119 N. LARCHMONT BOULEVARD

117-119 1/2 N. Larchmont Boulevard CHC-2023-6222-HCM ENV-2023-6223-CE

Agenda packet includes:

- 1. Final Determination Staff Recommendation Report
- 2. Commission/ Staff Site Inspection Photos—October 12 and November 9, 2023
- 3. Categorical Exemption
- 4. Under Consideration Staff Recommendation Report
- 5. <u>Historic-Cultural Monument Application</u>

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning RECOMMENDATION REPORT

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

HEARING DATE: December 7, 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: December 19, 2023

Location: 117-119 1/2 N. Larchmont Boulevard

Council District: 13 – Soto-Martinez Community Plan Area: Wilshire

Land Use Designation: Neighborhood Office

Commercial

Zoning: [Q]C2-1D

Area Planning Commission: Central Neighborhood Council: Greater Wilshire Legal Description: Tract 3501, Block 2,

Lot FR 26

PROJECT: Historic-Cultural Monument Application for

119 N. LARCHMONT BOULEVARD

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Glen Shuman, Trustee

Fenady Family Trust

4165 E. Thousand Oaks Boulevard, Ste. 107

Westlake Village, CA 91362

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

APPLICANT: James Dastoli

P.O. Box 1843

Los Angeles, CA 90028

RECOMMENDATION That the Cultural Heritage Commission:

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

CHC-2023-6222-HCM 117-119 ½ N. Larchmont Boulevard Page 2 of 6

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 M. Giessinger, Senior Architect Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner Office of Historic Resources

Attachments: Commission/ Staff Site Inspection Photos-November 9, 2023

Historic-Cultural Monument Application

FINDINGS

 119 N. Larchmont Boulevard "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a rare intact example of early commercial development located along a former streetcar line in the Wilshire area.

CRITERIA

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

- 1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- 2. Is associated with the lives of historic personages important to national, state, city, or local history; or
- 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.

SUMMARY

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

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

Rectangular in plan, the subject property is of wood-frame and brick construction and has a flat roof with a minimal parapet. The primary, east-facing elevation is symmetrically composed and features on the first floor a fanlight transom window above a central, recessed entrance consisting of two wood doors with multi-lite glazing, two multi-lite storefront windows, and a deeply recessed single entrance with a transom window at the north end of the facade. On the second floor there are seven windows that includes two arched full-height, multi-lite wood casement windows; two

sets of paired wood double-hung windows with a multi-lite upper sash; two single double-hung windows; and a large fixed wood window with a multi-lite transom. Several of the windows have security bars installed on the lower portion, and all of the windows have brick spandrels above and brick sills below. There are three decorative vents along the top of the building, just below the parapet. The north- and south-facing elevations directly abut the neighboring buildings and are not visible. At the rear there is a parking lot.

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

The subject property has experienced a number of alterations over the years that include: the installation of a roof sign in 1955; a parapet correction in 1957; the installation of a metal roof sign in 1963; an interior and exterior remodel in 1980 that included the installation of a vault and the construction of interior partitions and an exterior stairway; the demolition of the garages at the rear in 1980; a tenant improvement project on the first floor in 1998; and the infill of an opening on the first floor, the painting of the exterior brick facade, and the replacement of the storefront windows, all at unknown dates. During the Commission site visit, other alterations were observed that include the recession of the primary entrance, the reconstruction of the bulkhead below the southernmost storefront window, and the removal of the vault as well as all of the interior partitions and finishes on the first floor and half of the second floor.

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

DISCUSSION

119 N. Larchmont Boulevard meets one of the Historic-Cultural Monument criteria: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as a rare intact example of early commercial development located along a former streetcar line in the Wilshire area.

The expansion of the streetcar network in Los Angeles led to a differentiation between neighborhood and Downtown commerce. The streetcar made access to the central city easier, and as a result, large-scale establishments in Downtown Los Angeles served the specialized needs of customers, while neighborhood stores, like those in Larchmont Village, provided everyday essentials within smaller, less impressive structures.

The SurveyLA citywide historic resources context statement provides eligibility standards for evaluating properties for significance under the theme of Streetcar Commercial Development, 1880-1934. These standards include that a property "was constructed/developed during the

period of significance"; is "located on or within two city blocks of a historic streetcar route"; "represents an important example of a one-story, mixed use, or intact grouping (historic district) of commercial properties oriented to streetcar or interurban service"; "demonstrates a lack of designed automobile accommodations"; and "contains design and site layout features that reflect trends in neighborhood commercial design and a pedestrian orientation as was typical of streetcar-dependent commercial development." The character-defining features of streetcar commercial development, as outlined in the SurveyLA citywide historic context statement, are as follow:

- Retains most of the essential character defining features from the period of significance
- May accommodate one or multiple tenants
- Typically one to four stories in height
- Set to the sidewalk limit
- May be located on a prominent corner
- Lack of dedicated parking as part of the original design
- One or multiple storefronts which open directly to the sidewalk
- Storefronts with large display windows; may have awnings or arcades
- Associated with activities typical of neighborhood economic and social life
- May also be significant under themes within the Architecture and Engineering context
- For Multi-story, Mixed-use Buildings:
 - Was historically used for both commercial and office/residential uses
 - o Ground floor with storefronts and display windows
 - Ground floor exterior entrance to upper floor units
 - Fenestration on upper floor may be residential in character and remains intact

As exemplified by the subject property, neighborhood shopping districts took on the look of small towns, including single story storefronts and two-story business blocks, with shops below and professional offices or apartments above. The pedestrian orientation of the subject property, its multiple storefronts with large display windows, and vernacular architectural design are all reflective of neighborhood commercial development built in response to the streetcar line that ran along Larchmont Boulevard. Today, the subject property stands as one of relatively few intact examples of streetcar-oriented commercial architecture that are extant in Larchmont Village and the greater Wilshire community.

Despite interior and exterior alterations over the years, the subject property retains a sufficient level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of 119 N. Larchmont Boulevard as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

Categorical Exemption ENV-2023-6223-CE was prepared on November 15, 2023.

BACKGROUND

On September 13, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On October 5, 2023, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. Commissioner Milofsky visited the subject property on October 12, 2023, and on November 9, 2023, a subcommittee of the Commission consisting of Commissioners Barron and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.





Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 1 of 21





Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 2 of 21





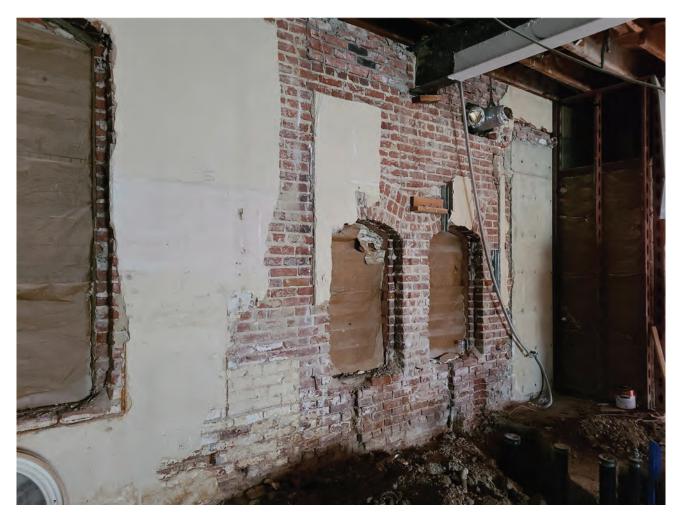
Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 3 of 21





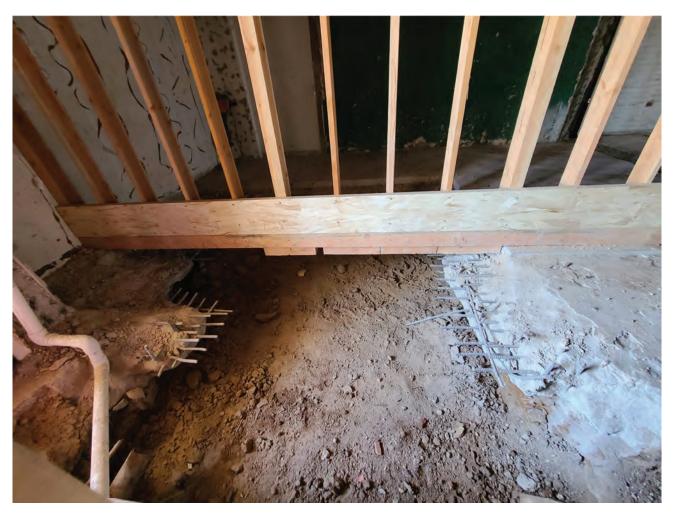


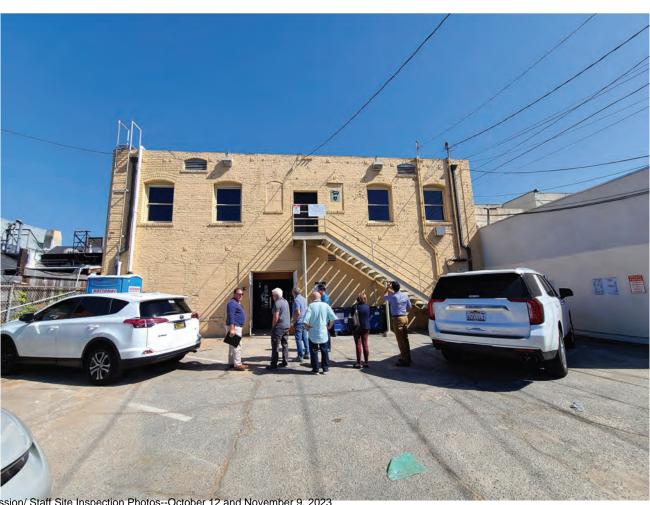






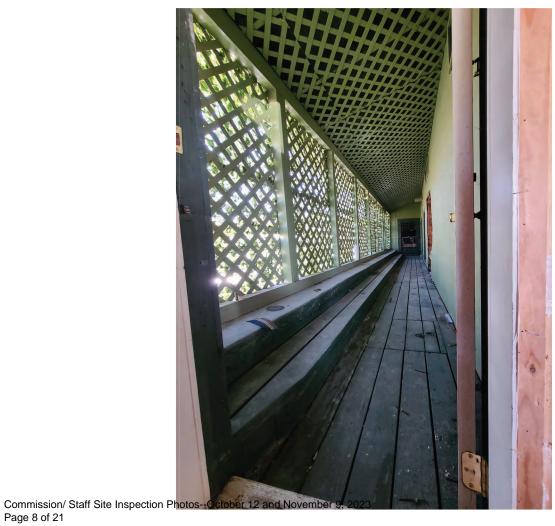
Commission/ Staff Site Inspection Photos--October 12 and November 9, 202 Page 6 of 21





Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 7 of 21



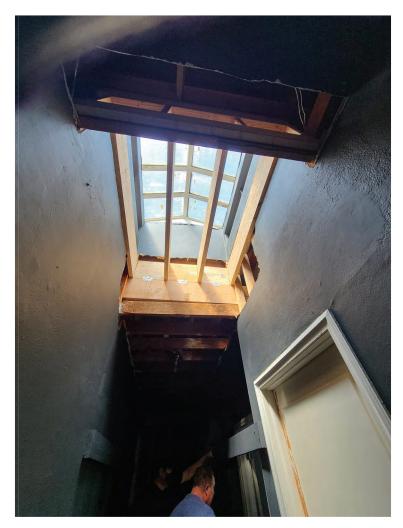






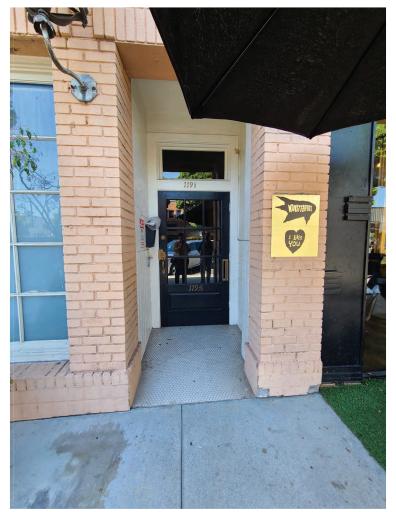


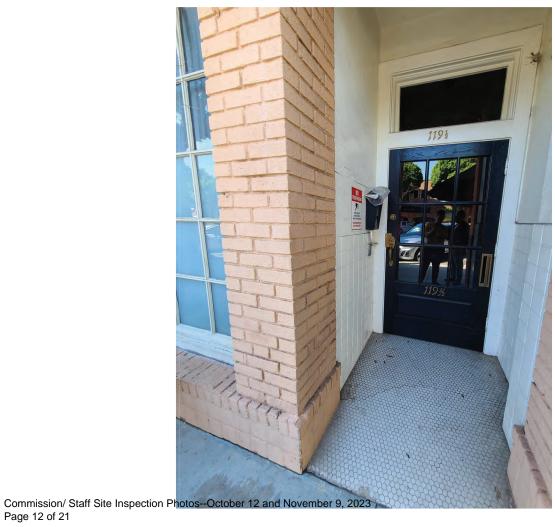


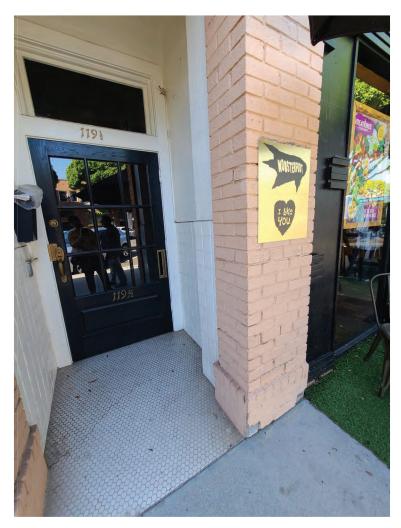




Commission/ Stair Site Inspection Photos--October 12 and November 9, 2023 Page 11 of 21

