every- thing furn. B persons. 884 no. 120 W. BOTH MT.	640 S. GRAMERY PL AT WILFEIRE BLVD. LARGE AIRY APARTMENTS IN MOST EXCLUSIVE HOMELIKE APT. HOUSE IN WILSHINE'S BEST RESIDENTIAL SECTION, DAILY MAID SERVICE.	tertainment received perfectly in each apt, ereny evening from 6 to 11. New house furnished for comfort. Special rates. W. 6th or W. 7th cars.	patio, phone, gar.; adults. No peta 834 8. VENDOME ST. H car. Dun. 2481. Garl. 6465 after 7 p.m. 5-ROOM upper far nicely furnished, hard-	ICE FOUR-ROOM FLAT AND DARAGE LOWER NORTH, 555 PER MO, INCLUD- ING WATER, 1829 5TH AVE., NEAR PICO, FRONT, 199803 OR, 708130. OR LEAST—Westlabe district, an unus-	S006 S. NORMANDIE. Tel. HU. 7489. BEAUTHFUL 6-rm. upper 5at. 2 bedrooms, alcohor: room. gar. 826 W. 40TR PL. 4-RM. modern, 550, 604 W. Santa Barbara ave. 600% W. 40th Pl. Univ. 0440.	HOLLTWOOD BENTALS. Furnished — Unfurnished. Call Miss Bayburst or Mrs. Field. THE FRANK MELINE CO 9777 Hallywood Bird. Holly 0781.
heite keriah unia. priv. home. ROlly- wood 1188. BEAUT. ROOM, connected WITH BATH. PRIV. RIS. 2 bits. So. Santa Monica A Bird. Stil Sciulining AU.	at 18 and 49 weekly, with bath 512 in 515. Take and W. 7th 18, car to 785; HARTPORT ST Ph. TRIMITY 4701. AUTORA HOTEL new, lobby, showers, 57, haths, Iwin beda, 727 WHITTIEM ST, bet, Valencia and Wilmer, DR, 8050.	WATERLOO. DR. 2687.	550 & UP NEW \$50 & UP.	A - C A B A . 275 OXFORD AVE. SOUTH WEST LITH ST. CAR. PHONE 768707. NEW BLDG. COMPLETELD, PORNISHED.	wd. floors, pfano. 2 bedrma, fine loca- tion. Grand Ave. cas. 138 W. BOTH ST. \$45—NEWLY furnished single apts. tile bath, Westlake dist. 811 S. BURLING- TON.	nally attractive 4-room flat. Modern and spacious. References required. Apply 6:2: S. CARONDELET. NICE 4-ro. and bath flats, upper \$42.50.	NEW unform, flat nr. Manual Arts High and Exposition Park, University 1961. 550—MODERN 3-6M, LOWER DUPLEX, 142 W 307H ST AVIDER DUPLEX.	ATTRACTIVE hungalow, 5 rooms, 2 be rooms, sewing room, extra large pore
\$15. Wonderful hoper and location at West fith at 510 S. HOOVER.	bet Valencia and Wilmer. DR. 8050. PICO DEIGHTS HOTEL. 1810 So, Vernont. Pleasant atmosphere, for people who want comfort. ANYA RUA. 11TH AND MAIN. New add-	of a nice bone, closs in near care 150 W, Shr Str. ARGE sunny outside room with kitchen. 37 wk, 911 DIAMIONI ST., off Frenont. 157 NPPLEARANT clean 1 or 2 Cm. 8	Large cool outside rooms, besut, furn- scarlous labby, Free service, M. bik. Pico csr. Put. phones, Gar, avail. BEAUTIFII, NORMA APTS, 1851 N. NORMANDIE AVE, Largeriously furn. Quiet surroundings.	PRINCE RUPERT APARTMENT HOTEL. NEW AND ELEGANTLY FURNISHED.	WESTLAKE district 5-room upper fat, pri- tate entrance. Fine loc. near L. V. P. ears. Adults, \$75. 1135 SO. HOOVER. MODERN J rooms, \$40; 2 bull-ip beds.		\$50-MODERN flat, unobstructed view. 30084 S. HILL Garage extra.	bale, garage. Nice yerd, \$85, 2082. PICO. 71275. 70 LET—Our reliable free rental information will save threadment testrehing. have choice listings from 200 ages free maps and guide books BARN
belle, park store, A rar. \$25 mo. Quiet believi. 1851 W. 22ND. BKaron 6188.	ANTA RITA IITH AND MAIN, New addition, Light, alsy rooms, steam heat, low weekly rates. MAIPSHIRE HOTEL. 853 R. Main et. Nice guirt place. Special weekly rates that will.	CATS, Close in, 1642 REID ST, BE, 6369. URN, 3 rms., rarage, light and swa paid, \$86, 1140 E, 47TH ST, HU, 3260-J.	Monthly or weekly maid service. Extraordinary Large Singles. Every convenience. PH. 594108. NETTFORD ATTS., 528 S. RAMPART SLVD.	PERVICE. TOURISTS GIVEN SPECIAL ATTENTION. ALL MIGHT SERVICE IN- GRAHAM, CORNER WITMER DREED 58.0.		EAUTIFUL new 6-rm. duplot, hdw. fire., shower, nook, pr. car line and L. A.	East and Southeast LARGE rembined dining and living-mem, 8 hedrooms, large kitchen and bath, to per-	BROS. Hental Information Dept. 7. 8. Broadway. 105. From bringalow, 2 bedring carrier: also Room bringalow nicely for
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226 S. Benton Wat Nice from add, bath. Call morning or evening, Dito. 2013. NICE mon, very close in. Bent resonable. 1640 WHASHIBE BLVD. 555241. NICE clean iskpc rm., also sip. rm., board.	WESTLARE AVE. Pice csr. FRIVATE bearting hour. \$10 wk, best meals, double troms. Twin beds, single rm., bath, shower, piano, Victrola, paris-	TES R. Union, light, saying apt. & hotel' rooms. Close in. LA RAE AFTS. Airy cincles, dbis., summer rates. 2849 SAN MARINO, Dies. 6162, W. 9th car.	HIMINI APTE. All outside singles and double apts. Resul furn., large lobby and patio. 4 IERAL HOME. DRevel 75%.	PURNISHED and unfurn, modern, heated apis, near achools and cara, 517 SO. SOTO ST. \$500 up. Near Ambassador, 6978 B. Serendo, PENORSCOT APIS.	ATTRACTIVE 4-m. flat, plano, gar., close in, rent reas. 141 W. ADAMS. NEAR Westlate Park, rules 4-room flat, phone, rent £65. DRexel 0568.	walls, mahegany woodwork, tile bath & sink, abowers, gar, 1142 FOCRTH AVE. FILK, or Sunset, 12 min, to lowe, at 1127 LAVETA TER, you'll find a lovely	1634 ARAPAHOE ST.	furn. bung., besut. yard, phone and conveniences. Helipwood car to Whit ave., 3 blocks north.
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A NICE formished rooms, walking distance. THE WHITTIER NT. RET-382.	GUITE, bath, shower, drewing room, sultable for 3, Well appointed home near Ambayesdor. Breatfast and dinner, 648 8, NEW HAMPSHIRE.	and \$50, Close in. LINCOLN ARMS. 1800 EXCOND AVE. Of Ploo. Besidifully	FICTORIA APTS 1888 W. 20th st. at	furn. Adults. 101 W. SSTH ST.	2 beds, linen, sleeping porch, walls dec. 2 northes, yard, garage, adults. NICELY furnished 5-nn. flat, 2 bdrus., pear H. school. Carago & phone, \$75	ROOM LOWER 238. CLOSE IN. 1424- W. 18TH. BET. HOOVER AND ARAPH HOE. CHILDREN YES, FILMON OTTS. TTRACTIVELY located 5-tm. upper, 2 bedrms, large closes, garages, phone	Cimarron. 4-RM, moderately furn., West Adams dist.	nished, high plans district. Hollywood Rent \$100, 1814 N. HARVARD RLV GRanite 5868. REAUTIFUL Hollywood 4-m. house, de sleeping pureb, lawn, red and reli-
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Exaulsitely Furnished Double Ap- exaulsitely Furnished Double Ap- artment for Rent by Owner. We also have a luxurious 4-Room Ap- artment with two Bedrooms and two Batha-Both Furnished by Batha-Both Furnished by Barta- outers, Available Ai Once. In-	Hotel Apartments (Largest 4-Story Apt. Bldg. in L.A.) 5165 Fountain Ave.	FRENCH VILLAGE 2014 NO. HIGHLAND. GL. 2001	\$50— RMS. upper, 2 ev. beds, Gar. Nr. La Salle. 1865 W. 25, EM. 2158. CLEAN, nttr. 4 rms., baut. (urn., ex. bed. Gar. 1718 4TH AVE. Hollywood —22-W	RMS. I week free rent. New beau- italis dec. 2 bedrms. gar. Near stores, schools, car. 2007 3rd Ave.	GRM, fine fist, 1922 No. Beachwood Dr. 550, HS. 6245. S-RM, upr, dupler, 2 bdrma, gar, 550, 1658 N. Mariposa, OX, 5217. S-MS, den. na. (Ille bth. 737 Ridgr- wood pl. nr. Mel. West, 550, HO.2329 RMS, tile bain & shower, garage, Water, and sander, laken care of, Parts and sander, laken care of, Parts and Sander, laken care of, Parts and Sander, laken care of,	5-R. house, furn. Wishire dist. A Reverly Hills. I blk. N. Wishire Blod. 11d N. Hamilton Dr., Beyeris Hills. OX. 1730. 5-RM. hillside bung., lovely porch. fig.	4 LOE, rms 1, obt. stur. beautible frem. tile both 82 R. Las Painns. 4 RMS, 540 Clean extra brd. spz. porch. gar. 2159 De Lonzord. 4 RMS, NEW PURN. 880, Or unfugn.	555 5-rm. dbl. 2 bdrms. Exclusive section. West Adams car. 2328 W. 25TH ST.
ker Bros. Available At Once. In- quire at Apartment 200 or OWNERS THE WM. M. DAVEY COMPANY Guaranty Bids. HO. 2137	Between Sunset and Sonta Monica. Western and Vermont Just opened. None of our vacant apts. have ever been occupied. Lavishly lurnished. Every known	These apartments were built with the idea of furnishing attractive homes and sardens for people who derive pleasure from living in ar- tistic aurroundings. The prices range from SSO to SCOU per month.	attractive 1641 N. Keomore. 5 LGE, new rma, gar., S and M yellow cars, 5078 Lemon Grove ave.	et at. Close in. Inquire 835 W. 17 st rms. up. flat. low rent. 144 Sa. Reeves. Beverly Hills. Furnace, mod-	morns. Exten garnee. 1-R. attr. lower So. Nook, Gar. Reas. Adults, Nr. U.C.L.A. 1154 N. New	Howers, inch off Sunset at Westerly Terruce, 1426 Elevado, DR. 4991. Frin, modern furn, bunk. 2 bedrms. 100c furnace, languer service & gar-	pcts. 959 N. ST. ANDREWS PL. 3 RMS. 530. Comp. turn. Nr. Lasky Studio. 5252 Melrose Ave.	5628 SUNSET BLVD. Pront double. Beaut. furn. Fine yard. 555 mo including garase. 5. Court apt., 3-rm. & bath. newly dec. Comp. furn. linen & silver. 3024's S. Marvard. RO.0006. Mr.
JUST OPENED BRAND NEW	Livishly furnished. Every known modern convenience and aervice. Your inspection will result in this beling your future home. Over 50 to 15th rented in last 2 weeks. Many very choice apts. left. An early inspection. Is migrated, as there is	range from \$50 to \$200 per month, and the apts, are furnished and unfurnished.	men uve GR gook	BIG RMS. SO. LOW. DAR. NR. SCHLS. & BUS. VERY DESIRABLE. \$55. 1125 CLOVERDALE. WI. 1473RM. modern south upper, bath. open freplace, close in. 221 Wilmer. OR.	4 RMS, mod., bkfst. nk., balb. show- er & gar. 6416 La Mirada ave. 4-RM: upper. e. front, \$50. 637 N. Windsor, nr. Meirose and Sc. car.	dener. Gar. View of mountains. 138: Edscellife Dr. Ing. 1388. OL. 4314 7 RMS. 575, modern home. nice rard Garagea. Near 2 car lines, 1392 W 20th st., between Hoover and Ver- month. BE. 1407	NO. BEACHWOOD DR.	New Bungalow Court Overstid. 11b. garage. 2 rms. 333 up. 3 rms. 345 up. 977 S. Ardmore.
LOLITA APTS.	very choice apts. left. An early in- spection is susgested, as there is absolutely nothing in the city like this at anywhere near the same rental. This is one apt house that will have a waiting list within 30	CORAL GABLES 4 & 5-rm, polatial suites, Exclusive environment, Magnificeur atudio living rms, with cathedral cetting.	4-rm. bedrin. 5 windows & sip. pch., up. 20, view. beaut. furn., tile bath. ahur. gar. 1954 ARGYLE AVE. 4-R. sunny upr. & sip. pch. Newly turn. Ph. Vac. Mon. 840 2 W. 40 Pl. 3 ir. say. rma., dbi. apt., 1 real bed.	-RM. upper duplex, beautiful sunny	4-RM, flat & sarage, \$50. Reduced from \$75. 122735 Laurel ave. 4-RM, lower mod, Gas range, gar. Ad-	J-RM. '2 dbl. \$75. New, mod. well furn., radio, fine loc., nr. L.A.H.S	Section. 4-room bung. 2 steeping rms. beautiful landscaping, near Griffith Park golf links. A real sun-	5 0. ATTR. new furn., real bdrm. ex. bed. Adults. 5115 Raieigh. 1 bik. S. of Melrose, off Van Ness. HE. 3203.