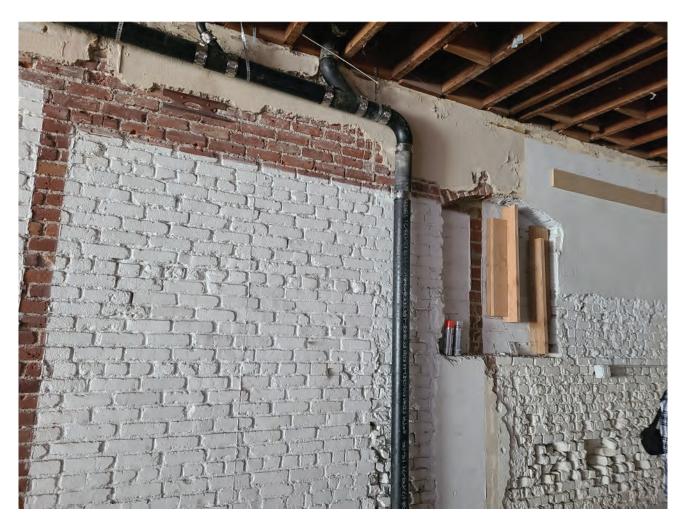






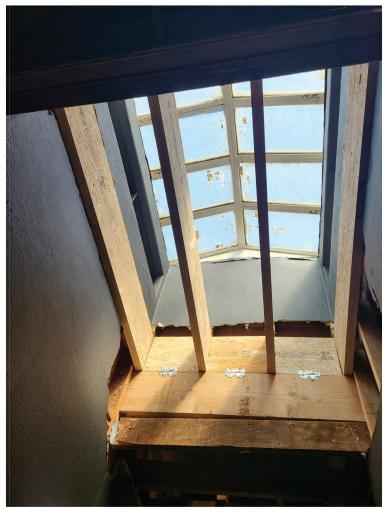


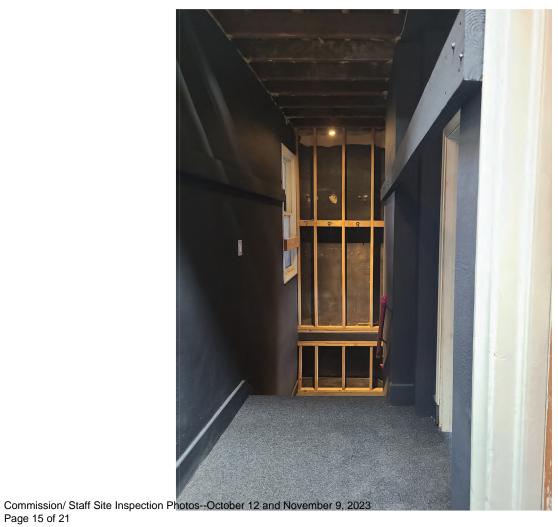
Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 13 of 21

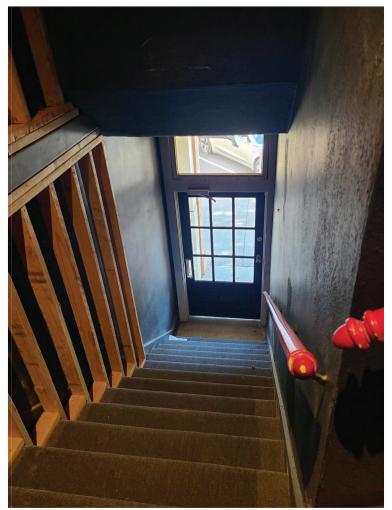




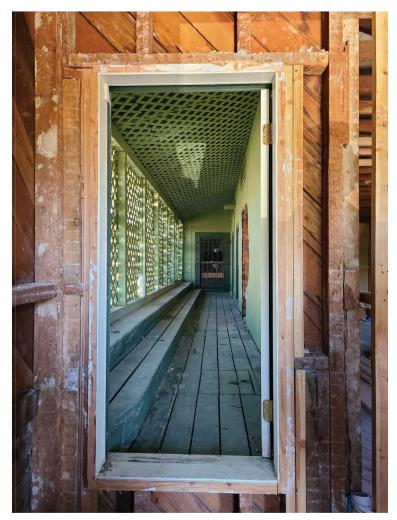
Commission/ Staff Site Inspection Photos--October 12 and November 9, 2023 Page 14 of 21





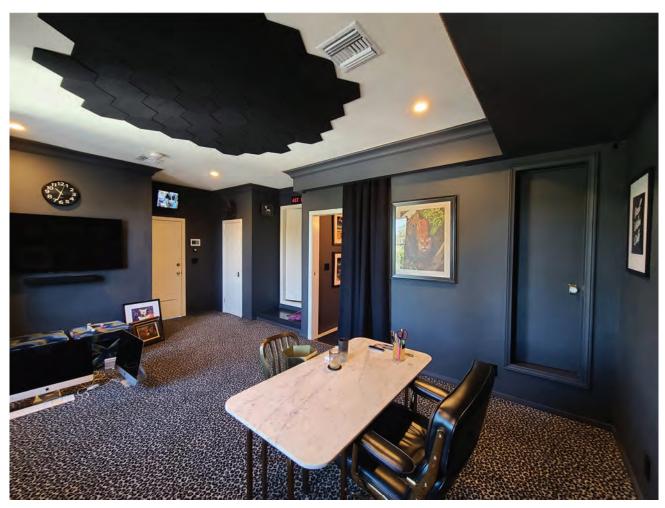


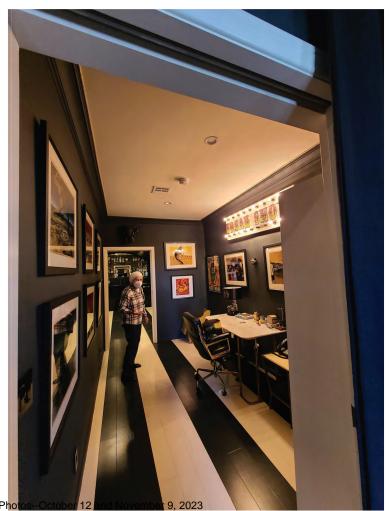


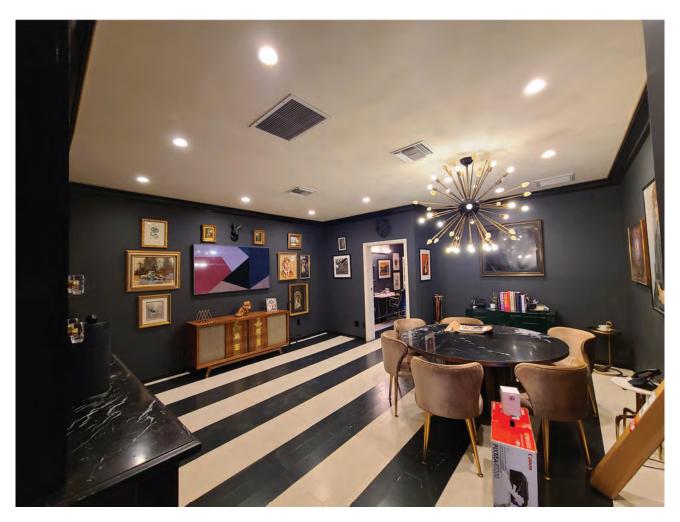




Commission/ Stair Site Inspection Photos--October 12 and November 9, 2023 Page 17 of 21



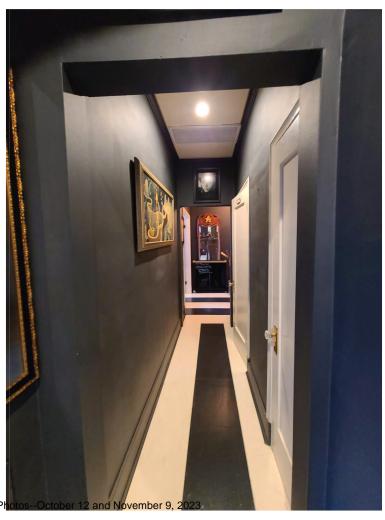




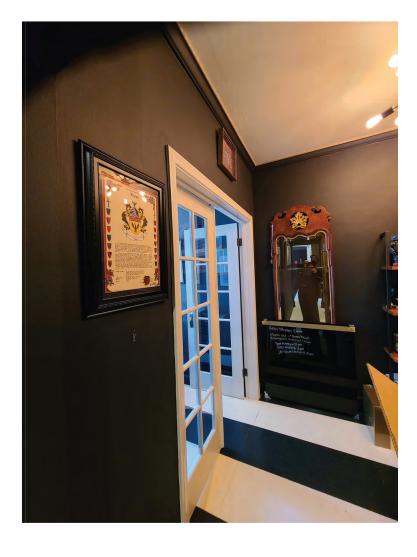


Commission/ Starr Site Inspection Photos--October 12 and November 9, 2023 Page 19 of 21





Commission/ Staff Site Inspection Pt Page 20 of 21



COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 395 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project.

		d above, results in the statute of limita	tions being extende	ed to 180 days.
CHC-20	23-6222-HCM	QUESTED ENTITLEMENTS		
	TY AGENCY Los Angeles (Depar	rtment of City Planning)		CASE NUMBER ENV-2023-6223-CE
PROJEC 119 N. L	T TITLE _archmont Boulevard			COUNCIL DISTRICT 13
	•	dress and Cross Streets and/or Attach Boulevard, Los Angeles, CA	• •	☐ Map attached.
	T DESCRIPTION:			☐ Additional page(s) attached.
	ation of 119 N. Larchmo F APPLICANT / OWNER:	ont Boulevard as an Historic-Cultur	al Monument.	
N/A				
	CT PERSON (If different from Jones	om Applicant/Owner above)	(AREA CODE) TI 213-847-3679	ELEPHONE NUMBER EXT.)
EXEMP	T STATUS: (Check all box	xes, and include all exemptions, that a	apply and provide re	elevant citations.)
		STATE CEQA STATUTE &	، GUIDELINES	
	STATUTORY EXEMPTIO	DN(S)		
	Public Resources Code S	Section(s)		
⊠	CATEGORICAL EXEMPT	TION(S) (State CEQA Guidelines Se	эс. 15301-15333 / С	Class 1-Class 33)
	CEQA Guideline Section((s) / Class(es) 8 and 31		
	OTHER BASIS FOR EXE	EMPTION (E.g., CEQA Guidelines Se	ction 15061(b)(3) oı	r (b)(4) or Section 15378(b))
Article 19 as author the regul rehabilita Standard assure the	rized by state or local ordir latory process involves pro ation, restoration, preserva ds for the Treatment of Hist	of the State's Guidelines applies to when ance, to assure the maintenance, respectively. The environ of 119 N. In ment by the enactment of project rev	toration, enhanceme ment." Class 31 appources in a manne Larchmont Boule	☐ Additional page(s) attached ats of "actions taken by regulatory agencies, ent, or protection of the environment where uplies "to maintenance, repair, stabilization, er consistent with the Secretary of Interior's evard as an Historic-Cultural Monument will sed on the Secretary of Interior's Standards
☐ The p IF FILED THE DE	project is identified in one on DBY APPLICANT, ATTAC PARTMENT HAS FOUND		ty of Los Angeles Cl BY THE CITY PLAI	on(s) apply to the Project. EQA Guidelines as cited in the justification. NNING DEPARTMENT STATING THAT
	TAFF USE ONLY:			
Melissa	AFF NAME AND SIGNATI Jones	URE SIGNED COPY IN FI		STAFF TITLE City Planner
	EMENTS APPROVED	terenza een minn		ony i namine.
FEE: N/A			REC'D. BY (DCP D N/A	SC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2023-6222-HCM

ENV-2023-6223-CE

HEARING DATE: October 5, 2023

TIME: 10:00 AM Location: 117-119 ½ N. Larchmont Boulevard

PLACE: City Hall, Room 1010 Council District: 13 – Soto-Martinez 200 North Spring Street Community Plan Area: Wilshire

Los Angeles, CA 90012 Land Use Designation: Neighborhood Office

and via Teleconference Commercial (see agenda for login Zoning: [Q]C2-1D

information)

Area Planning Commission: Central
Neighborhood Council: Greater Wilshire

EXPIRATION DATE: October 13, 2023 Legal Description: Tract 3501, Block 2, Lot FR 26

PROJECT: Historic-Cultural Monument Application for

119 N. LARCHMONT BOULEVARD

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Glen Shuman, Trustee

Fenady Family Trust

4165 E. Thousand Oaks Boulevard, Ste. 107

Westlake Village, CA 91362

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

APPLICANT: James Dastoli

P.O. Box 1843

Los Angeles, CA 90028

RECOMMENDATION That the Cultural Heritage Commission:

- 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.

CHC-2023-6222-HCM 117-119 ½ N. Larchmont Boulevard Page 2 of 4

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect Office of Historic Resources [SIGNED ORIGINAL IN FILE]

Shannon Ryan, 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

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

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

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

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

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

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

CRITERIA

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

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

FINDINGS

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

BACKGROUND

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

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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

HISTORIC-CULTURAL MONUMENT



NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.						
5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)						
Listed in the National Register of Historic Places						
Listed in the California Register of Historical Resources						
Formally determined eligible for the National and/or California Registers						
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature					
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):					
Other historical or cultural resource designations:						

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed mor	nument 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.
	Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable ork 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:

Name:		Company:			
Street Address:		City:		State:	
Zip:	Phone Number:		Email:		
Property Owner Is the owner in		support of the	nomination? Yes No	o Unknown	
Name:		Company:			
Street Address:		City:		State:	
Zip:	Phone Number:		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
- Written Statements A and B
- Bibliography
- 4. 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
- 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.

	JAMES	DASTOLI	8/14/2023		Jame Dat	
Vame	e:		Date:	Signature:	/	

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

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

Phone: 213-874-3679 Website: preservation.lacity.org 119 N. Larchmont Blvd.

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

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

Exterior

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

Alterations

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

B. Statement of Significance

Summary

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

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

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

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

Early History of the Wilshire Area

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

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

Early History of the Larchmont Area¹

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

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

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

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

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

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

Subdivision and Development of Larchmont Village

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

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

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

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

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

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

The Streetcar Era⁵

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

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

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

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

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

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

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

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

Streetcar Commercialization⁶

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

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

The building at119 N. Larchmont Blvd can be seen as an excellent example of streetcar commercialization because it is a two story mixed use building that sits along a a former Los Angeles Railway streetcar route within what SurveyLA has identified as the "Larchmont Boulevard Streetcar Commercial Planning District." This district was the commercial heart of the nearby residential communities. The building was constructed while the streetcar was at the height of its popularity, with pedestrian-oriented storefronts placed on the sidewalk within a dense fabric of attached retail buildings.

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

The R Line⁷

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

The 3 Line⁸

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

Streetcar Track on Larchmont Blvd9

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

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

^{7 &}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.

^{8 &}quot;'3' - West 6th Street and Larchmont Boulevard Line (1931-1947)" *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary r.htm.

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

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

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

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

119 N. Larchmont Blvd

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

H.B. Saunders

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

Period of Significance

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

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

Integrity

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

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

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

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

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

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

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

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

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PERMIT HISTORY

1955 – roof sign

1957 – parapet correction

1963 – metal roof sign

1964 – interior partitions walls only

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

1980 - demo existing garage

1980 – wall sign

1988 – full compliance with div. 88 class iii

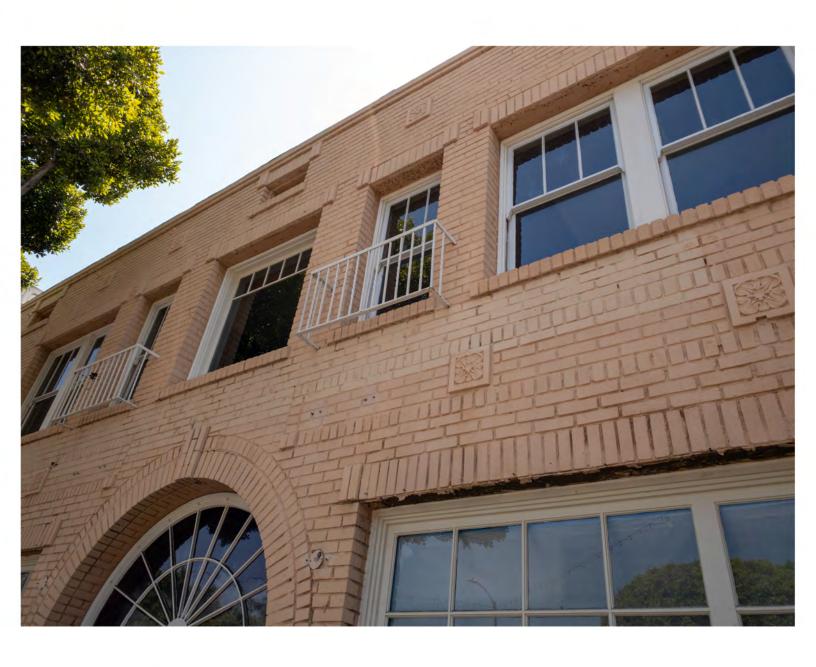
1998 – at the first floor, t.i. for 50'x60' existing office building. rti for del r. by syed ali

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

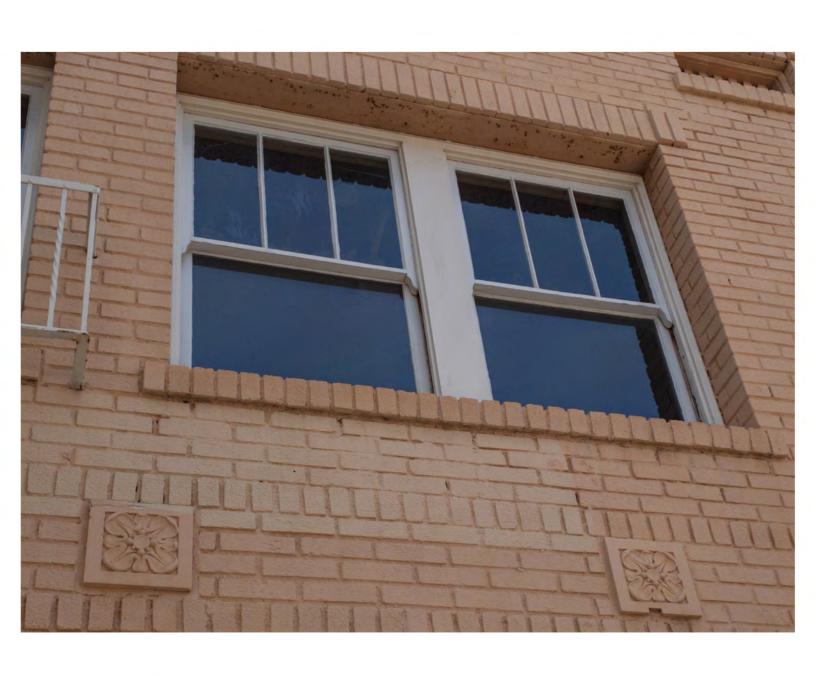
2001 – proposed 1'6"x25'10" s/f illuminated wall sign for coldwell banker



Current Photo 2023



Current Photo 2023



Current Photo 2023



Current Photo 2023



Current Photo 2023

HISTORIC HOLLYWOOD PHOTOGRAPHS

HOME ENTIRE ARCHIVE — ABOUT FAQ/CONTACT BLOG
ALL GALLERIES SEARCH CART LIGHTBOX CLIENT AREA

.

< LARCHMONT BLVD

IMAGE 25 OF 73 ← →



LB-025.TIF

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+ ADD TO LIGHTBOX

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1977 Looking north up Larchmont Blvd.

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SCMET

Image Size

5626x4459 / 71.8MB

Keywords

Larchmont Bivd, Hancock Park, Hollywood, Los Angeles, California, neighborhoods

HISTORIC HOLLYWOOD PHOTOGRAPHS

HOME ENTIRE ARCHIVE - ABOUT FAQ/CONTACT BLOG ALL GALLERIES SEARCH CART LIGHTBOX CLIENT AREA

< LARCHMONT BLVD IMAGE 36 OF 73 ← →



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+ ADD TO LIGHTBOX

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1977 Vanity Fair & other shops on Larchmont

Copyright

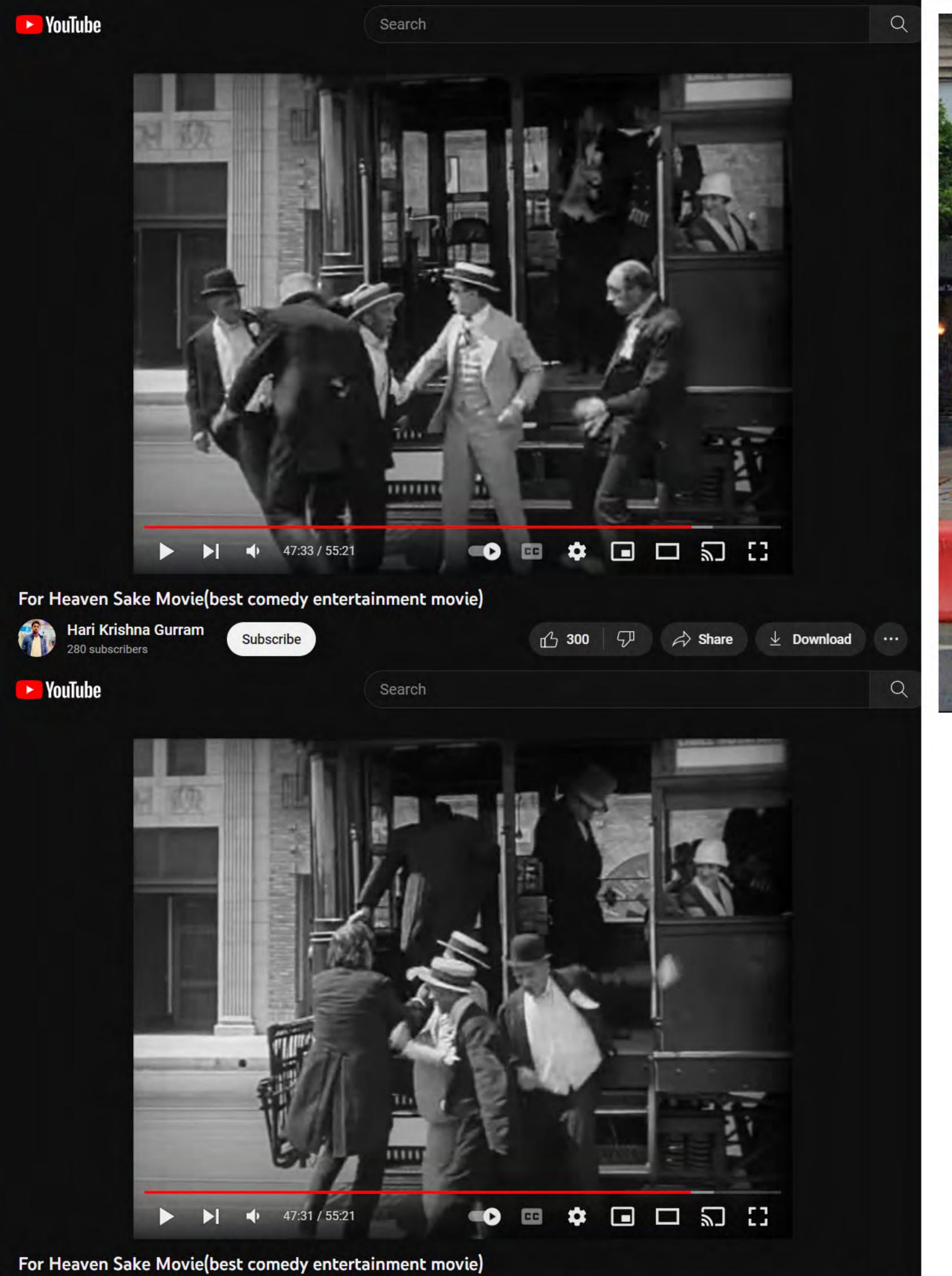
SCMFT

Image Size

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Keywords

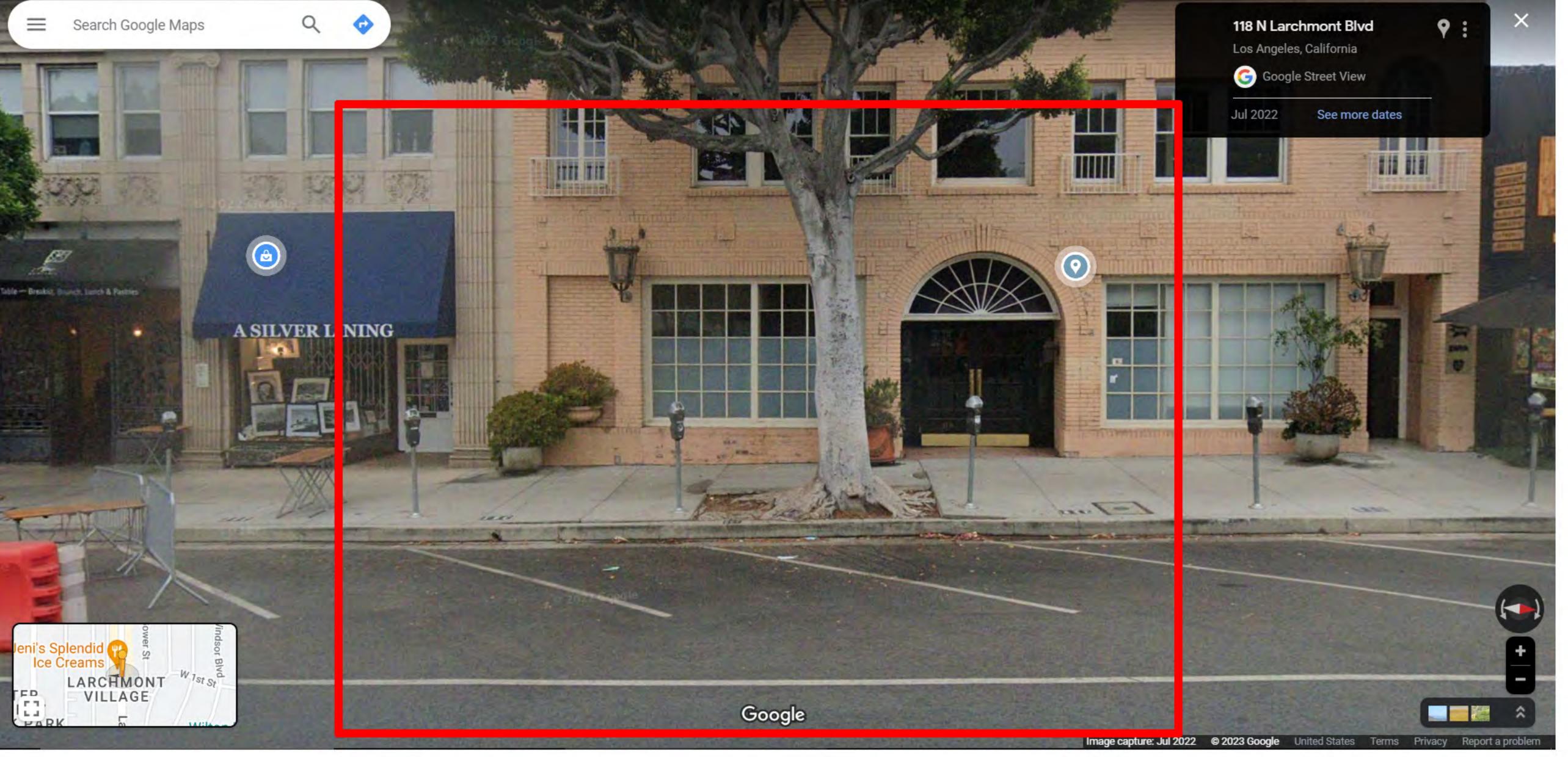
Larchmont Blvd, Hancock Park, Hollywood, Los Angeles, California, neighborhoods



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Wilshire

Individual Resources - 01/26/15





Primary Address: 119 N LARCHMONT BLVD

Other Address: 117 N LARCHMONT BLVD

119 1/2 N LARCHMONT BLVD

Name:

Year built: 1924

Architectural style: Commercial, Vernacular; Neoclassical

Context 1:

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

WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE Contributor

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

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

Description: 2-story, Renaissance Revival-style Stores & Residential Alterations: Windows filled in and replaced on first floor; brickwork painted.

HPOZ Criterion: a) Adds to the historic architectural qualities or historic associations for which a property is significant because it

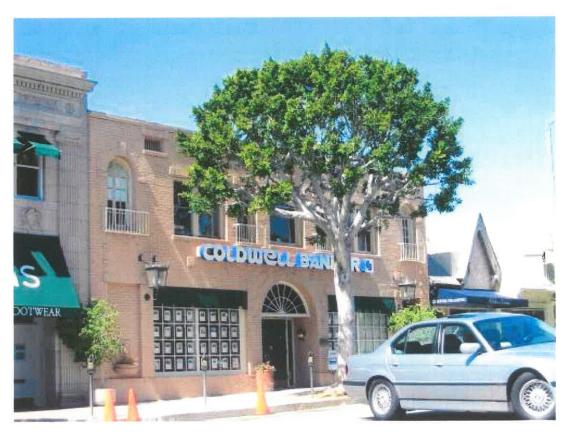
was present during the period of significance, and possesses historic integrity reflecting its character at that time.