Luxurlous doubles and singlex. Beaufully decorated and furnished. Licht. gas. heat Prisidate and service included. \$42.50 AND UP	HOLLYVIEW ARMS	Heautiful aardens. Unsurpassed view, Frigidaire, Warmaair heat. Private entrances. Underground garages, Janitor service. 123J-1235 SWEST- ZER AVE. Just south of Foundam ave. Phone Rollywood 7295.	3 le. SHY. FINA., dbl., apt., 1 real bed- rm., elec. furn., beaut., sur, 1 blk. N. Holly. Bird., 1832 Whitley, 570. GR. 7581, 3-RM., CLEAN. SUNNY UPPER FLAT. 535, 1252 N. FAIRPAX.	RMS, beaut, mod., exclu, neighbor, 340, 126112 S. Plymouth Blvd, WH. 8257. RMS. 15 dup. Gar. Near Los Feliz & Vermont, Good price to right	ults. 4627 McGlourne av. OL-4961, 4 CGS rins. upper so. ex. bed. shoxer. 5675 La Mirada. cor. Wilson. 378M. apt. fats. \$35-540; new and modern. dbl. snd twin beds; large rins.; scarae \$3, 807 N. VAN NESS. BEAUTIPUL fats. 4 large rins. ratae \$1, 807 N. VAN NESS. BEAUTIPUL fats. 4 large rins. ratae fats. red. full tile. 1758 N. Bronson. HO. 3088. MCOLVINGOIL red. bill. ultra-model.	5 Rms. Wilshire Dist. \$100 Furn, bungalow, Mr. Duna, OR.126 5-R. Jower duplex, attrac. thirn. orti- entral rugs, etc. Nr. schls. 2 Sedrms	ny cheerful home, Hillhurst Oardens, 2065 HILLHURST PH, 507283 STUDIO IOME FOR LEASE 32 ft, hving room, Very high celities, 18 ft, hedrm, Extra davenporthed, Knabe concert grand, Victolia.	SHO DESID OF ALLERS SERVICE STATE OF
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All new, all double apis, And I'll tell you it's the lovelest place in town, Rucht in the hear of the Wilshire-in Brea District,	clusive resident neighborhood. The quot home atmosphere with the brautiful view of the hills and the sunny rooms will appeal to you. Your inspection invited. \$65 to \$130. Phone \$90-641.	VICTOR MAR APTS. Attractive singles, close to shops, parks & amusements. H car & bus to door. 412 S. RAMPART BLVD.	South and Southwest —22-B 6-ROOM upper displex flat, completely furit, 3 bedrooms, sleeping parch, Ocrace, phone, Gentile adults, Own- er, AX, 9897, 4218 S. Flyucron.	bet. 10th and San Marino. 234 Menlo ave. L or N cars.	Last Word as a Home New 4-R. 1367 Edgechiff, nr. Sunset \$35, MOD, upr. & lower flat, new, 656	5-rm, house, ize, yard, well furnished for care, store, Occidental College Aschia, \$45, 2128 Landale, Eagle Rk 5-R, bune, comp. furn, 3 mo, or longer, 516 N. Larchmont, IE 2296, OX 0505.	NO. OF HOLLYWOOD BLVD. New beautifully furnished English	shr. bilins. rad. pb. gar. 508 W. 81 \$ 10, INCL OAR. 3-room furn. front. 2 beds. mod. thruout. Phone if de- sired. 630 N. Wilton Pl. GR. 9061.
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everythine furnished, felephone, ras, light, Frigidaire, linea and maid service. CAN YOU BEAT THAT? This is positively the aristocrat of the entire West End, HANCOCK PARK APTS. 36 SOUTH CLOVERDALE STRICTLY RESIDENTIAL DISTRICT	8075 Franklin ave., Hollywood, Sunny, beautifully Jurnished apta- including bachelor apts, Free light, pas, Earage? 24-hour switchboard	BIG CUT IN RENT	5-RM. 30. upper, 2 bedrma, overstuff, Garage, \$60, 4081 HALLDALE. 5-ROOM furnished flat, telephone & garage, \$45, 630 W. Jefferson St. 4 sunny rm. upper, lower, 2 beds, garages, 1853 W. 4 st. PH. 1010.	Adults. 2627 S. Hoover, near Adams.	South and Southwest -23.11 7 Ige. rm. upr., \$40, 6-rm. lwr., \$35, Mod., nr. cars, 130 E, 27, EM,2075	5 RMS, 3 BEDRMS, \$43, LESS OF	or boarders, Mrs. Munroc. Address	Court. TU. 3185. Auto will call. FELL furn. burseioù. fine loc. mar. edults. HE. 3044. 606 N. Wilton Pl. ELL furn. 4 rms. 1 bedrm. extra bed. 1053's N. Ardmore. Garage.
Just Opened-The New	service; spacious private park—ideal for those wishing quiet, refined and beautiful surroundings. Most un- usual! Tel. HE. 4161.	Ex. bed, shower, Fris. Gar. 1220 N. Orune Grove, Hollswood, RE. 0438 C. & 6 LANGE rooms, 2 tile baths and stage, rent very reasonable, Reatt of Hollswood, 636 N. Plymouth Birds, near Melrose Apply Ap. 5	4 sunny rm. upper, lower, 2 beds, ear. Regs. 1555 W. 24 st. DU. 0100. 4-RM. 2; dble. burner, ear. 2 car lines. 560 mo. 3934 S. Normandie. 4-RM. flats & srl. apis. Bulle & Purn. by an Artist. Gar. Nr. Manual Art- 1114 W. 42nd st. UN. 1359.	-room fitts, new, unt., very fitee, all comforts of home, OX, 8871. -R. new elec, refrie Unit heat, nr. Wear, Beaut, dec. Cor 21st & 2nd av. RMS., new lower south, Eclyimator, furnace, Ear, 1110 5TH AVE.	5 R. 540, 4 r. \$30; dbl. hsc. car- water pd. Nr. Expo. Park. 'U. & V. cars. 3927 Wisconsin at VE. 1596. 5-RM. beaut. upper, E. large sur. op- posite. Chesterfield Square Pk. 2007.	5 RMS, beau, fur. Gr. plano, ideal lo ca. \$115, 247 N. Irvina, 11E, 2017, 5-rm, completely furn, dolls, rar, 5-63 3905 W 28 st. Call DU 9887 5-RM, lower dplk., ostid., sunny bd. rms., adults. \$55, 2817 S. Harvard	LOVELY Spanish home, exquisitely furn. 3 br. 2 baths, servants dira- Beaut. erds. GR. 7761. GR. 6525. CONVENIENT—ELEGANT 5 rms. oriental ruzs. twin beds. Il- brary, near bird GL. 7419. 595055.	i 55. 4-RM. new overstuffed. Adulta. Esplanada Court. 1833 1-4 8th Av. i 5 per month, nicely furnished 3- room bung. 1216-5 S. Martiposa at.
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ADAMS AT WESTERN RICCARDO APTS. Just Completed Situated amone paletial residences, Lopby of Italian Remissance. Sunny 2 & 3-rm, sultes, juxuriously	Hollywood Argyle	3 & 4 rms. hewly opened. Gen- esce & Oakwood nr. Pairfax High. 160. LEITER APTS. 3-rm. corner. ex- tra large living rm. real bedrm. rear. 85, Close m. 682 SHATTO Ph.	3 FURN, RMS. & BATH, ADULTS ONLY, 1315 W. 39 ST. VE. 0767. S15-4-RM, clean, comp. furnished flats, new ovarid, 2 beds, gar, Ad- ults, 343 & 335 W. VERNON.	-R. attractive dbl. ar. Circle Thesier—adults. 6541 Sloat Dr. -RM. fat. modern. carage & water \$45, 4008 W. 29th st. Call DE 6431. -RM. lower duplex, newly decorated, Gar. 548, 2935 Brighton ave.	4-RM, lower on corner, gsr. \$50. 880 W. 40th Place. Owner, FA. 2545. 4-RM, cor., cx. bed., sun pch., blt. Ins., gas rance opt. 1250 W. 41 st.	deal neighborhood, cor. of Easte & Valentine, off Echo Pk. Av. Of. 0691.		Oatl. tile bath. 1603 Gramercy Pi.
finished in texture plaster and oil. Very large expected directes, tile baths & showers, cedar-lined ward-	Larre Well Furnished Singles and Doubles BEAUTIPUL VIEW	RMS. 15 dblc. New stucco, Tile bath & sink. Garage, 842 E. 75th st. rms., bkfst. nk., shw. bth. car. \$40-545, 1238 S. Gloverdale, OR, 8015.	TWO 4-rm. llats, 1196 W. 35th st. Owner. DU. 6733. \$30-New moo. sel. dats. o'stufd "N" 48th ear. 1577 W. 46th st. EM. 8344	RM. ettr. lower, strictly mod., car. Exclusive loc. 520 N Alexandria RMS., UNFURN, \$25, NEWLY DEC	4 LOE rm. upr. flat. cz. bed, all blt in features 702 W. Vernon sve. 3-R. ige. upr., s30, 2 walls beds, pch., mod. 213 W. 43RD Pl., WA. 8586. 3-RM, 832. New, all mod., closet beds.	Good lee. Close in ar. cara. shop. \$45 no. ard. ear. 1052 S. Marjoos. 4-RM. lovely stucco house, nicely furr Inclosed yard, car, ar. Echo Pari \$45 no. 388 N. DOUGLAS.	7-RM, bung. nice location Vermont	o'stf. Tile bth. 1603 S. Gramerer pl.
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Sunny sels. & dbls., 560 to \$125. Frigidaire, all extras incl. Wilshire dist. 15 min. 7th and Broadway. 260 S. MARIPOSA. S car. WA.5118.	RUTH MANOR Just completed In a class by itself, 24-hour switchboard service.	West and Northwest -22-A i-RM. Wilshire dist., half-way betw. Hoover & Vermont. Glassy tile-roofed bldg., bright, alry home, completely	TO LET-FLATS-	Specializing in Wilshire-La Brea rentals. Open Sunday. 849 S. LA BREA	LOWER flat, 4 lee, rms. light, mod., tile bath, sink, shr., barm., blttin bed, fee, closets, des. lee, \$40 with \$22. LOWER: 3 rms., bath, near car line, 140 W, 37th Place.	water. H. R. cars. 60; S. Coronade -R. sgl., sinc, bung., tile bath, sink brk. nk., ex. bed, gar, 61;2 Fountal	5 RMS furn. 3 bdrms. 380. 1475 W. 50TH ST. BE. 3944. 5-ROOM FURN. HOUSE. GAR. \$40.	RMS. Spanish buneslow, ex. bed. 1932 2ND AVE. DU. 5730. RMS. 332.50, 635. NR. U.S.C. & EXPOSITION PK. 923'4 W. 36 PL.
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JUST OPENING Lady Baltimore Apts, Sunny sels. & dbls. Elec. Jurn. Ultra modern. Frigidaire. \$45 up. OL. 1609. 1037 Hyperion. Nr. Holly. Jet.	New, Never Occupied	dio, Victoria, Own. leav. city. 4 mo. lsc. 540 S. St. Andrews Pl. WA.0177 S. W. unner dunley light are night light, 3 bedrins. oktist. IR. car. bik. L. A. High. 108 WEST BLVD	LG. rms. & foyer, exclusive dpix., 2 baths, built-in abover, unit heat, Frigidaire, 811 S. Mansfield ave., 1 bik, from Wilshire & pr., John Burroughs Jr. Hi & L.A. Hl, OR, 7812.	ex. bed, billst, nk., dress rni., gar. 'a bik. Pico. 1233 S. MARIPOSA. RM. upr., a.' mod, ideal home for l.	HEVERLY Rills Transfer & Storage.	4-R. bung. 2 beds. adults. W car 1936 CLAUDINA. 4-ROOM. breakfast room, 1436 Ange	beds. fine loc. Near car. etc. \$70. 2704 S. VERMONT. BE. 1095. 5-R. bung. 710 W. 07 St. Newly pa-	THE BUT CONSESSION STATE
La Madrid—Just Opened 157 S. CATALINA. Sunny seis. & dbis. Elec. refris. Extras included. Rents reasonable.	Spanish jurniture, Frieldaire, din- cite, heat, light, sas. laundry & maid service each week. No extras. Beau- tiful, quiet street, nr. foothils. 1932 MO. BRONSON	i LAROE sunny rms., 2 bdrms., close in. Garage. Overstuffed furniture. Very reas. 1701 Magnolia. 51955.		ROOMS, all sunny upper fist, \$35, unfurn, 6471 Santa Monica Blvd. Ph. GL. 3655.	City & long-dist, hauling, OX, 5015 OUR tates & work are right. Credit if desired, Pico-Oxford Van & Stor- age, 3066 W. Pico, EM, 0331. CALIFORNIA Pireproof Stoyage Co.	3 rms. 525 Clean, confortable duple	inch. 160 mo. Owner's own home. Gar. 1497 W. 47TH ST. 5 rooms, duplex. 2 hedrooms, garner.	8347.
LA CASA DEL REY	Summer Rates ROLAND APT.	beautifully furnished, garage. Near Ambassador, WA.3110 before 11 a.m. 5-RM, beaut, furn, flat on Manafeld just off Wilshire, \$115, WR, 4114, 5-RM, newly jurnished, garage, \$30	7-RM, beaut, upr. duplex. Mod. Cor. 212 S. Manafield. HE, 1988. 6-R. CARTHAY CENTER DIST. Span.	i-rm. sleeping porch. car. \$50. Lower south. Newly decorated throughout. 2537 20D AVE. RO. 8845. I lee. rms. sleeping pch. hkfst. nook & gar. Attr. upper. Mod. Walking dish. bus. seet. Owner. Md. 1997.	CALLFORNIA Pireproof Slovage Co. Myng. Str. 2508 W. Pico. EM. 9191. CALL S.O.S. MU. 7098, & be safely myd. Express boxes barrels 50c ca. WEST Side Transfer. Furn. & piano moying. Reas. rates. WA. 6979.	3 RMS. bath, modern, reur. emp. per sons pref. 2187 W. 29th Pl. RO.201	car. 6334 Bonsallo.	10, \$50. 3-4 large sunny rms. bed- room, extra bed. shawer. Close to stores. 336 1-4 N. Klaasley Drive. 30, NEVER occupied, \$30. 3-rm, up- to-dair, tile, auto. heater, ex. bed. Conv. loc. Got. Adits. 705 W. 75 st.
Bach twin beds, dinettes, extras inc. New Library Apts. Opposite new ilbrary on Flower, Very close in: strictur itest class 519 S. FLOWER JE 81;1	1830 NORTH CHEROKEE One block from Hollswood Blvd. \$55 PER MONTH	me, 3rd & Kinssley Dr. WA, 9614. i-R. fur REAL HOME. 3 bedrms. Gar. \$30, 103 N. New Hoshire. WA, 3213. i-R. new upper dplx. Beaut. furn. 2 baths. car. 1072 Verdum, OR. 6692.	rm. 16x26 firepl., sun rm. 2 baths, hand dec. throughout, elec. furnace & refrigeration, drive out Pico to La Clenego, turn S. 2 blss, to 8512 Saturn St.	J-ROOM lower So., like new, \$40, Half blk, So. Sunset Bird, at Hollywood Junetion, 6c car, 1035 Sanborn ave. RMS, upper, 2 bedrms., unit heat,	To LET-HOUSES—	3-RM, bung., nicely furp., \$26. 223 Loma Vista Pl. Edendale car. 3-R. furn. bung. Oar. nc. Adles. \$30 Blk. Pico-Western. 1212 S. Serrano	Gar. \$45, 1234 W. 69 St. YO. 6522 5-RM. furn. \$25, 3-rm. with 3 lots. \$15, YO. 2347, 7715 S. Hoover.	37.50 Hollywd., beau. 4-R. & nk. &v- ery conv. Nr. car & stores, cac. loc. 6c fare. 1402 Edgeellff Dr. nr. Sunsec. 35, 3 RMS, mod., extra bed, C & V
\$50 THE AVALON \$55 WILSHIRE-AMBASSADOR DIST Attractive sincles, weekly service. 324 S. CATALINA, S. car. WA, 8-59.	EXTRAS INCLUDED Beautiful new spartment, just completed. Large rooms, elec. refrigation heat showers, etc. Free para-	3 & 4-RM. 2 real bedrms. beautiful bids. Quiet, redned. Adults. Gar. Ph. Jan. serv. 15 mins. 7th, bdwy. H car. 332 S. Vendome at. 5 blks. W. of Rampart. DU. 5355.	6-RM, lower duples, levely spacious rnis, 2 bedfms, bkist-sun fm. 5 lge, closets, solendid furnace, real arcpl, col. tile bath & skwr. fm. cs. tollet rni. surs. 1011 S. Clitus ave.	free Prizidatre, high ground, car- age 365, 1279 S. Citrus, WH, 8713, I BEAUT, ize, so, rms, new, \$50, Afod, tile bath, shr, all bli, ins, ex, bed, car, 811 N. Ridgewood Pl. S. car, I-R. beaut, iwr., tile sink, bath, shwr.	West and Northwest -24-A 13 RMS. 5 bin., exquisitely fur. Bev- erly Hills home built around patic. 3 servants, mons. 5800	3 RMS, furn. mod. 2 beds. Rear. 21 N. New Humpshire, H. & V cars. 3-rm. mod. bun2., close ti. \$25 Ca 163 N. Edgeware, Road, MU 354 3-RM, bath, mod., just dec. Nr. 547	5-RM. nicely furnished Gar, nice	cara 617 N. Madison av. pr. Meirosc 37.50, 3-rm. with rance 2001-4 N. Plymouth. R car. WH. 7168. 20, 3 RMS, bung. Cor. Bellevue and. Coromado Terrace. Owner. DR. 3094.
SUN RAY APTS. Cheapest rent in city. New. very beautiful. Prigidaire.	HACKBURN APARTMENTS OL 7521 BLACKBURN APTS. BEST IN HOLLYWOOD	FRMS. S. Kingsley Drive, sunny du- plex fat, attractively jurnished. 2 bedrooms. fireplaces, porches, near 2 cars. 570. HO. 1156. FRM. new dupier, 2 sleeping rms. up-	E LARGE ROOM LOWER DUPLEX, canvas walls, mahorany finish, 3 bedrooms. 2 baths, 5ix closels, Iur- nace, rarage, 1318 Victoria ave. 6 LARGE rooms, 3 bedrooms, 2 baths.	Pirepi. Quiet & priv. 1908 S. Van Nosa Avc. I-R. Upr. IDEAL LOC. Dress. rm. Ex. bed. gar. \$45, 540 \(\times \) N. Ridge- wood Pl. WA. 2243.	9-rm. 3 bth. beautiful Windsor Sq. Enc. 2 mo, or longer \$400 9-rm. 3 bth. Grand piano. Fric. Oriental russ, beautiful china, linen and furnishings \$175 Open Sunday. Call MRS. MEYER	Windsor Near 1st	4-RM. new stucco bungalow, 345, 2 ordraw, overstuffed furn, tile bath & sink, gar, 406 W. 63RD PLACE.	3250, 3 RMS. Bitin bed, tile, B, As 8. Gar. Adits, U car, 1215 W. 33 st
CHEVY ORASE APARTMENTS Sincle: & doubles, Rutes rensonable, WEEKLY JANITOR SERVICE 1427 ACACIA, Take D or C car. Phone Deckel 7212	Ideal location, 24 hour switchboard and daily maid service, water soft- cner, refriseration, 4 rooms, 2 baths. Sincle and buckelor rooms, 1805, N. WILCOX. GR. 5151.	stairs, beaut, overstuded furn. Reas. Garage, 3743; LOMA DRIVE, 11b blocks morth of 6th st. 53083. S RMS. completely furn. full. Frand plano. 633 So. New Hampshire. Re-	in modern and attractive duplex, 4418 Victoria Park Place, Choice lo- cation Rent \$35, Phone VAn. 2785. 6 RMS. 3 sunny bedrms. & sio. pch. upstairs, gar., beaut. loc., coposite C.S. church. Alvarudo Ter. BE. 7504.	1 RMS., 1666's S. Harvard Blvd., attractive upper, ille sink, bath & allower, extra hed, suruse GA, 3694 1 RMS upper south, large and sunny.	The Henry de Roulet Co. Wishire at Western. DU. 4400. 12-RM. Italian type, 4 bths. Short lease. Remarkable value at \$400	3 BATHS GRAND PIANO, ORIEN TAL RUGS. FINE CHINA & LIN EN. \$400. GR. 6948.	iman & wife. Good plano. Owner's home. 4825 Budions ave. UN. 2084. RMS. nicely furn., rent reas. Ad- ults only, 1461 W. 38 Pl. UN. 0858.	West and Northwest -55-3
Regal Apts. FI. 2300 Electric retria. 3330 Sain Marino. EL PATIO APTS.	HILLVIEW APTS. Exceptionally large single. Doubles & 4-room suites. Planos. STEAM HEAT. Garace. Complete bottle service is majorialized.	duced to \$95. DUnk, 1845. 5-RM. lower furn. or unfurn. modern convenient & homelike, rent reduced, 451 S. New Hampshire. 5 RMS. mod, de luxe, upper S. Grand	6-R Best view, Wilsh dist, up. 50. Bulcony, 3 bdrms, shr., bkist, nk. Gar, 31912 N. Alexandria, Fl. 4616. 6 RMS Wilshire dist, at 423 S. West-	Quiet, Splendid cond. Gar. Owner on prem, atter 10 a.m. 24061 5 avc. 1 LGE, sun, rms cor. lwr. & gar. 240. Nr. red or P car. New. Grand view. 4665 Venice Bivd.	9-rm. stucco, 3 baths. Windsor Blvd. \$350 8-rm., ½ blk. Wilshire, 2 baths.	Newell Van Derhoef, Inc	4 RMS., jurn. gar. & sleeping porch. \$32. 1525 W. 37 PLACE. rear. 4-RM. bung. & gar. Nice for couple gith baby. 1445 W. 37 st. VE. 3217. 3 RMS. & nook. \$35. Newly furnished	9 rms. 3 baths. New Windsor \$230) 6 rms. 2 baths. English. 2-story 8 rms. bungalow \$2135 8 rms. bungalow \$80 Call Mrs. Bernum, Sunday, WA 1545
Attractive & heautiful furn, doubte, dinette, bedr. 114 S. New Hampshire \$45, Stanford Arms, \$55	hotel service is maintained. 6533 Hollywood Blvd cor. Rudson. THE NIRVANA APTS. Expressing hospitality & hotel service. Dining room in connection No	plano. Unit heat, rent reduced, 141 S. Berendo. 5-RM. lower that, fireproof blds. Jap. service. 565, 1 mo. free, 825 So. New Hampshire. DR. 6469.	ern. 3 bedrms. 2 tile baths. Garage. Janitor. 885. Open. HE 2807. 6-R. beaut. sub. up., liv. rm. 18x32, gar., janitor. H car. 302½ S. Ram- part.	 RMS, 550. 2 bedrm. Frisidaire, sar. 2340. W. 2nd st. betw. Bampari & Alverado. OR. 8783. RMS. 312 N. Mariposa. New, hand decorated. Electric refris. Sunny 	Orientals Orientals	KELLS & GRANT Wilshire and Western. DU. 3000. BEVERLY HILLS	bungalow, hardwood floors, over- stuffed Garase, \$5, 3819 Walton av. 2-RM, bungalow, \$35. Nicely furn, 2 beds, Glose to cars & stores, #84 W. Vernou.	HOWARD & BOSWELL 1461 W. sth st. DU. 1845 12 RAS. 5 bdrms. servante cms.
NEW SINGLES. JUST OPENED. 3051 Leeward, bt. 7-8 at Vermont. 500. ATTRACTIVE dbt., real bedrm. ext. wall bed, large living rm., ovsifd Walking dis. Just off W. 6th. 4674, HARTFORD AVE. VA. 9667.	extra charge for serving in the apt. 15 ble. N. of Chinese Grauman's. 1775 N. ORANGE DRIVE. 340—LARGE NEW SINGLES BEAUTIFULLY FURNISHED	5-RM. up. dpix. incl. slp. och and dr. rm. 3 lgc. closets. ovstid. reul home. HE. 2036. 2680 B. Vermont. 5-RM. upper sunny dup. 2 bdrms. ex- tra lav. Gar. Phone. Very reas. ex-	baths, gar. Reas, rent. Adults. 227 5. NORTON. 6-RM. low. dup. 2 b.r., bkft. rm . l.r. 16z24. Beaut. W. Hollywood. 1342	RMS, 1355 South Grand ave. \$30 month, Apply T. P. Cooper, 619 Security Blds. Phone Tucker 3360.	DR. 4286, OPEN SUNDAY DR. 4286. 12-R. 9 bdrms. Well furn Suit. brdng. Subjet. 3140, 1726 S. Bronson, AL.	T-ROOM furnished house, nice it cality, 3 bedrms, dole, garage, \$17, 517 Paim Dr. N. of Santa Mondes HOLLYWOOD Rental Specialists.	a ner and buch laws alors unall	disc \$250, beth Pine value, \$165, B rms. 2 beths, 7th st near Wil- ton, \$155, beths, \$155, beth st near Wil- ton, \$155, beths, \$155, bet
JUST OPENED — Sels, & dbls, Beaut Jurn. in 3-tone overaunted, gns & lights incl., reas. at Wilshire Beverly Hills, 163 N. SWALL DR.	Wishire dist. Private savages. WESTMINSTER ARMS \$60 N. KINGSLEY DR. H. CAR. \$40 Up. Rosemar Apts.	W. 1st st. nr. St. Andrews. RM5. and sun room, up. so well furn. Adults. RO. 5355. 1254 5th av. RM5. charming sunny lower. Computurn. J beds. \$50. 1135 W. 18 ST.	N. Hayworth nr. Sunset, GR. 0525. B-RM. upper sunny duplex, excel. con. Adults, \$50, 1038 Grand View #1. RO, 2402. Morn & eve. Open. 6-RM. upper. 2 snower baths, unit heat, near bus & H. V cars. 115 S.	gidaire, I month free rent, 1414 S. WILTON PLACE. I RMS., upper, sun room, adults, 540. 220314 Raymond av. "2" & "3" cars	11 LARGE furn. rms. 6 bedroom: 2 bulhs. 2 ext. Inv. Bultable ruest home. 1025 S. Westlake Ave 11-RM. 6 bedrins. Westlake dist. Snap \$125. Pl. 3850.	Mr. & Mrs. Carr Real Est. 6331 Holly, Blod. HE. 080 \$250. ELEGARTLY furnished B-R. baths, all oriental russ. Year's less	7-Did to del comfortably form Ad-	2000 Wilshire Blvd PI. 4111.
\$35, Courtland Apts., \$50 Large sels. & dbls. roomy closets. 1 bls. Westlie Br. 416 8, Westlake. \$65—Lake Vista Apts.	Luxuriously appointed bachelor sin- eles \$52.50 up; lights, gas, linens, daily maid serv, incl. Prigiduire. 5607 La MIRADA AVE. GL 0426.	5 RMS., \$65. Attractive, good loca- tion, gat. Near Forum, 1536 6th ave 5-RM., nicely furn, lower \$ flat, Wil-	New Hampshire, WA, 1420. 6-R. 2 R, ser. qis, Eng. The K, & bth. Elec. refris. Gar. Beauty, new. 6523 W, 6th. OR, 6944. \$85.	I-RM, new. \$40; ex. bed. gar. nr. LA. Ri. 4556 W. 12th OR. 2550. I-RM, iwr. so., nice mod., excellent loc., \$30, 1611 S. ARLINGTON. I-R. up. new flat, gar. Ex. bed. 322 S. Clark, n.of Burton Way, HO.S277.	11 SUNNY rms., 6 bedrms., heat. \$200. 2235 S. Western. RO.1038. DU.7221.	Corp., 6406 SUNSET BLVD. 560 ON lease, attractive Spanic stucco bungatow, 5 cm. well fur- dance, 2028 Victoria ave. DU-635	h \$25-\$35—2-3-RM, bungs, 2 beds, nev. mod., shwr., auto htr., gar. Adlts. 3 245 W. 84 st. (Villa Marle.) VO.1067	LAACK & WILLIAMS
Attrac. dbl., real bedrm., shower, extra bed. 1348 S. Lake, L. & P. cars t. S. Nelv front double ant., real od-m. & directe. heat, ms. light, felenhone, Prizidatre free. 352 S. CLO-VERDALE, Phone OR, 2752.	\$45—\$50—\$52.50 New singles, everything included. We invite comparisan, Look at any 10 april. & be convinced. Bedvir Apts., 1819 N. Kingsley. HO. 7019.	S RMS. Wonderfully & beaut furn. O'l russ. msh. Gar. 512 S. Serrano. 4-ROOM WILSHIRE DIST. An artistic cory home, heaulifully furn. in mohair furniture, lovely	620 S. Westmoreland Av. DU. 2679. 6 rms. new. 3 bedrms. 2 baths. near Beyerly & Lu. Brea. 955. OR. 9601. 6 RMS. with rath, south upper, new. perfect, 1321 S. WILTON PLACE.	furn. reas. rent. 1818 So. La Breu.	Hancock Park, \$150, IAMES I DONAHUE		nook, lovely new firm, gar, gdulid- 131 & 131's W. Plorence av.AX.7103 \$55, 5-rm. fur. bung., gar. 2240 W. 2874' ST.	Difference acon