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

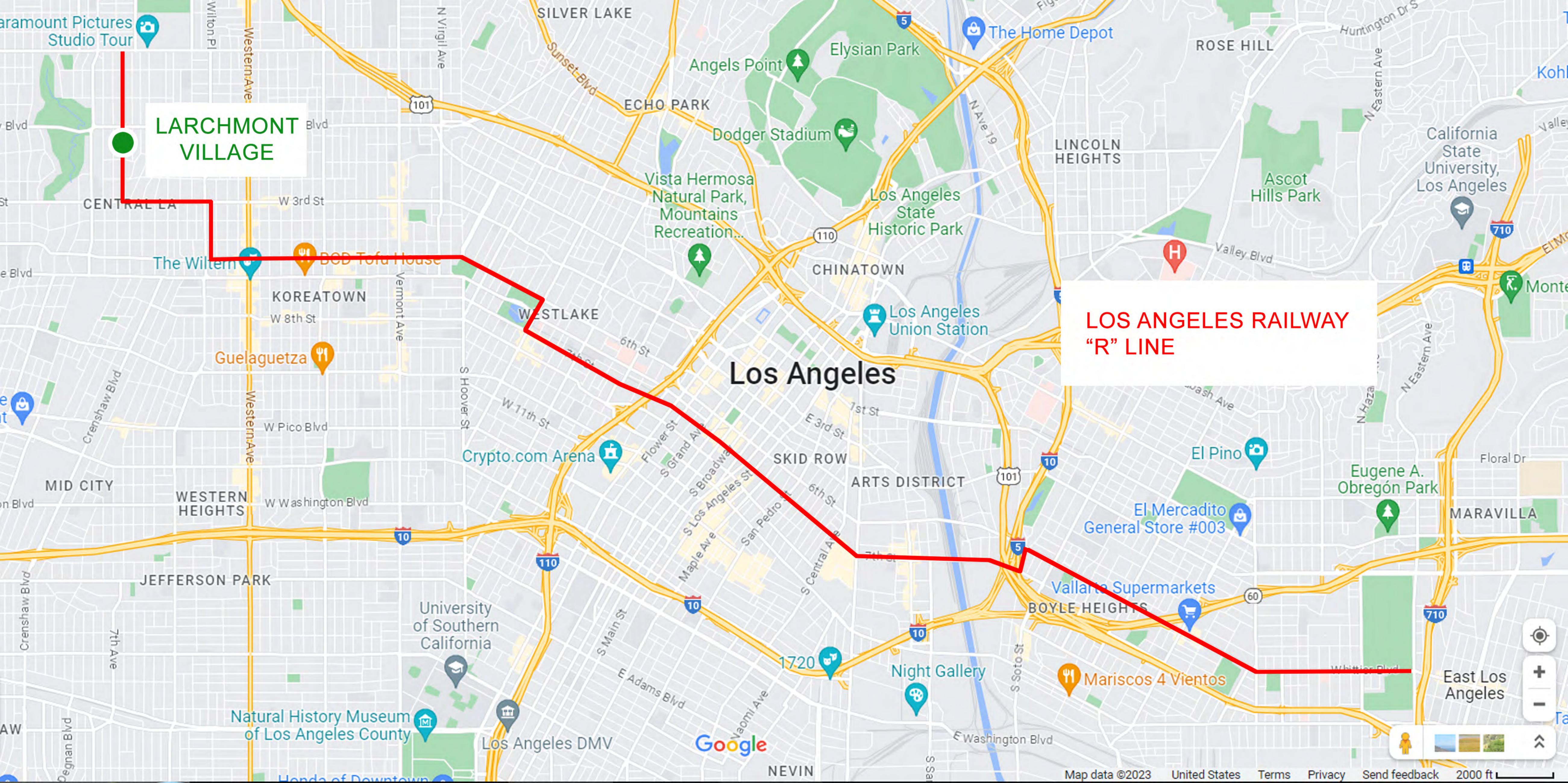
Built in 1923 by Clopine, W.E. Permit No. 34751, dated 08/01/1923. Originally owned by Stephens, Albert B. Designed by Saunders, H. B. Estimated Cost of Construction \$20,000. Building Info:

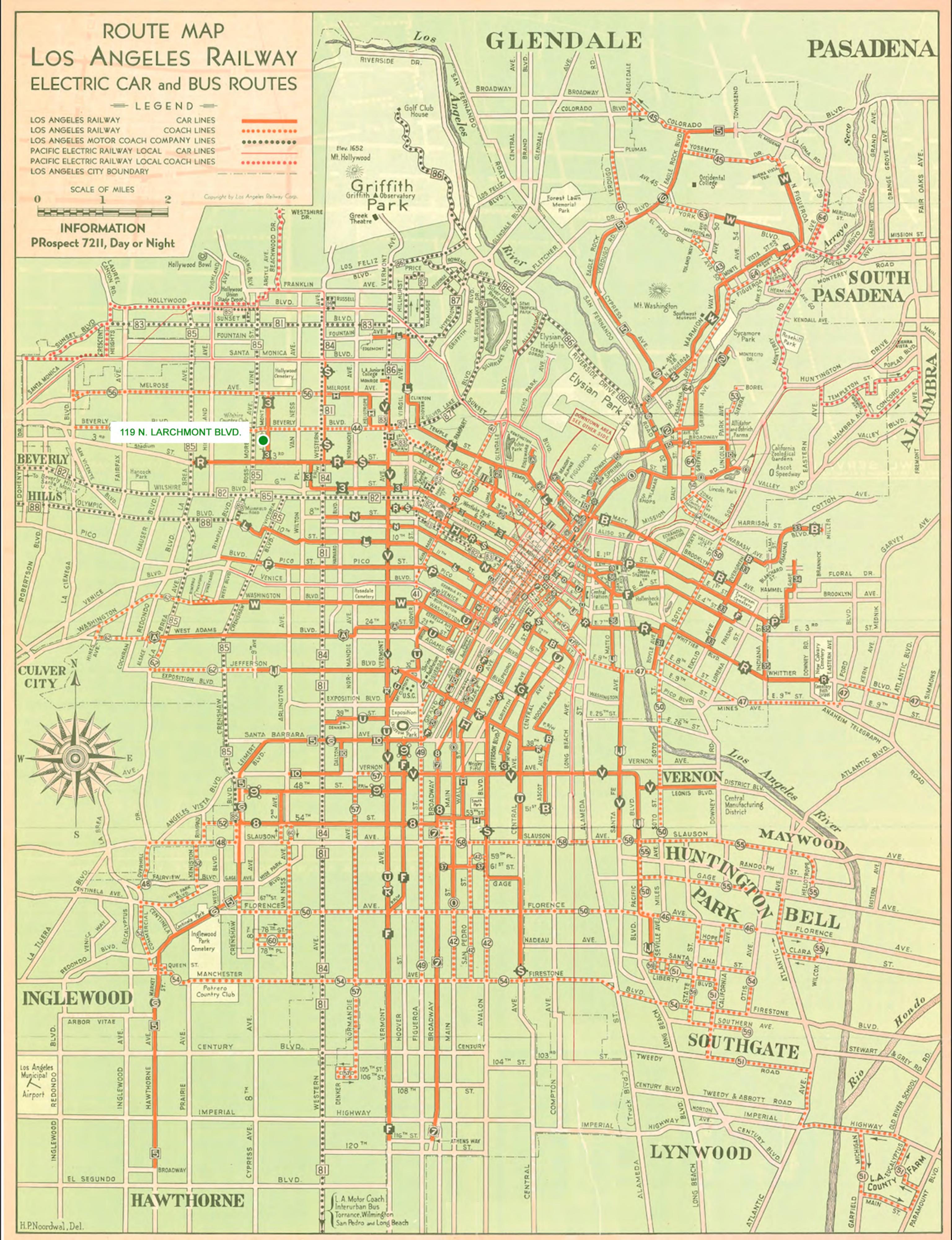
Landscape Features: ficus tree in parkway

> IMG_0032 Photo Date: 3/18/02 Photograph Filename:



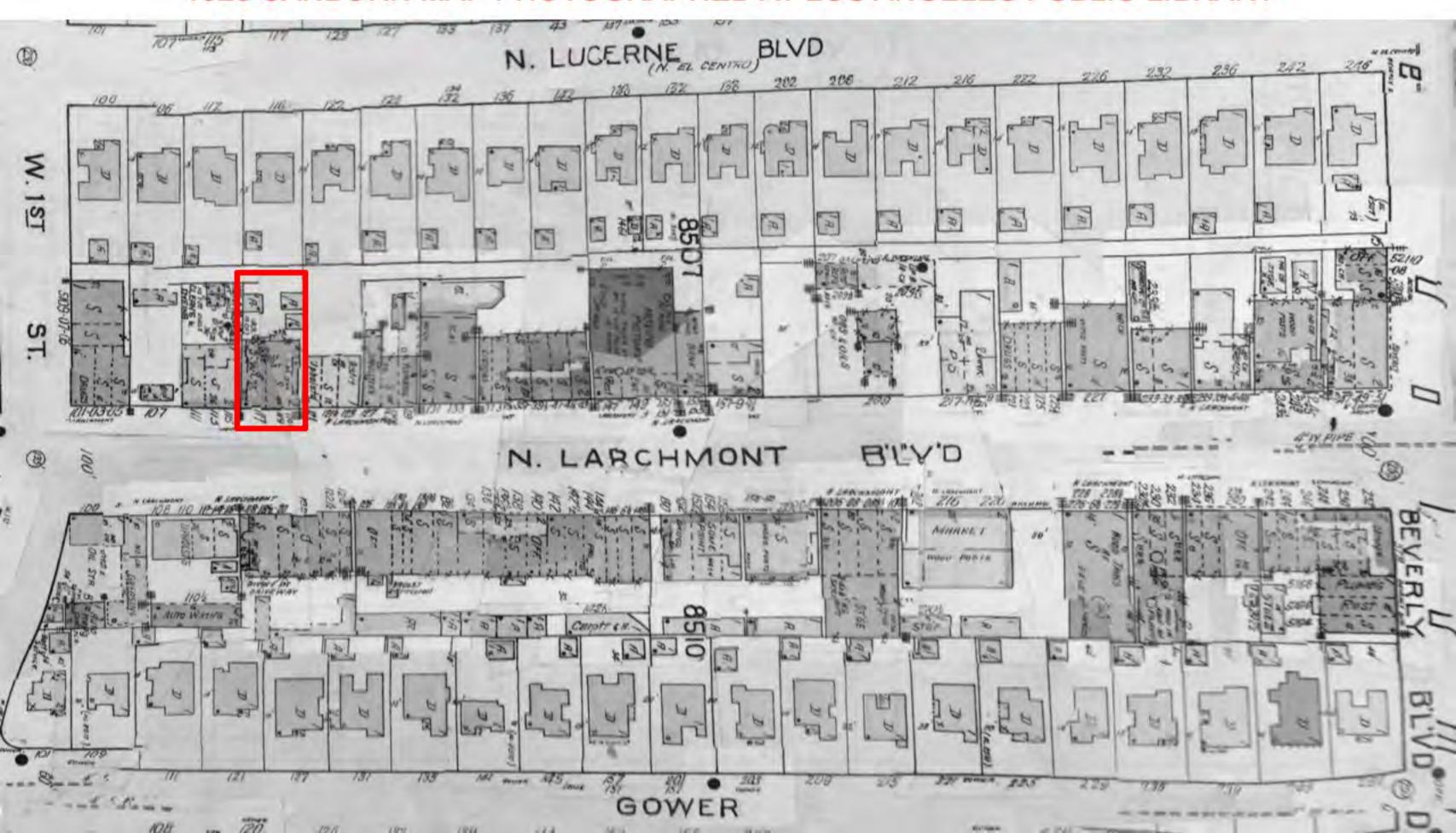
117-119 North Larchmont Boulevard



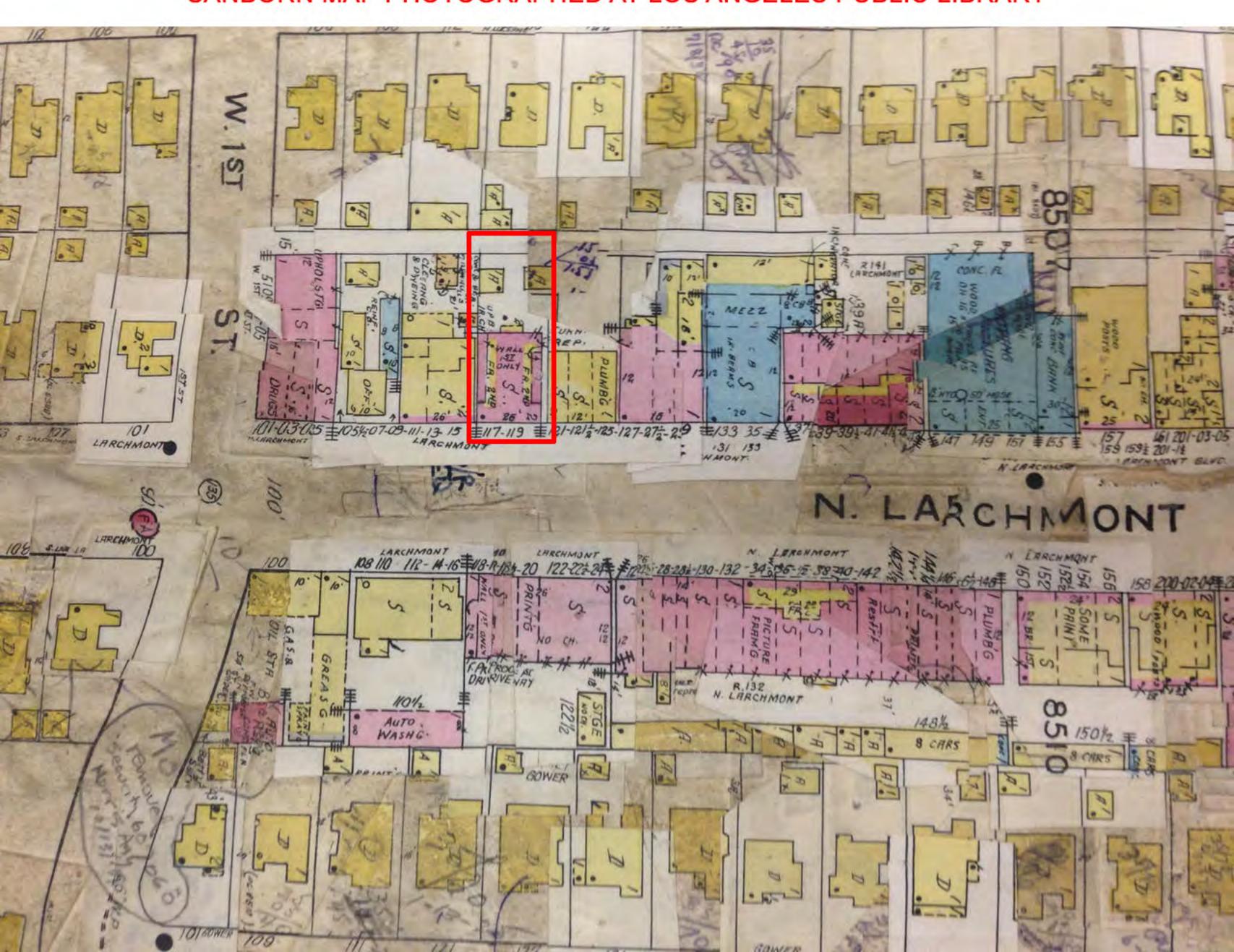


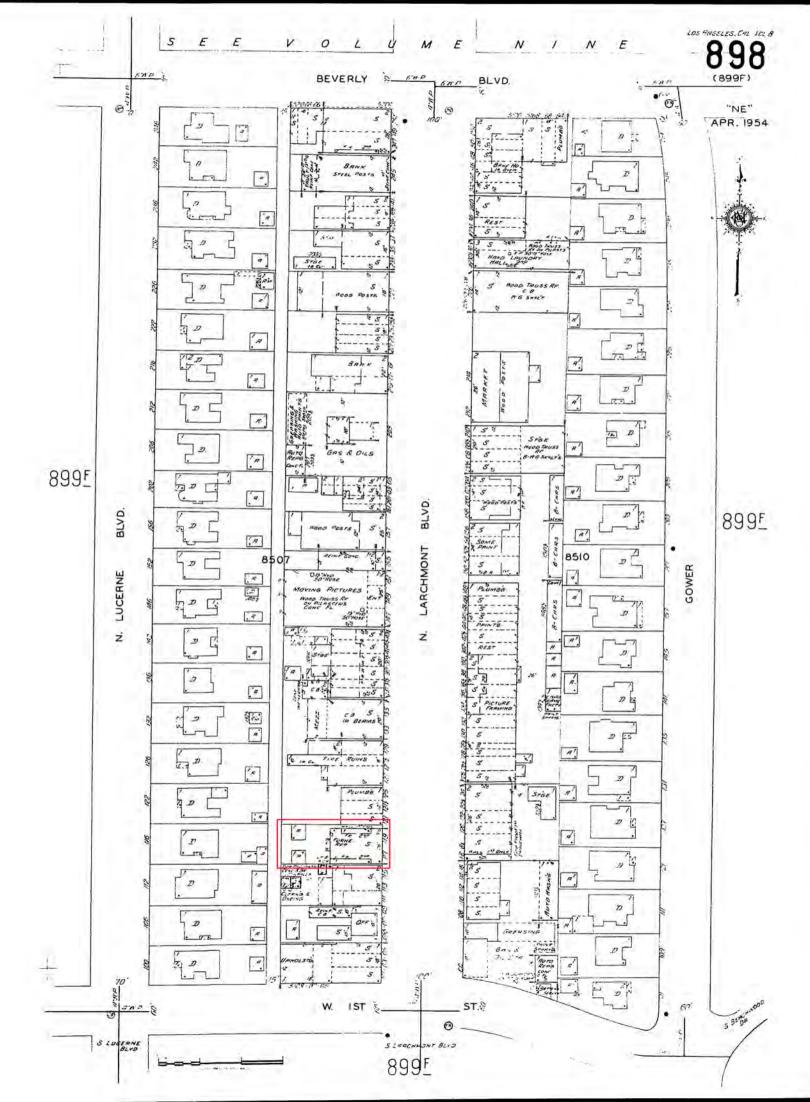


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TRACT Nº350 In the City of Los Angeles California. Being a subdivision of a portion of the Rancho La Brea as per map recorded in Book I of Patents, Pages 289 and 290, records of Los Angeles County. SURVEYED BY ENGINEERING SERVICE CO. TEMPLE 589°44'50" - STREET SCALE: 1'=200' DEC.1919 S.89 44 30 E, 149 The bearing of Larchmont Boulevard shown on map of Tract No. 3026 43 recorded in Map Book 31, page 17, was taken as basis of the bearings shown upon ... 3 42 39 .39 We hereby certify that we are the owners of or interested in the land included within the suboivision shown on the annexed map and that we are the only persons whose consent is necessary 38 to pass a clear title to said land, and we consent to the making of said map and subdivision 37 37° as shown within the colored border lines and hereby dedicate to the public use all the streets 36 shown on said map within said subdivision. 35 Fitte Insurance and Trust Company 34 --- By Tellhompson Assty - secy. 32 50 30 W 14 31 STATE OF CALIFORNIA 16 COUNTY OF LOS ANGELES S.S. On this 13 day of January _ _ in the year one thousand nine hundred and 20 before me _ F.H. Greene _ - a Notary Public in and for said County of Los Angeles 17 State of California, residing therein, duly commissioned and sworn, personally appeared ____ 18 O.F. Brant ____ known to me to be the Visc President and ____ 26 _ R. R. Thompson_ __ - known to me to be the Assistant Secretary of the __ 19 Title Insurance and Trust Company _ _ the corporation that executed the within instrument 25 20 and known to me to be the persons whose names are subscribed there to and acknowledged to me that such corporation executed the same. IN WITNESS whereof I have hereunto set my hand and affixed my official seul the day and 22 23 year in this certificate first above written FIRST STREET Notary Public in and for Los Angeles County State of California 25 25 24 COUNTY OF LOS ANGELE On this ... day of in the year one thousand 23 nine hundred and _____ before me ____ _ a Notary Public in and for Said County 5 22 of Los Angeles State of Colifornia, residing therein, duly commissioned and sworn, personally 6 - - - - known to me to be the _ - President, _known to me to be the _ _ . Secretary of the corporation that executed the within 8 19 instrument and known to me to be the persons whose names are subscribed thereto, and acknow 9 ledged to me that such corporation executed the same. 18 IN WITNESS whereof I have hereunto set my hand and offixed my official seal, the day and 10 year in this certificate first above written 16 16 15 15. Notary Public in and for Los Angeles County State of Coliforni 23 3 20 19 Title Insurance and Trust Company 498836 January 7th 16 15 15 Title Insurance and Trust Company 14 THIRD CENTER STREET Jun. 24, 20 My. Oliment. Found 3/4" (iron pipe 1, Thos. A. Jordan hereby certify that I am a Civil Engineer and that this map, consisting of I sheet, correctly represents a survey made under my supervision December 1919, and that all the monuments, shown hereon, actually exist and their positions are correctly shown. Tho. a. Jardson STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS. On this day of _____ in the year one thousand nine hundred and __ ! _ before me

County of Los Angeles, State of California, residing therein, duly comnissioned and sworn, personally appeared Thos. A. Jordan, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Notory Public in and for Los Angeles County State of California

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CODE 67 Los Angeles Times (1923-1995); Aug 28, 1984; ProQuest Historical Newspapers: Los Angeles Times

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On August 13, 1984, an application was filed with the Federal Communications Commission in Washington, D.C. to assign the license of Station KLAC, Los Angeles, California, from Metromedia, Inc. to Capital Cities Communications, Inc. Station KLAC operates on the frequency of 570 kHz.

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

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

A copy of the application and related materials are available for public inspection at the studios of KLAC, 5746 Sunset Boulevard, Los Angeles, California between the hours of 9 A.M. and 5 P.M. weekdays.

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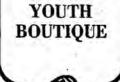
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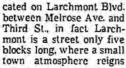
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Hancock Savings Moves

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

g. Hilo

Hancock Savings Moves

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

represented both parties.

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Name: Larchmont Boulevard Streetcar Commercial Planning District



Description:

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

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

Significance:

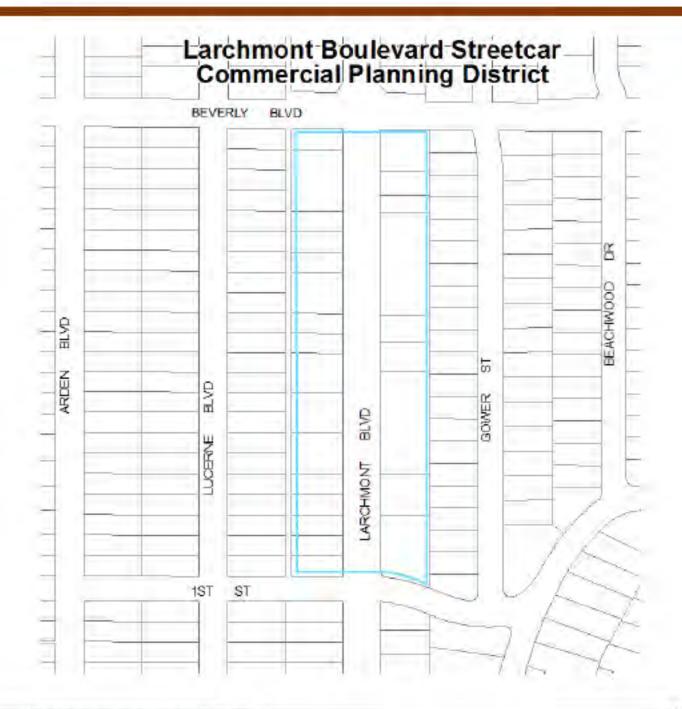
The Larchmont Boulevard Streetcar Commercial Planning District is a good example of a streetcar-oriented commercial corridor in the Wilshire area. It was established in 1920 to provide goods and services to the residents of adjacent residential developments, which included New Windsor Square, Windsor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

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

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

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





Context 1:

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

Bldg, Form L

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REMARKS

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PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

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

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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1.	Purpose	of Building	Clast B	44	.No. of Room	S	No. of Fami	lies
2.	Owner's	s name	llert B				Phone. 5	57-192
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5.	Contrac	tor's name	Duelsus	dson B	ulding.	1- Cong-6	Phone 4	134-829
6.	Contrac	tor's addres	s./4/	1 Lecence	muscolar	Z.	40-20000000000000000000	*************
7	VALUA	TION OF	PROPOSED W	VORK Including	ing Plumbing, Gas ols, Elevators, Pa	inting, Sewers inting, Finishing	: 320	d
8.	Is there	any existing	(old) building	on lot?Afla	[] []	How used?	Storios &	tople
9.	Size of j	proposed bu	ilding	x/8 H	eight to highes	st point	12-	feet
10.	Number	of Stories i	n height	<u> </u>	.Character of	ground Lo	ea el	cup Docks
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FOR DEPARTMENT USE ONLY

APPLICATION	O. K. V
CONSTRUCTION	O. K. V.C.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
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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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"

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6.	Contrac	tor's address	14/-	1. Lea	red z	comen	**************	q betugüsse östeleg, süpqd.	uēta a tēķama a t
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FOR DEPARTMENT USE ONLY

APPLICATION	O. K. W.
CONSTRUCTION	O. K. 7 C.,
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
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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PLANS AND SPECIFICATIONS and other date must who be filed ""

Bidg. Form I

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

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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 exercis	hat the permit:	does not grant any right or t, alley, or other public place	r privilege to erect an		·	
Second: portion thereof.	That the permit	t does not grant any right of that is, or may hereafter be g of the permit does not affect	or privilege to use an prohibited by ordinan	ce of the City of Lo	s Angelés.	• •
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5. Contra	ctor's name	Richardson	July Char		Phone 4.34	- 8.2.7
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7. VALU	JATION OF	PROPOSED WORK	Cesspools, Elevators, ali Labor, etc.	Painting, Finishing	\$200	- 4) ;====================================
		(old) building on lot?.				126
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10. Numbe	er of Stories i	in height	Character d	of ground	luy Doil o	20CC
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that al	l provisions c	of the Ordinances and I	Laws governing E	building Constru	iction will be con	aplied with,
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FOR DEPARTMENT USE ONLY

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FIRE DISTRICT	O. K.		,	
f.	i.		,	· · · · · · · · · · · · · · · · · · ·

REMARKS

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

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All Applications must be filled out by Applicant

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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16.	Size of exterior studs	· X	Šiz	e of interior non	-bearing stude	
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117-19 N. Larchmont Building CC #1798 Owner	Form B-95—30M—11-48 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY						
Owner's Address	CERTIFICATE OF OCCUPANCY						
(Post Office) (Zone) (State) 34751 Permit 1923 Year	Date Certificate Issued: Feb. 16, 1924, 19						
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the							

following occupancies:

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



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

G. E. MORRIS Superintendent of Building

Вy	**************************************

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT, OF BUILDING AND SAFETY DIST. MAP I LEGAL BLK. TRACT LOT 2. BLDG. ADDRESS ZONE APPROVED II. Larchmont Dlvd 3. BETWEEN CROSS STS. FIRE DIST. lst. Reverly AND 4. PRESENT USE OF BLDG. NEW USE OF BLDG, INSIDE KEY Stores Same 5. OWNER COR. LOT Fecirio Outdoor adv. Co REV. COR LOT SIZE 6. OWNER'S ADDRESS 995 Lission Rd 7. CERT. ARCH. REAR ALLEY STATE XXXXX LICENSE SIDE ALLEY NUMBER B. LIC. ENG. BLDG. LIKE STATE LICENSE NUMBER Paul Bateman 4787 AFFIDAVITS 9. CONTRACTOR STATE Advance Heon Sign Co LICENSE 127087 10. SIZE OF EX. BLDG. BLOG. AREA 48 1 X 661 HEIGHT STORIES WOOD STEEL 11. MATERIAL EXT. WALLS: ROOF CONST: METAL SPRINKLERS WOOD CONC. BLOCK REQ'D. BRICK CONCRETE CONC. OTHER STUCCO SPECIFIED 117 M. Larchmont VALIDATION OCT-10-55 2 **CS** 2.00 15325 MAX. OCC. OCT-21-55 TYPE GROUP 5.00 17024 DIST. OFFICE ---C. OF O. ISSUED DWELL. TO INCLUDE ALL FIXED UNITS REQUIRED TO OPERATE AND USE PROPOSED BLDG. 13: Size of Addition
Bulletin Board PARKING APPLICATION CHECKED 300 Sq.Ft.Roof SPACES STORIES HEIGHT GUEST 14. NEW WORK: ROOMS sign MATERIAL EXT. WALLS MATERIAL ROOF FILE WITH CORRECTIONS VERLELEN I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor CONT. INSP. Code of the State of California relating to workmen's compensation insugance. SIGNED This form when properly validated is a permit to de the work described.