VERDALE, Phone OR, 2752. 132.50 KANIWALD \$45 Singles & doubles, overstuned stm. heat, 1214 S. LAKE ST, BE. 0890.	CAHUENGA APTS. LARGE SINGLE \$50	drapes, lamps, etc., extra wall bed Delightful veranda Close in, 114 S Hoover, corner 3rd st., between Rampart and Vermont. 4-RM. mod. so. up., beaut. furn.	6 ROOMS. 2 baths at 411 SO, BER- ENDO ST. Upper or lower, 6 ROOMS, lower collage flat. \$45, 1407 Oak st.	N. Hellotrope Drive. OL 8418. 1-RM. usper flat, porch and arrage. \$35, 1012/2, W. 20TH 87. 4-RM. sunny lower flat, 640, 1617 GOLDEN GATE AVE. OL, 6715. 1-RM. up, & low, Mod., est, brd. \$31	10-R. beant, men. Wll. home. 3 baths, 2 mds. rm. Sl. beh. \$175. WA 2450. 9-RM. 2-bth. twin beds. piano\$225 8-rm. 2-bth. beaut. bung\$150 9-rm. 2-bth. 50. side duplex. \$150	ONE of the lovelical homes in Bererly. With servants. HE. 2128.	M car. 217 W. 53rd st.	2 RMS. 6 bedring T bart's fibl. Far. Wilshire dist. \$125, F1 1356 11-RM. cor. Windard So. 1 btha \$130 10-rm. new Spanish. Los Feir. 3 bths. \$200 9-rm. stucco, just off Wilshire.
THE LOWRY Very nice, 5515, 542 50, Dbis, 570, S51 M. HELIOTROPE DR. OL. 2506 \$45 Ardmore Arms. \$45	Hillhurst Garden Apts. Large singles, 5 min. golf links, ten- nis, courts, riding academy, nr. Los	Adults \$45. 1806 S. Kingsley Dr. near Washington Bivd. RO. 5770.	6-RM. 2 baths, hot water, lan. serv. gar. 575. 415 S. New Hampshire. 6-room summy upper, close in. Adults. 550. 1432 BOND between Pico & 15.	E \$32, 62 W. 22 st. Gar., \$3 Adts. inree rma, sun all day Extra bed. Ress. 2422 Juliet, 2 of 3 cars. i-n. UPPER sunns, side pch. tile fea Shwr. Adits. 425 N. Benton Way.	5-rm. 2-5hr. 80, 5de dublex \$150 5-rm. 16w. So. flat. 3-6 mo \$100 DU, 3200. LAACK & WILLIAMS 1759 Wilshire Blyd., pear Western.	\$27.Lo ! DBL. bung. 2 wall bed	5. 2781 S. VAN NESS AVE. 5. 230. 5 RMS. furn, carter Vasc acc. 1. to appreciate 381 W. 67 at he Bwy. 7. V DBL bune. nicely furn Gar. 2 car lines 624 W. 76th at Til. 7644.	5 bths. 7-r. Ene. Stucco, 7 the bth, 3121 6-rm Spanish, nr. Highland, 2 bths. MISS STOCKARD MISS RUSH CHELEW & HOIT
3 rma, real bodrm, extra bed, in- dividual unit, 993 S. Ardmore, L. car. SUL50 & SIS. Similes, ovalid., tile bath. Take C. car line. Nr. Hoover & Melrose, 831 Lucille. OL. 2485.	Pelix. Beaut. shrubs and flowers. 2005 Hillhurst. Phone 397283. RICHLIEU ARMS NOW OPEN. sunny sels. & dbls. Pricidaire, 1522 N. Mariposn. OL	attractively furnished, garage beau- liful locality, \$100 per mo. 375! W. PIRST ST. WA. 860! 4-RM. modern, beautiful view, high yet close in. C car. 1205 Huntley Dr. \$42.50. VA. 6238.		4-R. upper, besut, unusually lgc, % bk. off Wash ton, 1820/2 Cimarron 4-RM, hwd, floors, car. bed, \$13, W. Adams dist, 1758 W. 24TH ST.	B-ROOM house, 2-car garage, 3014	S33 - 3 RMB., mod., 2 beds. 1324 Ar	East and Southeast -21-6; BIX-room furnished bungalow, 3500 bl. E. 4TH, 245. ME, 5482	DR. 4286. OPEN SUNDAY. DR. 4285
CENTLEMAN share small ssi, not. with bus, man, 50-50. C.S. pref. Apt. A. 1564 N. WESTERN AVE. New La Wiltona Apts.	DOR-ELAINE APTS.	LARGE rms., new, beautifully fur- nished, attractive home, quiet st., close in. Inquire 835 W. 17th st.	OR. 8626 or WH. 6215. 5 rms., beautiful new upper. S.E. ca-	4-R., ex. bed, range, gar. \$38, 2706 Dalton av. blk. Adams car. RO.7087 4-RM. upper, sleeping porch, garage, \$40, 1531/5 W. 187H ST. 4-RM. fine upp. 435, H.W. Ext. bed.	OX. 0521. 9-RM. COLONIAL, FREMONT PLACE, East, appld, Apr. lat to Bept, lat, Maid & car if desired. F1. 4667. GL. 1669.	12-BAL beaut, furn footbill home, as perb view, 4 master bdrins., 3 bth servants' cupriers, dbl. gar., 18		rage, near Wilton school. Reduced \$100. Por appt. cail DR 3108. [0-ROOM income home, half block Westlake Park Best transportation in city, Lesse responsible people only, Phone Pitteroy 1303.
Summer rates, 839 S. Willon Pl. LG, clesant furn, rmp., ex. bed, beau, kitch, and nk. b. co. dbl., seed loc. 1308 EDOECLIFFE DR.	sgls. & dbls. Ideal location. 1516 N. Normandie, HOLLYWOOD. EL CAPITAN APTS. Large singles and doubles beautiful- by furfulshed, twin or double beds.	extra bed. Westlake dist. Open 10-5. Cor. W. 10, 954 Park View N car. 4-R. upper, 545, beaut, new Spanish o'stuffed, rar, 22541, W. 26 St. W. of Western pr. Adams. Gt. 9515. 4-RM. upper, comfortably furn. Bed-	of Washington near West Blvd. 592733, 6 RMS. attractive lower So. 2 lee. bedrms. Tiffany, tile bath, shower.	4-RM. fine upp. 435. H.W.F. Ext. bed. gar. 1930 W. 23rd st. RO. 6721. 8 RMB. bkfst. hook, extra bed. Gar. \$50. 545-3 N. Windsor Blvd. 4-RM. new modern, adj. Lafayette Sc. \$40. 1760 West Blvd. OR. 0302.	g ROOMS, well furnished, convenient car, shopping district, 4135, 106 N. MANHAPTAN PL. HE. 2056. D-RM. stucco, 4175, Exclusive location, J baths, 2 garages, RO, 5231.	D-RM. furnished house, \$100 mo nice bedrooms, 2 balls, near Holl; wood and Vermont, Good location	7- 3 ROOMS, up-to-date, clean, \$28, 467 E. 37th st. B car.	O.R., & bdrms. 2 baths, shwr. sl. pcli. Bilr. pntry. Reas. 2957 Brighton w (O-R. hae., 280. Hdwd. ftrs. 2 bath Gat. Nice sard. 1432 S. Burlinston.
\$35 TO \$55. Singles, doubles. Heat. Ilst. gas beluded. 1031 GRAND VIEW ST. L car. JENSEN APTS. STRIOTLY MOD- ERN. STEAM HEATED. LOW RENTAL. 1708 SUNSET BLVD.	5757 Franklin ave., cor. Tart. ARE you looking for a real home? Come, see the beaut, new homelike sets, at the Spanish design St. Kath- erine, 6534 Fountain, HO, 5684. 5 & 6 LARGE rooms, 2 tile baths, and	dist. 343. adits. 1012 Bend. RO. 6330 RMS. Gar. Beaut. newly furn. Ixin beds. extra bed. ov.fd. Finest loca. in L. A. 110 S. Berendo.	5 RMS. mod. i of best in Wilshire	4 RMS., beaut., nr. L.A. Hl. \$32.50. W or 16 car, 1671 West Blvd, WH.1064 4-ROOM THER AVE	n-RM. aitractive house. 2 baths, Wil- shire dist. Phone WA. 0585. 9 RMS. beautiful Beverly Home, with	7 RMS. & gar. seo. 3 bedrma. Fit class in every way Just west Western Ave. on Bierru Vista. It	place, double gar, 8 walnut trees, of 575 mo. 368 Flower st., Walnut Pk.	Open Sunday Call MRS ME
dr. rm. jan. serv., 15 bix. stores, gar. Univ. Cal. 626 N. BERENDO.	5 & 6 LARGE rooms 2 tile ballst and garage Rent very reasonable, Heart of Hollywood, 536 N. Plymouth Blyd., nr. Melrose, Apply Aol. 5. La Mirada Apts.	new, elegant furn. 2028 S. Nor die.	WA. 7437 bef. 10 s.m. or ait. 5 p.m. 7 RMS. upper duplex on cor. 2 bed-	4 RMS, \$50. Upper south, sleeping pen, firepl. 75315 N. Heliotrope Dr. 3 ROOMS, real bedroom with windows on 3 sides, living room with disappearing bed, breakfast table, slove & ice box. Newly decorated Bright.	B-RM preity home, 4 bedros, incl.	No. Plores, near Melrose and Fai	AGE. \$35 MO. MU. 2007.	Whatire at Western On land
1657 CIMARRON, LARGE SUNNY	Holly, dist. Singles \$40. Janitor service. 6220 LA MIRADA. GR. 1776. 3 r., 2 disap. bds., bk/si pk., o'stfd.; cor. Hobart-Holyd. Blvd. GR. 5806.	NORMANDIE. 4 OR 5 attract. fur. rms. lg. liv. rm. shower rm., rar., rear. OR. 0889. 4 RMS., o'sturfed, 2 beds, sar., adits. 550. 1834 W. 24th St. RO. 2174. 4 RM. 80. tower, nicely furn. 2 beds. Gar. 1038 Toberman. 3 cars.	Rent reduced. 5 & 4-room new flats just finished. Unit heat. Prigidaire. garages. etc. Rent 865 & 870. 500 N. HOBART BLVD. OL. 4829.	& ice box. Newly decorated. Bright, sunny & cheerful. 2024 W. Bith. corner of Catalina. 3 LARCE rooms, new, extra cosy, dinette, tile bath & siok, hardwood floors, grage. 535, designable neighborhood, close in. 5c fare, 2003/WEST AVE. 35. Addams 4150.	achool, college & business, never	home. Wonderful view. Phone Ow-	5 RMS furnished, 'y double \$22.50.	Cor. of 8th and Murfield. Open
of Winke Pk. 254 N. Carondelet.	MARTEL Apts. 1423 N. Martel. 15 blk. from Sunset. Good transp. GL.5204. South and Bonthwest —21-H \$40 TO \$65 NEW. BEAUT. sel. & dbl.	ults. 340 B. Commonwealth. 4-RM., ovstid., tile bath, silver, lines.	bkist. nk., gar., \$45. Gc fare. Can rent rm. Adults. 1137 Laveta Ter. FA. 9665.	High-class, 2004 location, 2516 Lon- don, nr. Rampart Bivd. DU, 9997.	for, 221 S. Serrano, WA. 0016.	7-RM, well furnished, 3 bedems, dbl. garage, 594228. 7-room house with furnace, so neighborhood, 1539 Courtney ave.	furn. 1 block past end Edendale car line. 2560 Corralitas Drive. 4-RM completely lurn. Close in Hill-	9-RM. Wilshire nome, sau Choice los Nice yd. 133 8. Kingsle Dr. WH 131 9 9-RM., dbl. gar., nice yard, nr. 2 cur.
BUCKINGHAM APLS., \$30, \$35, All-rec- sis, Cls. in, nr. 7th, 1110 Ingraham 127,50 UP. GRAYSON APTS. Modern singles, Jan. service. 1663 WINFIELD 510 WK. PEERSON APTS. Sunny sgis.	DINETTES, nk. serv. 4 cars, our LEEDS APT. 3901 S. HOBART. \$35 UP. lge. sminy sql. & dbl. apts, Ovelid, furn, Nr. Expos. Pk. & U. S. C. 923'3 W. 36th Pl.	4-ROOM sunny lower o'stuffed, gar, 1037 S. Bonnie Brac, 53047. 4-RM, fiat, o'stuffed, 2 beds, gar, adults, \$60, 1984 W. 247H 5T. 4 LARGE rm, mod, lower, nicely furn 550, 1860 S. ARDMORE AVE.	heat. Mrs. Boyden, OR, 1228.	J-RM. new sunny flats, \$25, \$40, with Carage, 133719 8, Highland. J LOE, attr. rms, \$30, Beds, heater nk, nr. car, 120619, Irolo, DR, 0523	heat, ele ge. radio, bik. B Bev. Wil Hotel Ox. 6071. B.RM. HOUSE, ELECTRIC BANGE Washer & radio and Jisho. B125, 1247 CRENSHAW BLVD. WA. 3490.	6-R. BEAU: HOME, 3 BEDRAMS, BATHS, DEL. OAR, IN PINE RE IDENTIAL DIST. \$100, OL. 056 6-RM, CHARMINO HILLSIDE HOM fine view, autr. furn. \$140 mo. 24	S. 4 RMS. bath. rear buncalow. partite furnished, \$22.50, 728 E. 318T FT	Bern. up. duplex. dble. garage. (A) RENT. Short or long lease. Curtain drapes, stair carpet incl. A rec. home at 1041 So. Havaceth are.
silo UP, Steam heat, riev., joint, ov- stld. YULE APTS., 1243 W. 6th rt. LADIES only, \$25 & \$30 mg. Cory shories, 645 N. Heliottope, OL, 2559	NIGE large 2-room apartments, \$25. Hinkle Apartments, 5320 S. Main. 3 FURN, rms. & bath. adults polif. 1315 W. 307H ST. VE. 0767. \$30. 2 lrg. rms. 2 beds. bath, free ph.,	4-RM charmingly furn, something dif- ferent, rear, rental, 2316 W. 3th at 4-R. flat, newly furn, ext. bed, gar, Good loca, 232513 3RD AVE.	5-R. now duplex. 2 Re. bedfmm. upst. Tile bath. eps. Aller Perlar, obt. sar. Nr. L.A. II. Rens 910 S. Syca- more. 2 blocks from Wilshirs. 5-rm. lower 80. tile bath, unit heat. elect. refriscration. Vacant April 1. Apply 185 S. SYCAMORE AVE.	3-RM. 4303 Melrose, suitable smal business \$35. Ph. 503653. H car. 3-rm. cosy. Westlake dist. Close to car: and stores. Adults. \$27.50 RE costs	8-rm, beaut, new Span, home, Brents- wood, 331 Medio Dr. VA, 6872. B-RM 2-sty, lac. yr. \$200 mo. Orien-	6-RM, bungalow, beautifully furnised Greage. Lawn cared for, wat paid, Reasonable rent, GRantic 2248-RM, aut. rm, stucco. Beaut.	one on and bath bungalow	Beverly, Hernando D Wood Co. 2861 W. Pico. EM. 1605.
single, fine view, 344 S. VENDOME, 545 UP. Coronned Court, Beaut, dble,	Fast and Southeast -21-C POR RENT, nicely furn. apt., 3 rooms	4-RM. upper, sleeping porch, sarage \$50, 1511; W. 18TH ST. 4-RM, nicely furn. cxtra bcd. Gar. Close in 3015 Kenwood. RO. 6171.	5-R. upr. N. only 569 to right. Adults. Reg. 585 flat. 200 N. New Hamp- shire. DU. 8181. WA. 0128. 5-RM. lower. 550. Tile sink. shower.	3-4 RMS, mod., disap, bed. ideal loc. 2nd & Oxford, 8 car, OR, 8500. 3 RMS, upper, mod., sun porch, 2 beds 3 car lines, 1427 W. 18, Nr. Hoover	7 RMS., 2 batha, 2-story brick En-	6-Rt. new furnished house, 9 m lease, \$100 mo. No children, 72 OAKWOOD AVE., Hellywood,	de 540. 5-RM, attrac. bung, hawn, flow rex. shrubs. South expos. Gar. No. 2 cdr m. on Hill. off at Arc. 33, block to right. 237 E. Arc. 33	8-RM, house, united. Heart of Wi- shire, 190 per mo. 525 S. Grameron 8-ROOM 2-story colonial. This loca-
\$45 ABBOTT APTS \$65	2-ROOM furn. apt., rear. 316 Wainut st., Huntington Park. DE, 7028,	4-RM, \$35. Nicely furn. Adulta. Close to. 1031 to W. 18th at. 4-RM. lower so. o'stuffed, 2 beds, nr cars, close in. \$40. VE. 5884. 4-RM. comp. furn., upper, gar. \$20 U 8. New Hampshire, Adits. DU, 2702	N. Normandic ave. Ot., 7867. 5-ROOM flat, large upper north, med- ern, newly decorated, near car. Ad- ults 535 N. Kenmer.	2-RM, and bath, like new, tile sink minishine all day, \$35, 1638 1-6 Edgecliffe Dr Owner, OL, 8715. NEWLY decorated upper dat, view lot very desirable location, close to main blvd. & yellow car, with or	HOWARD & BOSWELL 3481 W. 6th st. DU, 1845. 7-rm, bungalow. 3 bedruin. 2 baths elegantly (prijabed, dbl. gafage, desi	6 RMS, cless furn, bung., 3 bedrum baby grand, \$110, incl., gardener, inca. lease, \$10 N. Gurson, OL. 42 6-RM, stucco, 3 lov. bdrims., grand p. 6-RM, stucco, 3 lov. bdrims., grand p.	6 830. STRICTLY mod. 3-rm. stucco bkist. nk., ostuf., adults. 238 N	3-RM, house, mod., 2 ballis Gar. Open
RICHLY FORN, SGL. & DBL. LIGHT, GAS. PH. INC. GL. 0733, 1172 N. KINGSLEY DR. NEW dbl. apt. Completely Tornabed. Large, before & decaying township.	TO LET—APARTMENTS—114 12-room & bath apts., new, with ex- tra apt. for leaves, Dreasing froms.	ARM. Bat, furnished, modern, reason- able rent, 52314 N. Hellotrope Dr. 4 ROOMS, 3 BEDS, \$35 2645 S. NORMANDIE, MU, 5822		main blue. 2 Friew Car, with of without saring. Reasonable rent to right party. 1379; 5. Commonwealth avenue. NEW STUCCO. 5. ROOMS. TILE KITCHEN, BATH, BHOWER, OAR, AGE, 825 5. W. 23RO. U GAR, 200	s. ELM DR., Beverly Hills. 7-RM, beaut. cor, bung., new sec., den., aun pch., bkfst. rm., twin beds. yars.	6-R. double bung, 2 bedrms, Fire	TO LET-BUNGALOWS-	HE. 8302. 7-RM. new Spanish bungalow, unit. heat. Attractive orice on lease. ALEXANDER & NATHAN 3386 Wilshire Bird. OR. 1234. 7-LGE rms. lower dup. 3 bdrms. 2
Lorge bedrm, & dressing rims, in- cluding gas, light & maid service, A real home, 3815 Fernwood, off Wentern, Denison Apir. 440—LIVE IN HOLLYWOOD—\$55	2758 W. BTH ST. WA. 2847	1 ROOMS, \$25. Just reduced 2 good beds. Near Pico & Western. 1155 S OXFORD. WIL. 9625. 3-RM. \$65. N. upper. Beaut. furn. ov. stid Victola. Ons. water. light. 300 S. Willon Pl. BE.7633. WA.0382	Melvinator, Adults, 1038 S. Citrus av.	FOR rent. most beautiful 6-room fat	7-RM. house, \$100; completely furn. 3 large bedrms. Gar. 2241 Cambridge near Western. RO. 0108. 7-RM. chalet. \$115. picely furnished	B-R. 1110 lov. home comp. lurn. Ga 1810 Cherokee. GR. 2332. 6 RMS. Slow. pch., gar. lge. yard. r Holly. H. 1311 N. Sycamore. 595-7	Furnished -2414-G	Near Country Club Drive and La
NEW ASHLAR APTS. Monate turn, Carpeted, Mold serv. Soundproof, 1210 N. Berendo, C car \$55 Hartley Apts. \$75	STUDIO APARTMENTS Finest in Hollywood foothills. 5-rm. abla. separate entrance unit heat, Friefdaire. Ille slitchens & bath, real	rma, only \$35. Just reduced, Over studed furn, Near Pico and West ern, 1135 S. OXFORD, WH. 0625. 3-rm. new upr., S.E. expos., tile bath	a.m. to 5 p.m. 112 S. Coronado. 5-RM. very choice upper api. BEAU- TIPUL HOME. PRIOIDAIRE. Wil- shire select dist. 310 S. Ardmore av.	DOCTOR OR SEMI-BUS. RENT ONLY \$40. OPEN TO INSPECT. 1330 S. WESTERN. WA. 4562.	J bedrina, sleeping porch, fireplace furnace, garnec, DH, 3931, HU, 4372 7 RMS, 3 bedrina, 2 baths in Dev- erly Hills, Well furnished. PRED BARMAN CO. OX. 7181.	G-R. new elest furn hand dec. wall 2 bedtins. Twin beds. gar. Ph. II class res. dist. 1821 N. Berendo. 3-RM. aunny stucco, beaut, furn, Ge	Attractive court. 1 blk. E. Western.	7-RM bung, unit heat. 2 baths, Nr., Wilshire Blvd. \$110, WH, 1195, Miss
Large single & doubles, beautifully furn. Shower. Gas. lights, phone, md. service incl. 1427 N. Kingsley Dr. REDUCED RATES	neplace, storage & rarage. 1515 to 151015; HAYWORTH AVE. THE RIDOELEY \$40. 3 rms. extra bed. Colored tille ktichen & bath, shower. Printinger.	shower, beaut. 1919. Gar. 843, 59237 3-ttM. front lower, 335, ovastfd, lights ph., park. 1450 W. 29TH ST. J-R. 325, The Carleton, 2 beds, sew mach. Closs in. 232 N. Orand.	5 ARTISTIC attractive rms., home atmosphere, refrigerator, gar. & lan. Rens. rent. 268 S. Alexandria.	per & lower flats, 5 & 6 rms., rent \$40 & \$45. Near grammar & high schools DP 7650	Hills, nr. stra, achi. & bus. OX.1746 7-RM. lower duplex, near 3 schools Oar, \$100, 1164 Tremaine ave.	Nice quiet loc. uf. cars, stores. U. L.A. Sum. rates. 900 N. Ardmore. S.RMS. 2 sun bdrms., gar. attr. it. Choice loc. N. of Holly Bly. Frant lin Ct. 1812 N. Harvard. GR. 205	PURN. EMERALD COURTS. REAS. 1024 N. SERRANO. S CAR. 17. 4 RMS. 450. Attac. Mahogany. D'att. 825 3-4 W. SANTA BARBARA.	The state of steepling porch, 375. Double
RENT INCLUDES EVERYTHING No doubt the best values in city. 747 N. Wilcox. Dr. McIrose. HQ.8241	Blvd. 2126 S. Ridgeley Dr.	3-RM. lower, bath, pleas, yard, 133 086 S. SERRANO, L car. 3-RM. & alp. Deh. mod. lwr. B. Nr.	TON ROAD, Phone DE. 8439. 5 RMS, AND SUN PARLOR, MODERN, GARAGE, 94714 SOUTH BERENDO, OPEN FOR INSPECTION, VA. 6586.	st. Nr. Figureta, H. P. Erink, Room 334, 257 S. Broadway, VA. 6544 DESIRABLE lower south, good location 135 RO. KENMORE, WA. 0623.	Carthay Center buns. 3 brdrooms, linen, silver, Lawn cured for, Dou- ble garage, 1052 Steams Drivy. 6-RM, house, 2 baths, dble, sar, Large yard, nool & flowers, Heady for Im-	5-rm. by dbl. butter. Garage. 247.3 5134 Banta Monica Blvd. GR. 938 5 RMS. in Hollywood footbills. A	W. 23rd, corner 4th ave. W car. J RMS. BEDRM, 2 CLOSETS, BLK. FR. BEVERLY, 410 N. NORMAN-	/ RMS. lower duping. 2 baths, elect. refriserator, unit heat, elect. ventil. system, dble sar, \$110, OL 2308
New bldr., singles & doubles. Gas & lighta included, Opposite U.C.L.A. 4456 LOCKWOOD AVE. CHERENOYA APTS. Large single, dinette, lights. gas, ph. & steam heat incl. \$50, \$60.	at the new abt, uniturn, beaut, sponted & decorated uitra mod & reasonable rent, lust on the plantic Bivd. 628 S. CLOVERDALE. 343—BEAUTIPUL new 3 large room ant., 240 Robinson near last and thourer, Treple St. car.	Ph. & light, 1629 Vineyard av. 337	beds, locker, gar. 345, 2717 W. Rth. 5-ROOM new and garage, 355, 410	2 8-RM. Rats, two haths, 62d 8 Gramercy. Owner, DU. 6733. MOD. 4-R. lower & wall bed, Close in 1815 Cherry St. 135. W car.	6-RM, well furn, dupl. 3 bdfms, nr. U.C.LA, H. car. Cor. Heliotrope & Cilaton Zeduc, rent, 220 CLINTON 6-RM, house Acril L. newly decorated	5 ROOMS, my beaut, printin Spanis bung, Pallo, fish pond, sunken bat Reas, 6116 Afton Pl. GL. 0175.	3 cms, wall bed & bedrin, best value in city, ir. S.B.U.G. 635 N. KEN- MORE AVE. 393963. 3-RM. front sep. buns. 340. Comp. (urn. Bedroom, ex. bed. Adults, AT. 8318, 1843 ARAPANOS.	view. 2 gars. 1 HO free on 27.3 lease. DR 335. 3 better. 2 baths. Bev. Hills. Adults. No pets. Ref. OX 3373 R. nee Span, bung. 3 berns. 2 bs.
ph. & steam heat Incl. 350, 360, 3987 FRANKLIN AVE. OR. 3231. 375 FAIRVIEW APTS. \$75 New 3-rm. dinetic. dress, rm., extra bed. Shower. Beaut. turp. Gar. 1975 N. Wilcox ave. GR. 4984.	SHALL ADEL 2 DECEMBE UDStairs, Large living room, Garage, \$55, \$19 N. Sycamore, Hollywood, 2. 3 & 4 RMS, All outside, broad new	2027 RESERVOIR ST. at Alvarado	Gar, 6181 Orange St OL, 5418 S-RM, furn, fish, owner's home, reas, rent for 6 mo, incl. zer, DR, 7385.	7-R. flat. 2 rms. Over gar. Nr. Hollywood & Pranklin. new & modern worth \$150 for \$75. VZ. 7540. 6-5-4 RMS. unfurn. flats, \$55 to \$80 All modern conveniences. Frigid.	& completely furnished, nr. storen & Completely furnished, nr. storen & Glendsie car line, \$75. OL. 1264. 6 ROOMS, beautifully furn. electric appliances, lewn & flowers. \$65. 1643 4th ave. EM, 5031 or OX, 4157	BEST LOO. HO. 0018, 183. 5-R. sunny stucco. ovatid. Gar. in 723 N. Hayworth 455. WN. 0291. 5-R. beaut. furn. 2 bedrus tile bat 465. 7012 Lexington Ave. HE 525.	3-rin, bung, 33.5 Close in 2 biks, W. c. of Hoover & 22nd, 21281, Wilmot, 3-rin, o'stuff, nook, tile, eatra bed, h. 160824 S. ARLINGTON, 8. JRM, completely furn, 315, 5831 As-	RMS. Wilshire dist. N car. Sunday & evenings. WA. 8276. 1-RM. duplex in besutiful Victoria. Park Bhone Wil Park
\$35-\$50-Very des. cor, singles. S car. 5426 Sierra Vista, 'a block west of Western & I block south of Santa		ly furnished except linen, beddin and allecerare, 300 8, VENDOME Call TRinity 4038. 1150. ARTISTIC spacious, sunny 5 room studio, two borches, ser, nea Los Feliz, N. Vermont, Ph. OL. 723.	The state dut. Lice. selle 2100	aire, etc. Delightfully althated at 2601 Beachwood Dr. Call house in rear or HO. 4235. 5-rm. up. dup., mod. sunny, tile bath	6 LARGE handsome furn. rms. Ambre. gr. plano, Pippl., tile bth. Gard. serv. water. Rt. reas. Lac. 992 S. Oxford. 6-RM. mod. home. 3 bedrms. twin. beds. 1048 S. Manhattan Pl. RO. 061	4 RMS. NICELY FURN	J.R. \$30. Attr. N. of Sunset nr. Beau- dry, 865 White Knell Dr. MU 6666.	I-RM. So. dup. \$90. 3 bedrma. up. Nr. L. A. High. OR. 9470. RMS W. Hollywood. 3 bedrms. dbl.
SINGLE APTS. MODERN Western avr. & Monroe st. 8 car. 5223 MONROE ST. HOlly. 2750. 455 up. Dbis. & asla. twin & dbl. beds. Dinet. Car. 2028 N. Beachwood Dr.	33 BEAUT cor. Spl. Ger incl. N. of Metrost. 3921 Marathon. 300227. VENDOSIE "TERRACE APTS. South Corner trails. 348 S VENDOME. 555. 3-rm. up-to-date abt. dat Jan. serv. 2317 W. 12. corner Elden	IDEAL LOCATION, 2 BLICS, FROM	5-R. lee sunny dup, Lyr. Hilk Pk.	5-RM upper, strictly mod. sur. \$65	home. Son. or after 6 ever. 581238 8 ROOMS 570. Double var. 1340 So Hauser Blvd. OR. 9398.	W. Hollywood, CR. 2848 ROOMS, 2 BEDROOMS, NR. CAR	NISHED SIS. 1982 E. SATH ST. PHONE your want-ads to The Times. No credit arrangement necessary. Courtesus experienced add-arra day.	-RM. 's house, 2 bedrms, slo. porch Adults, 1809 W. 21ST ST. \$50.
Mod. Nr. bus. O car. 4537 Fountain,	436 BO, NORTON, 4-rm, apt., extra in-a-door bed. Gar. Call WA, 4758,	MOD. upb. & low. nr. both cars, Ans Temp. Echo Pt. 450 Belmont. Cal 2-6 p.m.	bdw. firs. 548. 1040's S. UNION.	5-RM. upper. Garse. Near Hollywood Hish. 6830 Sunset Blvd.	5-ROOM attractive bungalow & dou- ble garage, conveniently located 2037 W. 28TH ST.	t-RM. bungslow, cony bedrms., administration Metrose & Vine. 3815 WARIN	and plant, will help you with your copy, if desired. Mistropolitan 0700.	able regiting rooms. MU, 6775. R. new Span, bung, 3 bdrma, 4 bz. Excl. dist, Bev. Hills. Reas. RE 3094.
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Los Ângeles Times (1923-1995); Mar 30, 1924; ProQuest Historical Newspapers: Los Angeles Times