368/

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

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

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY LEGAL LOT DIST. MAP BLK. TRACT 3501 BUILDING ADDRESS APPROVED ZONE Larchmont Blvd 3. BETWEEN CROSS STREETS FIRE DIST. NEW USE OF BUILDING 3rd PRESENT USE OF BUILDING INSIDE Same Store & Apt. KEY 5. OWNER PHONE COR. LOT Alexander REV. COR. 6. OWNER'S ADDRESS P. 0. ZONE LOT SIZE Larchmont Blvd 7. CERT. ARCH. STATE LICENSE PHONE STATE LICENSE PHONE B. LIC. ENGR. REAR ALLEY SIDE ALLEY STATE LICENSE CONTRACTOR PHONE BLDG. LINE 155835 WE 37353 H.H. Saltz 10. CONTRACTOR'S ADDRESS AFFIDAVITS ZONE 8152 Beverly Blvd. SIZE OF EXISTING BLDG. STORIES NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA HEIGHT <u>50x65</u> Store 20 1 <u>One</u> Apt ROOFING **SPRINKLERS** MATERIAL ROOF CONC. BLOCK STEEL METAL WOOD WOOD REQ'D. EXT. WALLS: CONST. CONCRETE CONC. OTHER STUCCO TO BRICK SPECIFIED DISTRICT OFFICE N. Larchmont Blvd. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE \$ AND USE PROPOSED BUILDING. DWELL. UNITS 500.00 HEIGHT VALUATION APPROVED STORIES PARKING SPACES

14. SIZE OF ADDITION 15. NEW WORK: APPLICATION CHECKED EXT. WALLS ROOFING GUEST ROOMS Parapet Corrn - Larchmont and aye PLANS CHECKED FILE WITH west exits C. OF O. ISSUED CLL4 B CORRECTIONS OF ERIFIED CONT. INSP. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. PLANS APPROVED? KL401 INSPECTOR APPLICATION APPROVED This Form When Properly Validated is a Fermit to Do

the Work Described. MAX. OCC. 0.5. **C/O** GROUP TYPE P.C. S.P.C. AI.F. B.P. 3.50 IIIA 1.00 G-1n.c. CASHIER'S USE ONLY

VALIDATION

LA84240

OCT--8-57

58008

B -- 2 CK

1.00

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58009

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3.50

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

INSTRUCTIONS:

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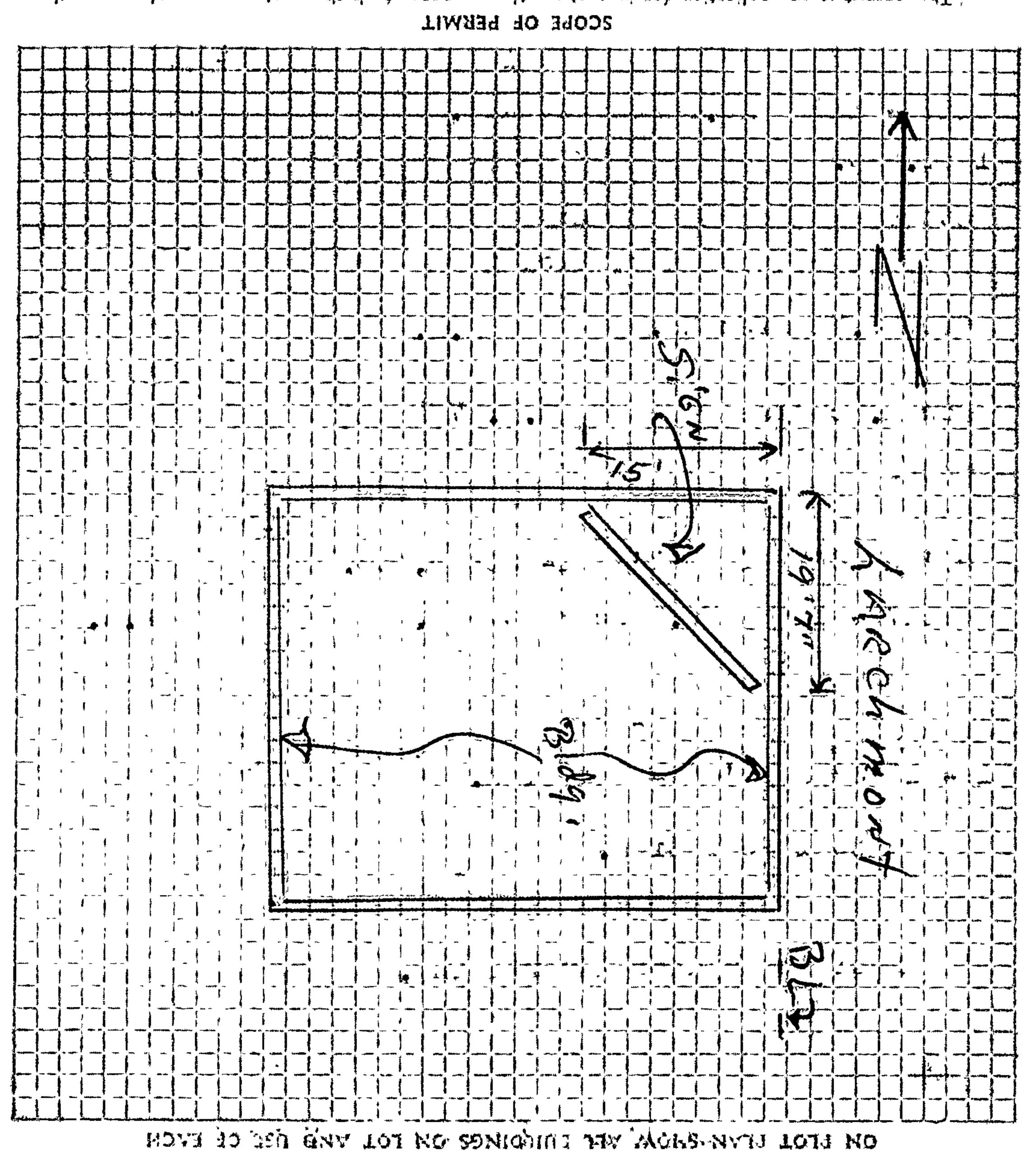
APPLICATION TO ALTER - REPAIR - DEMOLISH

B&S Form B-3

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

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3.		ROSS STREETS	ANI		A MARIANA	(2)	ZONE /	
4.	PRESENT US	E OF BUILDING		NEW USE OF BU	ILDING		FIRE DIST.	
5.	OWNER'S N	ME	~~~ A &~	PHONI			MOTUE	Ź ₹
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7.	CERT, ARCH	ie. Hissi	on Rd.	STATE	Texase 34		REV. COR.	_
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10.	CONTRACTOR			P. 0.	Z	ONE	SIDE ALLEY BLDG. LINE	135
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3		- 119	No.La	rehmont		erret I monerate	L.A	
		: STUCCO		2	CONC.	3	REQ'D. SPECIFIED	5
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14.	SIZE 12	13W x 2	4 16 W -R	tories Held not Sign	HT APPRICATION	CHECKED		8
15.	NEW WORK: (Describe)	EXT. WALLS	ROO	FING	EANS CHE	CKED	DWELL. UNITS	
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not e	employ an	y person in v	iolation of the	e Labor Code	of PLANS APP	ROVED	ROOMS	
insur	ance, and P	I have read r	everse side of	Application. Adverti	APPLICATIO	APPROVED	FILE WITH	
S Thi				a Permit to			CONT. INSP.	
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***		P.C. No.		EADING	CRIT	SOIL	'CONS	



This permit is an application for inspection, this isruance of which is not an approval or an authorized is authorized to construct does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Meither the City of Los Angeles, not any beard, department, of things in the property or shall be templosed that the porterment of results of any work described herein, of the condition of the property or soil upon which such work is performed."

One for the porter work is performed."

One for the O202 L.A M.C.)

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

B&S Form 8-3

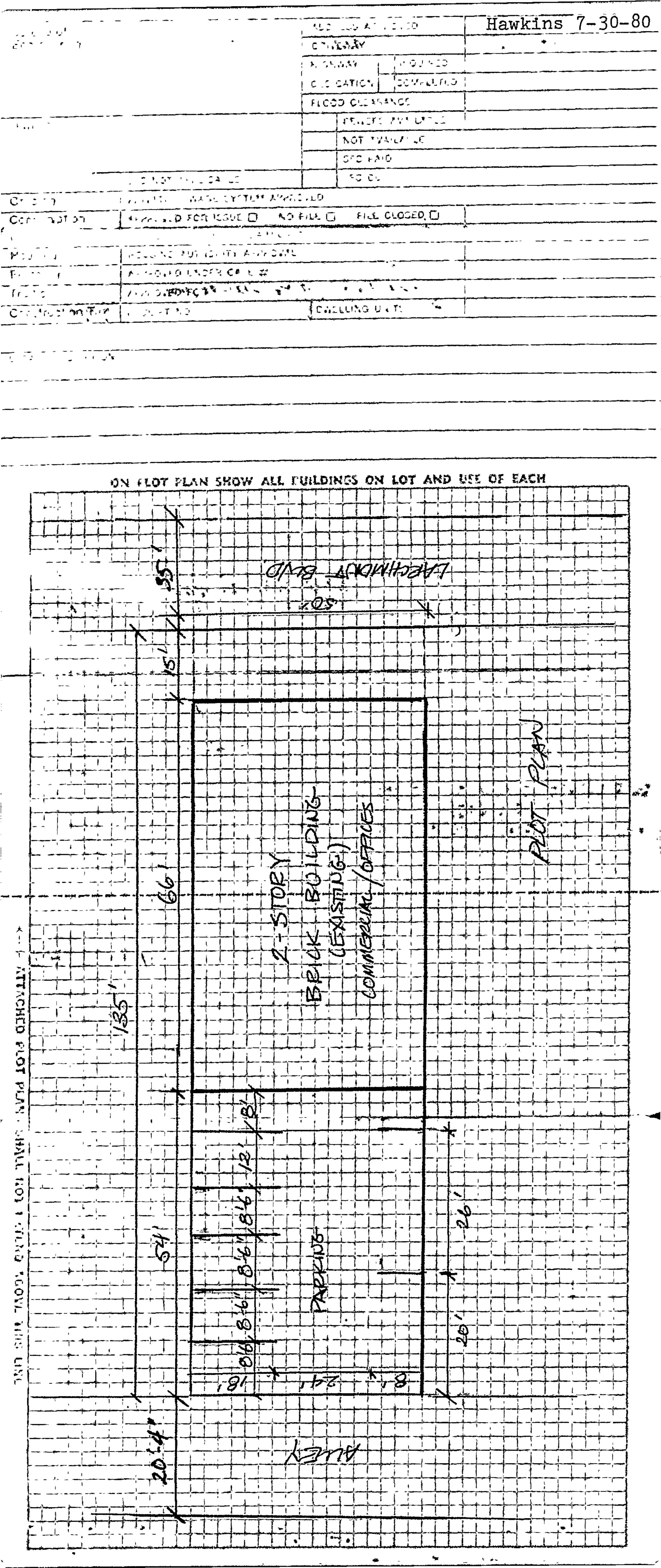
TOUTH OF LOS MINGELES	IF BUILDING AND SAFETY
INSTRUCTIONS: 1. Applicant to Complete Numbered Items 2. Plot Plan Required on Back of Original.	Only.
7. LEGAL LOT BLK. 2 TRACT 3501	ADDRESS APPROVED
2. Building Address 119 N. Larchmont	DIST., MAP 4900
3. BETWEEN CROSS STREETS Beverly Blvd. AND lst St.	ZONE -2-1
4. PRESENT USE OF BUILDING APTS & NEW USE OF BUILDING SAME & Vacant Comm'l & HAT STORE Dress shop	FIRE DIST.
5. OWNER'S NAME W. Alexander	INSIDE XXXX
6. OWNER'S ADD 121 N. Limont Los Angeles	REV. COR.
7. CERT. ARCH. STATE LICENSE PHONE	50x125
8. LIC. ENGR. STATE LICENSE PHONE	
9. CONTRACTOR STATE LICENSE PHONE	REAR ALLEY XXXX SIDE ALLEY 15
10. CONTRACTOR'S ADDRESS P. O. ZONE T. CITE OF EXICTING PLOC STORIES AND USE	BLDG. LINE
11. SIZE OF EXISTING BLDG. STORIES HELDEN NO. OF EXISTING BUILDINGS ON LOT AND USE 50x64 2 19 1-apts & Stores	BLDG. AREA
3 119 N. Larchmont	DISTRICT OFFICE L A
12. MATERIAL WOOD METAL CO.C. BLOCK MOOF, WOOD STEEL ROOFING EXT. WALLS: STUCCO BRICK CONCRETE CONST. CONC. OTHER WALUATION: TO INCLUDE ALL FIXED WALUATION APPROVED	SPRINKLERS REQ'D. SPECIFIED AFFIDAVITS
EQUIPMENT REQUIRED TO OPERATE \$ 1600.00 1600	S S
Mone pari trf	4206 / 8
15. NEW WORK: EXT. WALLS ROOFING PLANS CHECKED (Describe) Interior partitions walls only torrections varied	UNITS //
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of LANS DOLLARS.	PARKING //_
the State of California relating to workmen's compensation insurance, and J have read reverse side of Application. Application	FILE WITH
Signed Si	CONT. INSP.
he Work Described.	*,**********
TYPE/ GROUP/ MAX. OUC. P.C. 46 S.P.C. G.P.J. 8.P. 4.9 1.F.	
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至	
HAR-13-64 12587 5 •61159 Z :	1. CK 8.40
\mathbf{S}	COME

FECAL DESCRIPTION

ixation of the work specified herein. This permit does not suthactise or permit, not shall it be construed as authorizing or permit the violation or failure to comply with any applicable law. Heither the City of Los Angeles, not any board, department, officer or employed thereof make any wattanty or shall be responsible for the performance or results of any work described herein, or the candition of the property or soil upon which such work is performed."

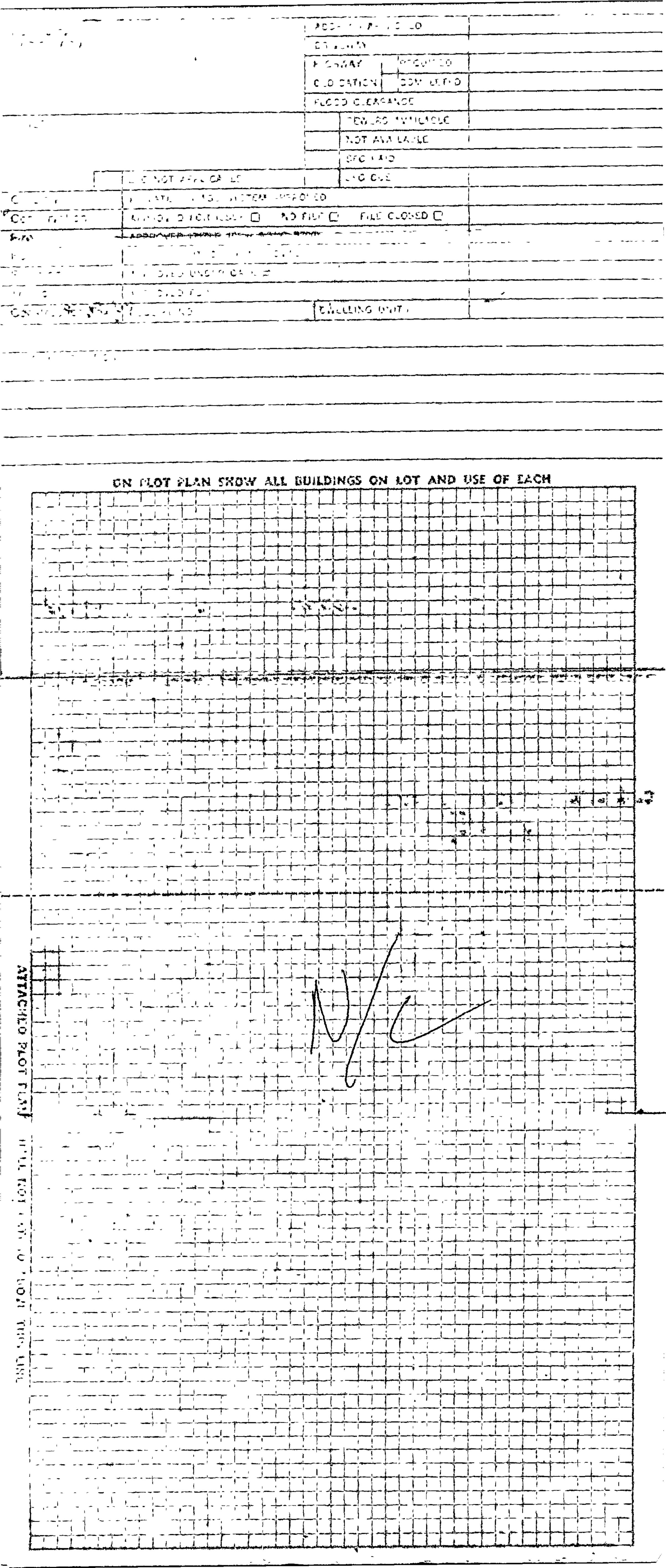
(See Sec. 91.0202 L.A.M.C.)