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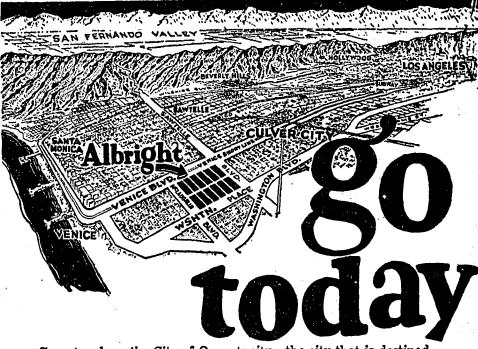
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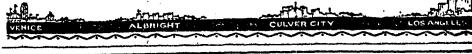


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Los Angeles Times (1923-1995); May 11, 1924; ProQuest Historical Newspapers: Los Angeles Times pg. D5

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This unparalleled opportunity is the result of an order from the controlling interests in England to liquidate without delay the magnificent estate of the Arlington Heights Fruit Company, comprising 3400 acres in Arlington Heights, a few miles from the business center and within the city limits of historic Riverside, a prosperous city of 25,000 population, with the finest schools, churches, stores, country clubs and community organizations - and the most beautiful surroundings imaginable.

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Never before, to our knowledge, has any such offer been made, nor is it likely ever to be duplicated. It represents an amazing sacrifice of the most carefully developed, most productive, and most wonderfully located fruit lands in California. If this were a subdivision for profit the prices undoubtedly would be \$2000 to \$3000 per acre instead of the present unparalleled prices of \$500 to \$1000 per acre—half cash, balance terms.

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One Carlsbad rancher tells us that he has shipped from acres of Italian Squash more than 4000 boxes, which averaged better than \$1.00 per box. He is still shipping at \$1.25 per box.

Yes indeed, farming pays, if you do your farming and fruit growing at Carlsbad, where you do not have to battle the elements, but, where nature does everything

TAKE NOTICE: You may still buy this "Wonderland" with water at cost, at \$750 to \$850 per acre, and you need pay only 10% cash and 10% yearly.

In spite of quarantine (which now has been lifted) we added six buyers to our many hundred contented and prosperous Carlsbad Clients, during the past week. Drive down to Carlsbad and have our Mr. W. T. Hart show you these fine properties, or call on or write:

South Coast Land Company

E. M. CLAUSSEN, Sales Manager 912 Garland Bldg., Los Angeles, Calif. Phone TRinity 3161

An investment in a well-built home is a permanently profitable investBuild your home as you would your business-to last a lifetime.

-- a home without money

DESIGNERS BUILDERS AND FINANCERS

MEMBERS OF CHAMBER COMMERCE BUILDERS **EXCHANGE** REFERENCE

WE WILL BUILD A BUNGALOW, DOUBLE OR FLAT—WITHOUT ANY MONEY FROM YOU—IF YOU OWN A CEAR LOT.

NO BONUSES. NO COMMISSIONS. PAY-MENTS LIKE RENT.

WE ARE NOW BUILDING, OR HAVE RE-CENTLY COMPLETED, A HOME IN YOUR NEIGHBORHOOD.

LET US EXPLAIN OUR PLAN.

TIFAL & O'CONNOR Builders of Merit

709 GRANT BLDG.

TRinity 5438

4TH AND BROADWAY

One Fair Profit in Eighty Six Years

That is all that you are permitting of when you purchase industrial, wholesale, assembling, warehouse and trackage property in-

"Daum's Bandini Industrial Terminal"

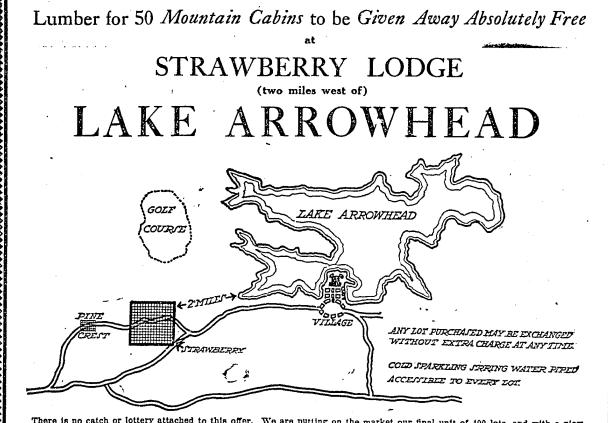
Excellent facilities. Reservations and inquiries handled in the or-

Have You Shown Your Faith in Los Angeles by Buying Legitimate Industrial Stocks from W. H. Daum and Staff

756 So. Spring St.

TRinity 5351

LOS ANGELES



There is no catch or lottery attached to this offer. We are putting on the market our final unit of 400 lots, and with a view to making a resort out of our tract we will give to the first 50 buyers, commencing today, absolutely free of cost, all the imper needed to build a two-room cabin 10-ft, wide by 20 ft, long, with 8-ft, sidewalls. Any respectable person of the white race is eligible. To secure this material all you have to do is to purchase one of our lots on terms of \$10.00 DOWN and \$10.00 per month. TOTAL PRICE \$180.00. Or, if you desire a larger cabin we will give you the allotted quota of lumber and sell you the balance at \$40.00 per thousand ft. A LIFE MEMBERSHIP in the STRAWBERRY LODGE CLUB goes with every purchase, giving you and your family free access to the clubhouse and dance hall. Material for these buildings is already on the ground. NO WAITING for ROADS and WATER. About half of this work is already in, and the balance is being rushed forward daily by our experienced workers. We have no agents on this unit, except on tract, so mail your check direct to owners. Any lots we may choose for you can be exchanged at a later date without extra charge. YOUR MONEY RETURNED IN FULL at any time within the next 30 days if not entirely satisfied. We expect this issue to be over-subscribed, so hurry. If your money does not arrive in time it will be returned. The free lumber will be delivered to your lots when you have paid off half of your contract. No lots less than 25x100 ft.

STRAWBERRY LODGE CO., 1230 American Ave., Long Beach.

Phone 613-267.

Display Ad 102 -- No Title Los Angeles Times (1923-1995); Jun 22, 1924; ProQuest Historical Newspapers: Los Angeles Times pg. D2

> FOR OVER 18 YEARS "NOTHING BUT BUSINESS PROPERTIES"

LET'S DISCUSS

Results Count! The Ability

TO PROFITABLY ESTABLISH

Your Business Home

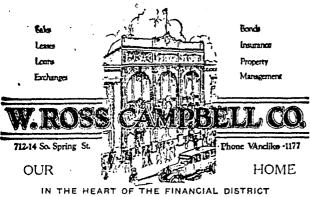
IN LOS ANGELES

by suggesting an adaptable location

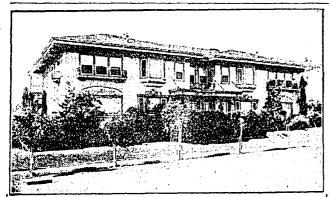
IS THE ACCOMPLISHMENT

OF THIS

INSTITUTION OF SPECIALISTS WE HAVE THE "FACTS"



BUSINESS



N. E. Corner 4th St. and Catalina Income \$4800 a Year-All Rented.

builders, cannot reproduce this property under the

.....\$21,000.00 17,000.00

\$38,000.00

We highly recommend this both from standpoint of construction, as well as investment.

Price for immediate sale, \$33,000

LEY BROS.

311 S. Vermont.

DUnkirk 1608.

Sketched from Life in MAN

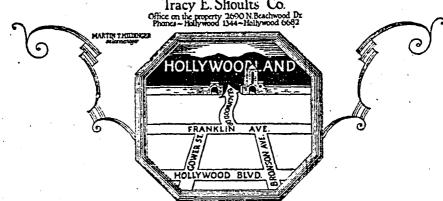


Hillside homes of enduring charm-combined with the delightful environment of scenic beauty and outdoor sports-all within twenty-five minutes of downtown Los Angeles-unite to make Hollywoodland the IDEAL Residential Community.

• Drive in today and allow a courteous representative to explain the Home-Building possibilities of the Hollywoodland Hills.

S.H.WOO

Tracy E. Shoults Co.



Wilshire Corner Bungalow

Located near 3rd St. 7 large rooms, 3 bedrooms, hand decorated walls, mahogany finish, tile baths. Price \$16,000. Terms. Call Mr. Cardwell.

Corner Wilshire Flat

Near Ambassador. Income \$400 per mo. No vacancies. Will consider vacant or bungalow to \$15,000 for part. Shows better than 15% net on investment. Call Mr. Pitzer.

Income \$1000 Month

1415 So. St. Andrews. 8 duplex flats. Priced right for sale or exchange. Please do not disturb tenants. Call Mr. Pitzer or Mr. Cardwell.

Mr. L. A. Pitzer is now associated with us, where he will be glad to meet his business acquaintances.

LEY BROS.

311 So. Vermont

DUnkirk 1608

FOR OVER 18 YEARS "NOTHING BUT BUSINESS PROPERTIES"

DISCUSS LET

RIGHT ON SPRING STREET

Between 6th and 7th

THE VERY PULSE
OF THE FINANCIAL DISTRICT

You'll Find 8500 Square Feet Of Fine Space On One Floor

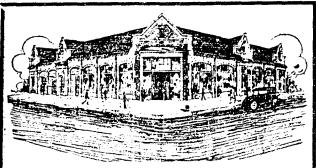
Priced at Less Than \$1.00 per Square Foot per year
In a District of \$3 Space

ONLY IMMEDIATE ACTION
Will Get This Bargain—
See Our Representative Now!

WE HAVE THE "FACTS"



ANY BUSINESS BANKER



Ley Bros. Are Building These Beautiful Brick Stores At 6th and La Brea

And 1st and Union

Why not improve that business vacant with an attractive store? Can easily be financed.

We have other attractive designs to show you.

Make that vacant property pay an income.

An experienced designer at your service.

LEY

311 S. Vermont

DUnkirk 1608

the future in OODLAN

Re-forestation plans are being completed and scientifically demonstrated which will add a thousand fold to the Beauty of the Hills of Hollywoodland. Read Drive in Today and a courteous representative of Hollywoodland will explain 🐎 our re-forestation idea.



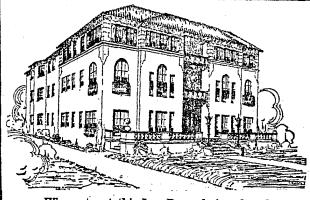
The bridle trails of Hollywoodland—Horses available at the Hollywoodland Riding Club

Many owners having building experience believe they can "save the contractor's profit." The frank statement above, from such an owner, is proof positive that a SPECIALIST can save the owner money and deliver a better building.

We can finance your building. References to banks and clients gladly given.

Since 1912

Designing-Financing-Building 531 BLACK Bldg----TRinity 1521



Why not put this Ley Bros. designed and built revenue producer to work for you on that vacant lot?

Let us show you that with our special building plan you cannot afford to allow your property to remain idle.

An experienced designer at your service.

LEY BROS.

311 S. Vermont.

DUnkirk 1608.



We Build Your Home under a New Saving Plan

You rest secure under our plan of economic supervision of your homebuilding.

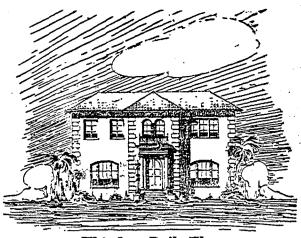
We plan your home according to your ideas, execute the work from start to finish, and guarantee cost.

Our method conserves your building fund and makes it purchase greater dollar for dollar value in sound materials and honest construction.

Many home-makers served by us are deep in praise of the benefits derived from our unique plan.

Write or telephone for Appointment.





This Ley Built Flat

will show you better than 20% net. Let us submit figures and designs to you. We have an extra fine lot for \$7000, nich we highly recommend for this type building.

Associated Designer At Your Service

LEY BROS.

311 S. Vermont

DUnkirk 1608

Apartments, duplex houses, bungalow courts everything new and of unusual design. For **NCOME** PROPERTY THAT PAYS



SPECIAL Brand-new 10-room double house as low as \$3500 down!

sk about our oth

J.M. Realtor

Designer-Builder

241 N. Western

HEmpstead 2117

I WILL LOAN ALL MONEY

FINANCE AND BUILD BUNGALOW OR BUNG HOME, DOU E AND BUILD A HOM OW OR BUNGALOW ON YOUR CLEAR LOT **DOUBLE**

Even though your lot is not clear, I will consider the financing of a home for you.

I have made loans and contracted with a great many people in the past four years for both homes and income property, a list of whom I will be glad to furnish.

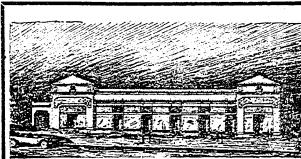
Many of these people now own their homes free and clear in place of a vacant

Commencing Monday, October 27th, I will keep my office open every night until 9 o'clock, in order to accommodate those unable to come in during the day.

W. H. HYATT

19 Merritt Bidg. 307 West Eighth Street

TUcker 5707 At Eighth and Broadway



MAKE RESERVATIONS NOW

Excellent location for Exclusive Shops

Millinery Draperies Caterers

Lingeri-

Oriental Rugs

Antiques Art Goods

Authority Species Art Goods

Jeweler & Optician

Ladies' and Children's Ready-to-wear.

SPANISH TYPE BUILDING

Vermont between Wilshire and 7th Street

Being built by LEY BROTHERS

ADVICE AND INFORMATION GIVEN CHEERFULLY.

311 S. Vermont.

DUnkirk 1608

URPERMANE HOME-SIT



CONSIDER these ADVANTAGES

ACCESSIBILITYvards lead to Eagle Ter-

CHURCHES—near by.

CLIMATE—healthy. No fogs. Doctors recommend this

DISTANCE—from Downtown Los Angeles—9 miles.

ELECTRIC LIGHTS No poles on property.

FIRE PROTECTION-Yes.

GRADES—not over 10 per cent on roads leading to each homesite.

LIBRARIES-near by.

MAIL DELIVERY-Yes.

PAVEMENTS-lead to every

POLICE PROTECTION-Yes.

RESTRICTIONS — Yes. Every building erected under plans approved by our architects.

SAFETY OF INVESTMENT

-Assured. Eagle Terrace is surrounded by substantial, permanent homes.

SCENIC ATTRACTIONS —
Eagle Terrace overlooks
valley. Ocean can be seen
in distance.

SCHOOLS-Yes.

WATER-Yes.

SEWERS—Yes. First improvement of this nature in district.

SIDEWALKS-Yes.

STREET LIGHTS — Ornamental.

TERMSor liberal discount

TRANSPORTATION-Street cars and busses.

DU BAIL

Make Your Selection Sunday In the First Unit!

UILDING a permanent home in scenic Eagle Terrace might well be considered the crowning achievement of any man's life . And yet, Eagle Terrace 15 priced surprisingly low-within the reach of every man with vision.

Luxury, culture and refinement . . . These words best describe the possibilities of these homesites, nestling on the hillside at Eagle Rock.

BEAUTIFUL SURROUNDINGS

It is not necessary to stretch the It is not necessary to stretch the imagination to find out what Eagle Terrace will be like in a short time . . . Its future is assured . . . Even now it is surrounded by beautiful, well-kept homes, easy accessible on broad, clean streets, with an abundance of trees, flowers and shrubbery in evidence. in evidence.

these surroundings make your permanent home-site a desirable invest-

Every home-site in Eagle Terrace leading right to the door grade in no case exceeds 10 per cent.