•	AP	PLICATION	FOR INSPEC	—	ADD	ALTER-F	REPAIR-DEM	IOLISH	-3 (R 7.80)
3		LOS ANGELES	AND FOR	to Complet				OF BUILDING A	ND SAFETY
1.	LOT		BLOCK	TRACT			COUNCIL DISTRICT NO.	DIST. MAP 4900	
LEGAL DESCR.	2	5	2		3501		4	CENSUS TRA	CT O
-	RESENT USE	OF BUILDING OFFICES		NEW US	E OF BUI	' /C.	ing ELoun)	ZONE C2-1	
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		OSS STREETS	<u></u>	Lst	<u> </u>	PHO	NE	int LOT SIZE	<u></u>
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	SAME		BUS. LIC		TIVE STA	TE LIC. NO.	PHONE	15 rea	L,
8. A	MILTOI RCHITECT OR	DESIGNER	BUS. LIC	SE717 : NO. AC	TIVE STA	TE LIC. NO.	PHONE	BLDG. LINE	
9. A	RCHITECT OR	DESTGN ENGINEER'S AL	DDRESS	CITY	— <u>,</u>	ZIP		AFFIDAVITS	
10. 0	ONTRACTOR	WILSHIR OMPANY	BUS. LIC	LA : NO. AC 315227	TIVE STA	TE LIC. NO.	PHONE 548		
11.		STING. BLOG. LENGTH		EIGHT NO. 0	F EXISTI		ON LOT AND USE		
12. C	ONST. MATER		EXT. WALLS BRICK	ROOF	<u></u>	IPO FLO	WOOD		
7	13. JOB AT	DDRESS 19 N. I	ARCHMON	r AVE.		STF	REET GUIDE	DISTRICT OF LA	1
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15. N	EW WORK Describe)		NTERIOR	PARTI			alling	GRADING	FLOOD
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	SE OF BUILD		BLDG.	SIZE OF ADD		OFFERED		Calabr FILE WITH	ese
TYPE 777 DWELL	A occ.	4	AREA	TAL	APPLIC	ATON APPROV	ED	TYPIST KS	
UNITS		PARKING	l l	G PROVIDED	COMB	(INSPECTION GEN.	MAJ. S. CONS.	INSPECTOR	<u> </u>
ROOMS	NKLERS D SPEC.	REQ'D	CONT. INSP.	COMP.	CUNID	den.	111/40. 3. 00113.		
P.C.	48.50	P.M.				_	348.50 B=F	C	
S.P.C	*	I.F.	Claims for refund permits must be i one year from date	iled: 1. Within	ONILY ON	BE35#	POPE SE	ناگا، سب سب ن	CHID.
В.Р.	1/000	0.S.	fee; or 2. Within date of expiration for building or 9	one year from n of extension	USE	95359	2 09/18/8	T 1997 19	D. BHTG
G.P.1 .		C/O	granted by the De SECTIONS 22.12	pt. of B. & S.	SHIER'S				
P.C.	OFFICE NO.	ENERGY: <			CAS				•
PLAN C	HECK EXPIRE	S ONE YEAR	FTER FEE IS PA	AID. PERMIT					•
EXPIRES FEE IS	PAID IF CON	STRUCTION IS	S PAID OR 180 NOT COMMENCED. DECLARAT	**************************************		DTIEICAT	riong	, , , , _ , , , , , , , , , , , , , , ,	
16	.e.oby office	that I am lice	LICENSEE	CONTRAC	TORS	DECLARAT	_ / \	00) of Division	3 of the
Busi	ness and Pro	ofessions Code,	B Li	c. No.3152	rce and e	ffect. _ Contractor_	MALL		
		**	324 Pac OWN	ER-BUILDE	R DECL	ARATION	// // // // // // // // // // // // //	7021 & Dunie	
Profe	essions Code	: Any city or c	ounty which requ se the applicant	iires a permit for such perm	to consti tit to file	ruct, aiter, im a signed stat	wing reason (Secon prove, demolish, ement that he is to the contract of Division 3 of	or repair any s icensed pursua	nt to the
fessi acv	ons Code) of applicant for	r that he is ex a permit subje	empt therefrom a cts the applicant	and the basis to a civil per	tor the a	alleged exempled than	tion. Any violatic five hundred doll ation, will do the	ars (\$500).):	U31.5 Dy
is no to a	ot intended on owner of posterior	r offered for sa property who by the improvement	ale (Sec. 7044, B uilds or improve: a are not intend	usiness and land to the terms of the terms o	roiession i who do for sale.	es such work if. however. t	Contractor's Lice himself or throu he building or imp	gh his own en provement is so	iot apply ipioyees, id within
one of sa	year of comp ale.).	pletion, the ow	ner-builder Will h	ave the burde	en of pro	ving that he	did not build or i	mprove for the	purpose
Busii there	ness and Pro on, and who	fessions Code: contracts for	The Contractor's such projects w	License Law ith a contrac	does not tor(s) lice	apply to an o	nt to the Contract	Muo priida ot i	improves
_	· ·		WORKERS	er	·				
18. i i	nereby affirm rtified copy t	that I have a thereof (Sec. 3	certificate of co	ensent to self-	insure, o	r a certificate	of Worker's Com	pensation Insur	ance, or
	Certified cop	y is hereby fur	nished. the Los Angeles		100	. .			 _
Date	8/15/	DO P	the Los Angeles Appl 24 / ACI FIC	icani A	Vo	WICK	<u> </u>		
19	CER	the performan	ce of the work for	N FROM W	DAKEH permit is	S' COMPE issued. I sha	NSATION INSI	JRANCE person in any	manner
50 2! Date	to become	subject to the	Workers' Comp	icant	or Cali	omia.			· <u></u>
pensa	ation provisio	ons of the Lab	or Code, you m	ust forthwith	comply v	vith such pro	ld become subject visions or this p	ermit shall be	deemed
	oreby affirm 3097, Clv. C	_					the work for which	ch this permit i	s issued
Lende	er's Address .	·					* * · · ·	A AAAA	alt stee
and c enter	ounty ordina upon the abo	nces and state ove-mentioned	laws relating to property for inspe	building con ection purpose	struction, s.	and hereby	correct. I agree t authorize represe	ntatives of this	city to
that i	t does not a	utho rize o r per beard, departm	mit any violation ent, officer or e	or failure to mployee there	comply of make	with any app any warranty	or authorize the licable law, that is or shall be responding	neither the city nsible for the	of Los perform-
(800	Sec. 91.0202		riped nerein or	ine condition	or the pr	openy or so	il upon which su	BU WORK IS DE	normea.
Sign	1 (roragent havi	ua btobétth omue	r's consent)		Position		. Date	

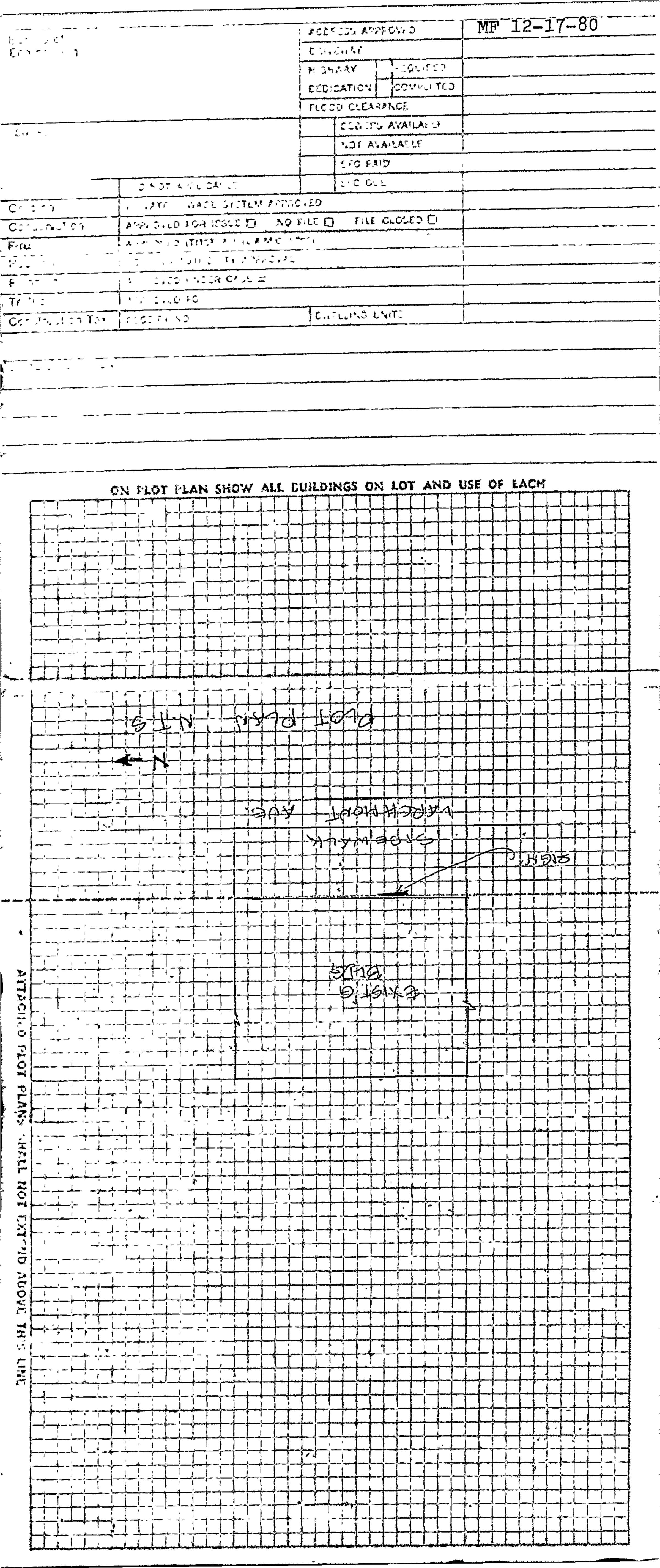


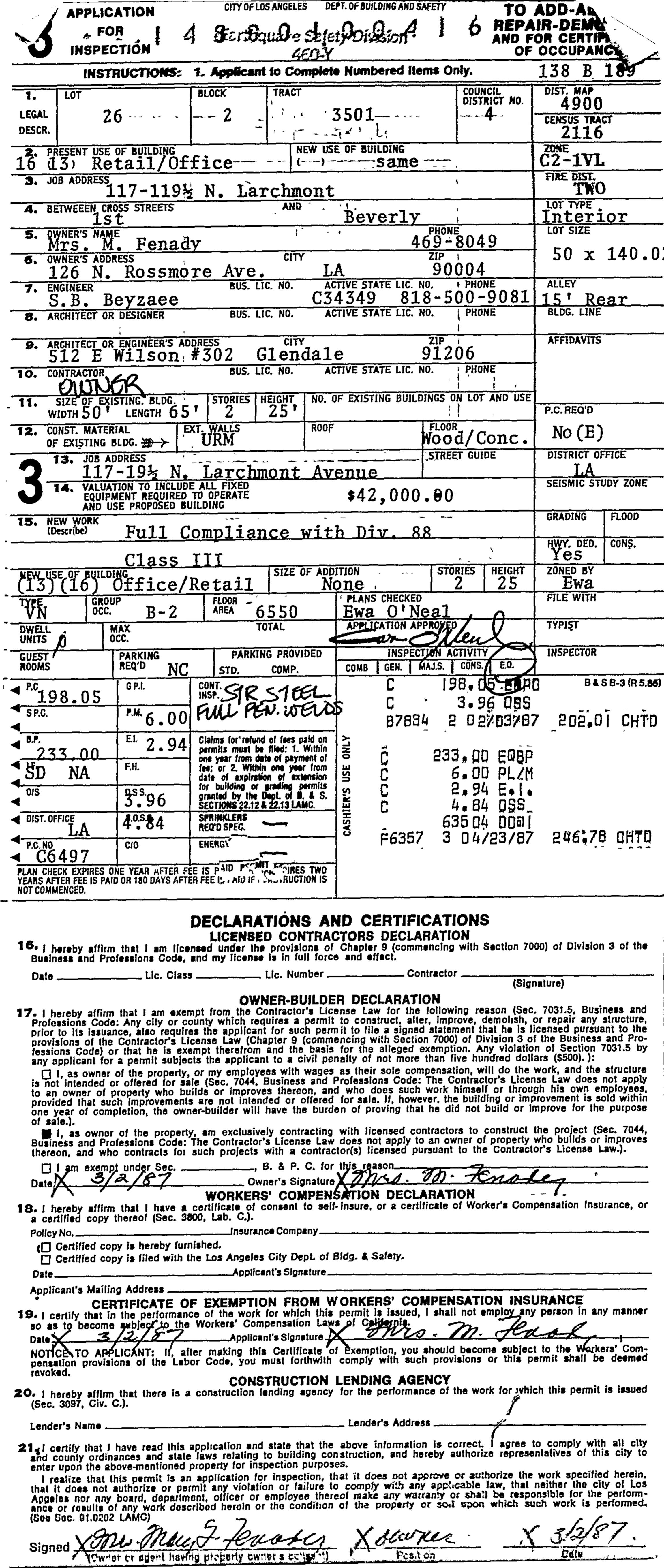
3		LOS ANGELES		OR CER	TIFIC	ATE OF OCCU	PANCY DEPT.	OF BUILDING	B-3 (R 7.80) ND SAFETY
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5. OW	NER'S NAM	IE	<u>ls1</u>		λ Ci Ci 1		PHONE	Lor size	ጉ
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	AME GINEER	* # T) TiT	BUS.	LIC. NO.		TIVE STATE LIC. N	IO. PHONE	ALLEY 15 rea	د ر د
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9. AB	CHITECT OF	DESIGN ENGINEER'S A ILLSHIRE	DDRESS	CITY	LΑ	·	ZIP	AFFIDAVITS	<u></u>
10. CQI	NTRACTOR			LIC, NO.		TIVE STATE LIC.	29-3548		
11. S		ISTING. BLDG.	STORIES	HEIGHT	NO. 0		INGS ON LOT AND USE		
12. CO!	NST. MATER	1	EXT. WALLS		ROOF	COMP	FLOOR		
	EXISTING	BLDG. ***	LARCHM	ר ידיזער Δ'	VE.		STREET GUIDE	DISTRICT O	FFICE
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GUEST		PARKING	PAR	KING PROVI	DED	NAST EC	ION ACTIVITY	INSPECTOR	
ROOMS SPRINK	(LERS	REQ'D	CONT.	COMP.		COMB GEN.	MAJ. S. CONS.	<u> </u>	<u></u>
REQ'D :	SPEC.	P.M.	INSP.						
▼ S.P.C.		I.F.	Claims for rel	fund of fees p	aid on Within	<u>`</u>	7:40 BP-		
B.P.	4	0.S.	one year from fee; or 2. Wi date of expir	date of paym thin one year	ent of) r from	NS N		7.5	O CHTD
€ G.P.I.	<u>70</u>	C/0	for building granted by the SECTIONS 22	or grading p e Dept. of B.	ermits . & S.	ER'S U		•	
DIST, C	OFFICE	<u> </u>	1 DECLIOND 55	12 0: 22.13		• • •			
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State of	California	
		SS.