IMPROVEMENTS UNDER WAY

All improvements are now being installed . . . No unsightly poles mar the landscape . . . Underground conduits for lighting; grading, water, gas, concrete paving, cement curbing. ornamental lighting, sewers—this will give some idea of the extent of these improvements . . . Eagle Terrace's sewer improvement is the first undertaken in the district.

Drive out TODAY!—or, if you prefer, arrangements to see Eagle Terrace may be made with our downtown office.

How to Reach Eagle Terrace

Eagle Terrace can easily be reached from Los Angeles, Hol-rwood, Glendalo or Pasadena. It lies on beautiful Hill Drive, wo blocks from Colorado Boulevard at Loleta avenue, Eagle Rock.

Du Bain Realty Corporation

618 West Eighth Street

TRinity 9694 LOS ANGELES

Carlsbad By The Sea

THE HOME OF THE AVOCADO

Buy your Real Estate in a live, growing community, where buyers are settling daily, and where dull times or slump in business is unknown.

CARLSBAD IS THE PLACE

We offer for your careful consideration:

No. 3-50. A beautiful wooded Estate near Highway and Ocean, superb view of Breakers. Has several Buildings and Barns. 5.53 acres of fine warm Land, with Water Stock. Special \$5530. Pay only \$553 cash and \$553 yearly.

This is one of the very best Buys we have ever offered and like all our SPECIALS will be snapped up.

For the above and 100 other fine Buys, drive direct to Carlsbad and see our MR. W. T. HART, or call on or write

South Coast Land Company

E. M. CLAUSSEN, Sales Manager
912 Garland Bldg. 740 So. Broadway
Phone TRinity 3161. Los Angeles, Calif.

.

A Real Business Corner on Beverly Boulevard

Corners of size with sufficient depth and immediate surroundings of concentrated housing are scarce along this premier through traffic artery.

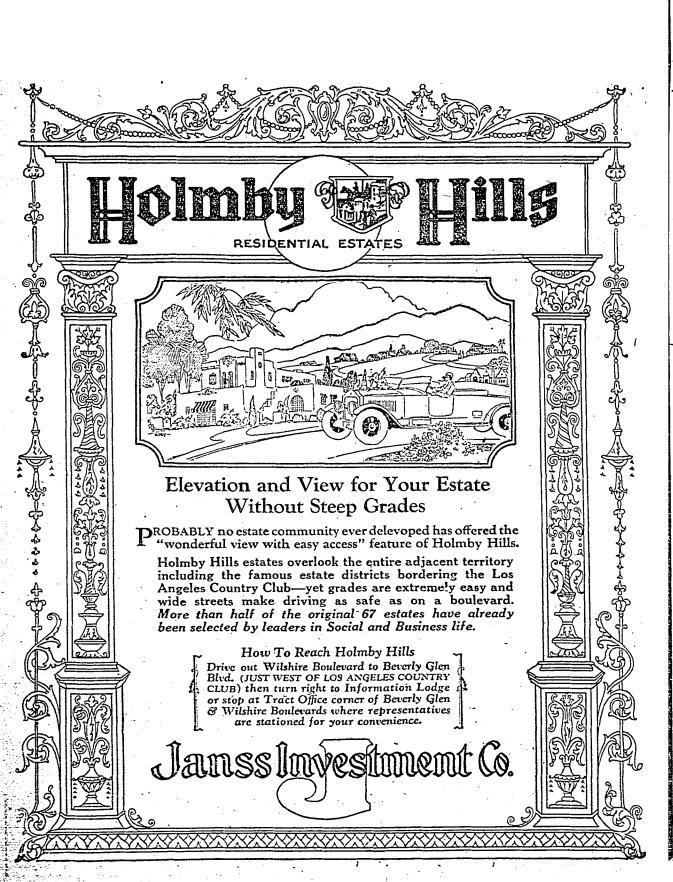
This property, in center of Flat and Apartment district between Vermont and Western, has car and bus line, is solid ground and can be immediately improved to show a satisfactory return. The near future promises a substantial advance over present price levels along this thoroughfare and well located corners will soon become invaluable.

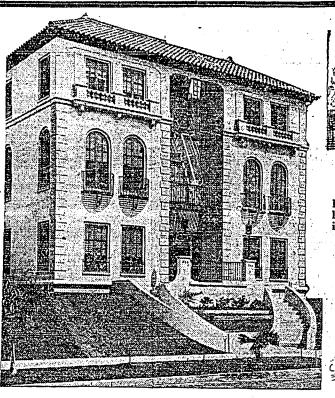
Owner has other plans that necessitate quick disposal of this at a considerable sacrifice. A substantial cash payment required. This will bear careful consideration.

ADDRESS 677 LORRAINE BLVD.

Magnitude IS an Attraction—

that's why people read Times Want Ads





Just completed at 846 So. Catalina for Jacob Kalb, this three-story five-room flat building.

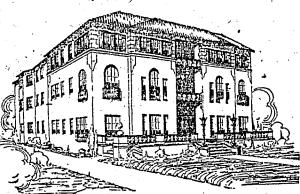


This 8-unit three-room resident flat building just completed for Mrs. A. H. Becker at 234 S. Kenmore.

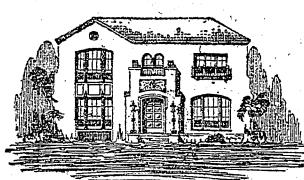


This Store Building Just Completed for Eastman Bros., 682 to 690 So. Vermont

If interested in a high class location, drive out and look this building over. We can explain to you what is going to happen in the immediate vicinity.



In course of construction for Wm. H. Phelps at 545 So. St. Andrews, this three-story flat building with six rooms and two baths.



Four family flat building at 734 So. Detroit St. All rented, showing \$300.00 per month income.

Ley Bros., Owners.

At this time, we do not advise building any more apartment houses to rent furnished. Do you know why?

We have made an exhaustive investigation and are in position to advise the kind of buildings that are in demand right now.

Vacant property is a liability.

311 So. Vermont Ave.

But the WRONG kind of building is a "WHITE ELEPHANT." Therefore our investigation will assure you of the RIGHT kind of building and also will assure you from 12 to 16% NET on your money.

Our Architectural service will gladly submit sketches and cost sheet showing EXACTLY, the cost of your building. NO GUESSING.

LEY BROS.

DUnkirk 1608



City of Los Angeles Department of City Planning

10/19/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

538 S ST ANDREWS PL 540 S ST ANDREWS PL

ZIP CODES

90020

RECENT ACTIVITY ENV-2023-7021-CE

CHC-2023-7020-HCM

CASE NUMBERS

CPC-2018-6005-CA CPC-2013-3169

CPC-2002-1128-CA

CPC-1986-834-GPC

CPC-1984-834-GPC

ORD-175038

ORD-165302-SA10C

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 795 Lot/Parcel Area (Calculated) 9,007.0 (sq ft)

PAGE 633 - GRID H2 Thomas Brothers Grid

Assessor Parcel No. (APN) 5503017016

Tract WESTMINSTER PLACE

Map Reference M B 9-61 Block BLK B 17 Lot Arb (Lot Cut Reference) None

Jurisdictional Information

Map Sheet

Community Plan Area Wilshire Area Planning Commission Central

Neighborhood Council Greater Wilshire

Council District CD 13 - Hugo Soto-Martinez

Census Tract # 2117.04

LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None Zoning R4-2

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

135B193

ZI-2488 Redevelopment Project Area: Wilshire Center/Koreatown

ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles

General Plan Land Use High Medium Residential

Yes General Plan Note(s) Hillside Area (Zoning Code) Nο

ADAPTIVE REUSE INCENTIVE AREAS Specific Plan Area

Subarea None Special Land Use / Zoning None Historic Preservation Review No Historic Preservation Overlay Zone None Other Historic Designations None Other Historic Survey Information None Mills Act Contract None CDO: Community Design Overlay None CPIO: Community Plan Imp. Overlay None Subarea None CUGU: Clean Up-Green Up None HCR: Hillside Construction Regulation No NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible

RFA: Residential Floor Area District

Area

None This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

None

RIO: River Implementation Overlay

SN: Sign District

No

AB 2334: Very Low VMT

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) 5503017016

Ownership (Assessor)

Owner1 HARIK, JAY

Address 1524 IDLEWOOD RD GLENDALE CA 91202

Ownership (Bureau of Engineering, Land

Records)

Owner HARIK, JAY
Address 2306 TEVIOT ST

LOS ANGELES CA 90039

APN Area (Co. Public Works)* 0.207 (ac)

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

\$0

Combination) - 4 Stories or Less

Assessed Land Val. \$421,603
Assessed Improvement Val. \$406,248
Last Owner Change 12/21/2006

 Tax Rate Area
 6657

 Deed Ref No. (City Clerk)
 7-189

 507167

Building 1

Last Sale Amount

Year Built1924Building ClassD7Number of Units6Number of Bedrooms18Number of Bathrooms12

Building Square Footage 10,152.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Rent Stabilization Ordinance (RSO) Yes [APN: 5503017016]

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)

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.34160768

Nearest Fault (Name)Puente Hills Blind ThrustRegionLos Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 0.70000000
Slip Geometry Reverse

Slip Type Moderately / Poorly Constrained

 Down Dip Width (km)
 19.0000000

 Rupture Top
 5.0000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 25.0000000

 Maximum Magnitude
 7.10000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction No
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District WILSHIRE CENTER

Hubzone Redesignated until Dec 2021

Jobs and Economic Development Incentive

Zone (JEDI)

Opportunity Zone No Promise Zone None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

None

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 5503017016]

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

Housing Element Sites

HE Replacement Required Yes

SB 166 Units 0.54 Units, Above Moderate

Housing Use within Prior 5 Years Yes

Public Safety

Police Information

Bureau West
Division / Station Olympic
Reporting District 2022

Fire Information

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

CASE SUMMARIES

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

Case Number: CPC-2018-6005-CA

Required Action(s): CA-CODE AMENDMENT

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

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

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

Case Number: CPC-2013-3169

Required Action(s): Data Not Available

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

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

DEPARTMENT OF CITY PLANNING

Case Number: CPC-2002-1128-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s):

Case Number: CPC-1986-834-GPC

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

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

Case Number: CPC-1984-834-GPC

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

Project Descriptions(s): Data Not Available

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

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

Case Number: ENV-2018-6006-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

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

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

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

Case Number: ENV-2013-3170-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

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

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

DEPARTMENT OF CITY PLANNING

Case Number: ENV-2002-1131-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

Case Number: ENV-2002-1130-ND

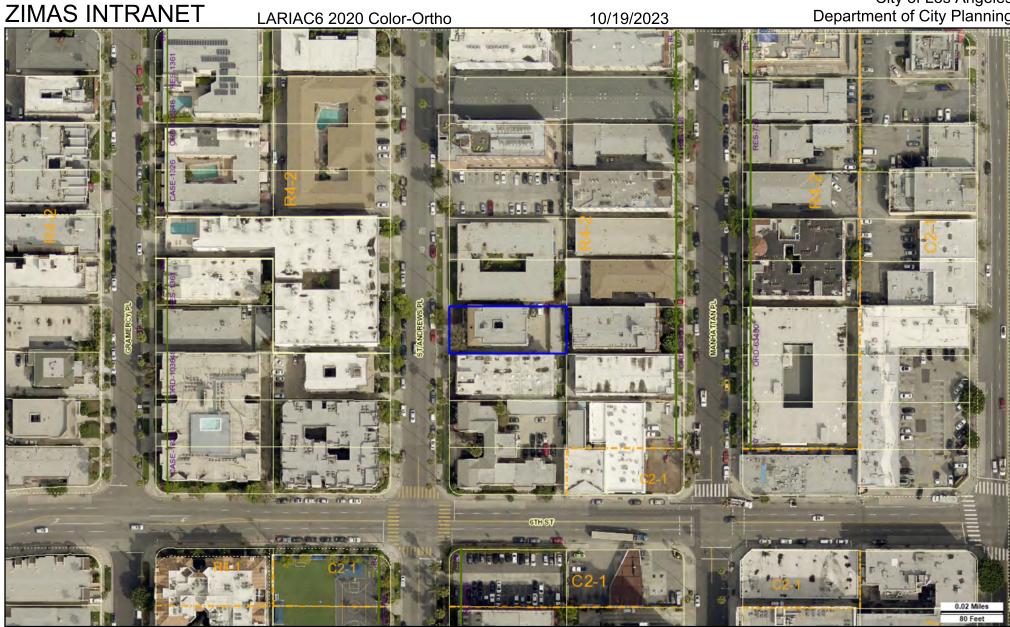
Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

DATA NOT AVAILABLE

ORD-175038

ORD-165302-SA10C



Address: 538 S ST ANDREWS PL

APN: 5503017016 PIN #: 135B193 795 Tract: WESTMINSTER PLACE

Block: BLK B

Lot: 17 Arb: None Zoning: R4-2

General Plan: High Medium Residential