County of Los Angeles

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

Shirley Levin

the undersigned Notary Public, personally appeared

Mrs. Mary Frances Fenady



** personally known to me

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

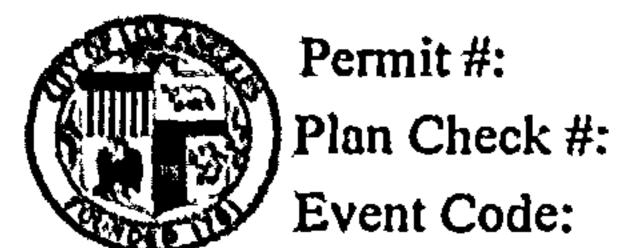


lotary's Signature

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Reference #:

Bldg--Alter/Repair City of Los Angeles - Department of Building and Safety Ready to Issue Status: APPLICATION FOR BUILDING PERMIT Commercial Status Date: 01/16/98 AND CERTIFICATE OF OCCUPANCY Printed on: 01/16/98 Over the Counter Permit 11:27:30 BLOCK LOT(s) ARB MAP REF # PARCEL ID # (PIN) 1. TRACT 2. BOOK/PAGE/PARCEL 26 M B 38-52 TR 3501 138B189 909 5515 - 019 - 015 3. PARCEL INFORMATION Thomas Brothers Map Grid - 633 BAS Branch Office - LA Council District - 4 Census Tract - 2110.000 Energy Zone - 9 ZONE: (Q)C2-1VL/ 4. DOCUMENTS CPC - CPC 90-0597ZC 1 5. CHECKLIST ITEMS 6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s) Fenady, Andrew J And Mary F Trs Fen 126 Rossmore Ave LOS ANGELES CA 90004 Tenant 5 - Fsr Brokerage Inc (310)820-6811Applicant: (Relationship Agent for Owner) 1269 Elizabeth St PASADENA, CA 91104 Mark Roy - Art & Design (626) 797-1600 8. DESCRIPTION OF WORK PROPOSED USE 7.EXISTING USE (3) 13 Office AT THE 1ST FLOOR, T.I. FOR 50' X 60' EXISTING OFFICE BUILDING. RTI FOR DEL R. BY SYED ALI 1 9. # Bldgs on Site & Use: W/0 #: 71628277 For Cashier's Use Only 10. APPLICATION PROCESSING INFORMATION 01/16/98 11:35:10AH LAG6 T-0960 C 83 BLDG. PC By: Delilah Reyes BLDG PLAN CHEC DAS PC By: 587.25 INVUICE + DODDOOD FP OK for Cashier: (Syed Ali Coord. OK: PLDS PERMIT CO 652.50 Signature: Date: EI COMMERCIAL 14.70 75.27 SYS BEV 11. PROJECT VALUATION & FEBINFORMATION Final Fee Period ONE STOP 25.03 PC Valuation: Permit Valuation: \$70,000 MISCELLANEOUS 5.00 37.15 CITY FLAN SURC FINAL TOTAL Bldg--Alter/Repair 1,397.00 TOTAL 1.397.00 Permit Fee Subtotal Bldg--Alter/Re 652.50 CHECK 1.397.00 Handicapped Access Plan Check Subtotal Bldg--Alter/Re 587.25 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 14.70 O.S. Surcharge 25,09 Sys. Surcharge 75.27 Planning Surcharge 37.19 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 0.00 98LA 71417 Sewer Cap ID: Bond Payment Amt: 12. ATTACHMENTS Plot Plan

13. STR	UCTURE INVEN	TORY			<u></u>	<u></u>
14. APP	LICATION COM	MENTS			In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Co of the State of California.	ח
15. Build	ling Relocated Fro	m:				
16. CON	TRACTOR, ARC	HITECT, & ENGINEER	NAME ADDRESS		CLASS LICENSEN PHONE W	
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]	the building perr	nit fee has been paid or	180 days after the fee has been paid and construction	n has not commenced or if we	s after the plan check fee has been paid. This pennit expires two years ork is suspended, discontinued or abandoned for a continuous period of mits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LA)	f180
	is in full force an	d effect. (For I or 2 fan	that I am licensed under the provisions of Chapter aily dwellings, use the declaration attachment if sep-	trate general, electrical, plumb	ATION 7000) of Division 3 of the Business and Professions Code, and my lice bing, and/or HVAC contractors & workers' comp. declarations are desi	
-9	License Class	2-/ Lic, No.: 4	13696 Print: 206FR 78	2no	Sign:	
	I hereby affirm,	under penalty of perjur	18. WORKERS' CON	IPENSATION DECLA	RATION 700 of the Labor Code, for the performance of the work for which this pe	ermit
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	I certify that and agree the Sign:	t in the performance of the if I should become s	ubject to the workers' compensation provisions of	Section 3700 of the Labor Co.	ner so as to become subject to the workers' compensation laws of Califorde, I shall forthwith comply with those provisions. Or Authorized Agent Owner	rnia,
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~C	l hereby affirm to Lender's name		that there is a construction lending agency for the	TION LENDING AGEN performance of the work for v der's address:	which this permit is issued (Sec. 3097, Civil Code),	
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□ I, as	the owner of the er of property wh	property, am exclusive to builds or improves th	•	ontractor(s) licensed pursuant		to an
Print:_			Sign:		Date: Downer Dathorized A	gent
represent specified employed I further such wor	latives of this city herein. Also the c thereof, make a affirm under pen	y to enter upon the about it does not authorize only warranty, nor shall alty of perjury, that the runreasonably interfer	that the above information is correct. I agree to compose-mentioned property for inspection purposes. I represent any violation or failure to comply with any corresponsible for the performance or results of any proposed work will not destroy or unreasonably into	ealize that this permit is an appearance applicable law. Furthermore work described herein, nor the effere with any access or utility	nances and state laws relating to building construction, and hereby authorize the oplication for inspection and that it does not approve or authorize the c, that neither the City of Los Angeles nor any board, department office e condition of the property nor the soil upon which such work is perfor y easement belonging to others and located on my property, but in the easement will be provided (Sec. 91,0106,4.3,4 LAMC). Date:	work er, or med, event

Permit Application #:

97016 - 10000 - 28277

Bldg--Alter/Repair

Commercial

Over the Counter Permit

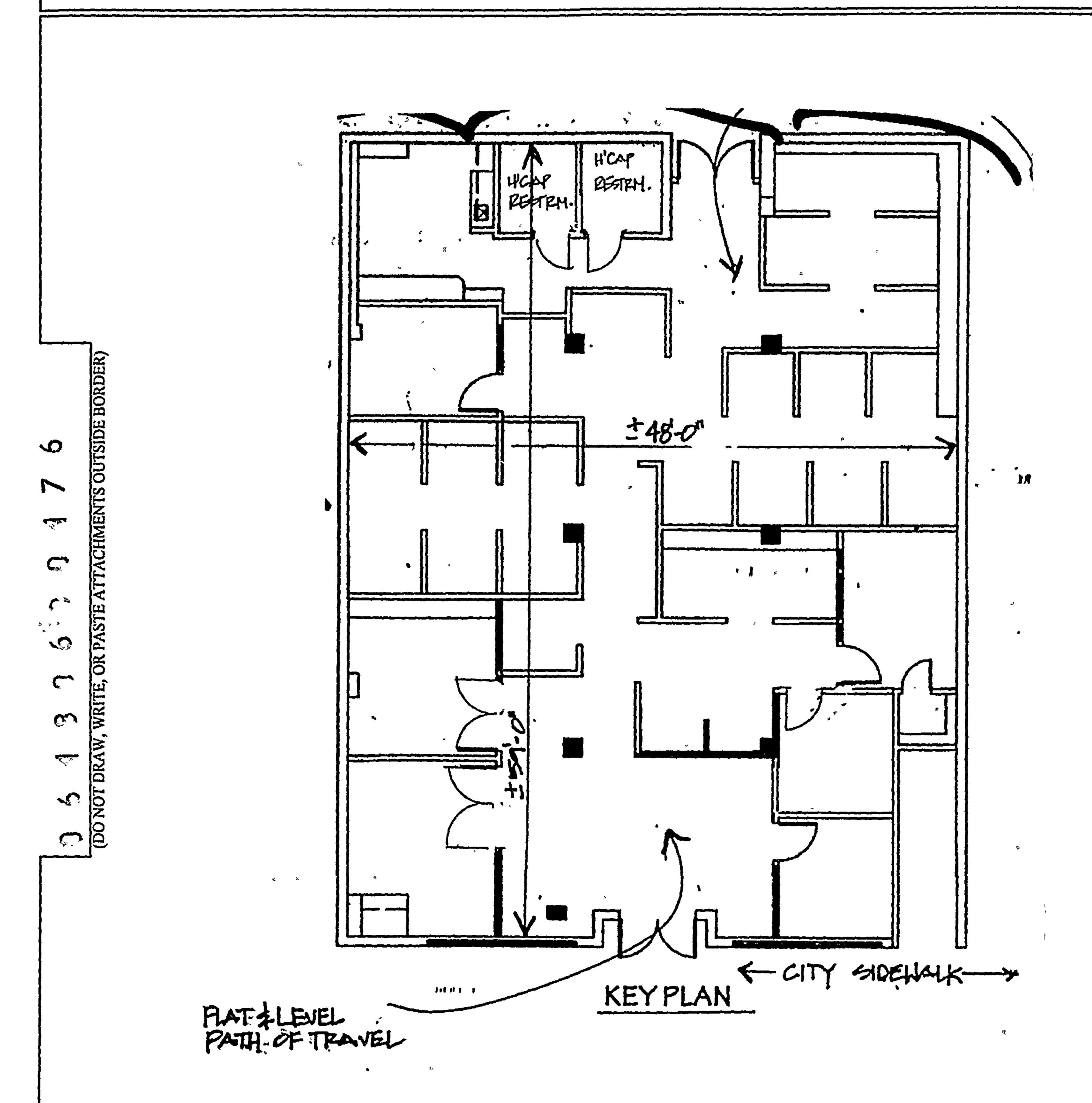
City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: METRO

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

PLOT PLAN ATTACHMENT



98048 - 20000 - 00535

Reference #:

Sign City of Los Angeles - Department of Building and Safety Ready to Issue Status: APPLICATION FOR INSTALLATION Status Date: 03/09/98 AND INSPECTION OF SIGNS Over the Counter Permit Printed on: 03/09/98 10:33:35 1. TRACT BLOCK LOTIO) MAP REF PARCEL ID # (PIN) **L BOOKPAGEPARCEL** TR 3501 26 M B 38-52 138B189 909 5515 - 019 - 015 3. PARCEL INFORMATION BAS Branch Office - LA Lot Size - 50 X 140 Council District - 4 Lot Type - Interior Thomas Brothers Map Grid - 633 Census Tract - 2110,000 Energy Zone - 9 ZONE: C2-IVL Q/ 4 DOCUMENTS 5. CHECKLIST ITEMS En? 1. No. & PROPERTY OWNER TENANT, APPLICANT INFORMATION Owner(s). Fenady, Andrew J And Mary F Trs Fen 126 Rossmore Ave LOS ANGELES CA 90004 Team In Applicant (Relationship Agent for Comment) Thea Collins -(818) 763-4798 LEXISTING USE PROPOSED USE 8. DESCRIPTION OF WORK 19 Sign INSTALL 21"-4" X 1"-6" ILLUMINIATED CHANNEL LETTERS FOR FRED SANDS 2 **ESTATES** TC 9. # Bidgs on Site & Use: W/0 #; 84800535 For Cashier's Use Only **C** 1-OFFICE IA APPLICATION PROCESSING INFORMATION BLDG. PC By: DAS PC By: OK for Cashier: Neville Pereira Coord, OK: 03/03/93 10:45:00AH VNO4 T-9035 C. 16 Signature: Date: 3-9-98 Stee Plan thec 87.50 INDICE, + 00000000 PP 11. PROJECT VALUATION & FEE INFORMATION Formal Fee Period Permit Valuation: \$5,000 PC Valuation: EI COMERCIAL 1.05 -SLOS FERHIT CO 251.00 FINAL TOTAL Sign Electrical Service Fee 12.00 Permit Fee Subtotal Sign 175.00 Control Devices Fee 10.00 20.37 Plan Check Subtotal Sign 87.50 5.00 Fire Hydrant Refuse-To-Pay CITY FLAN SURC 8.25 E.Q. Instrumentation 1.05 350.10 O.S. Surcharge 6.79 320.10 Sys. Surcharge 2037 Planning Surcharge 839 Planning Surcharge Misc Fee 5.00 Permit Issuing Fee 17.00 Signs or Gas Tube Systems Fee 26.00 **98VM 31898** Additional Branch Circuits/Circuits 11.00 Sewer Cap ID: Bond Payment Amt: 12 ATTACHMENTS Plot Plan V

Signa Signa Signa Signa Signa Signa	# 46584 (P) # of Faces 1 # 46584 (P) Height from Grade 13 Feet # 46584 (P) Height from Grade 13 Feet # 46584 (P) Illuminated Sign # 46584 (P) Sign Area 32 Sqft # 46584 (P) Sign Length 21.33 Feet # 46584 (P) Sign Width 1.5 Feet # 46584 (P) Sign Width 1.5 Feet	
	PLICATION COMMENTS	In the event that any of the boxes (1-16) is filled to its capacity, it is possible that additional information that has been electronically captured is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Bu	Many Relocated From:	
	Strite Lite Neon Corp 5536 Satsuma Avenue, North Hol	CLASS LICENSE PHONE PHONE
	Unless a shorter period of time has been established by an official action, plan check approval expires one and all the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced days (Sec. 98 0602 LAMC). Chans for refund of fees paid must be filled within one year from the date of expiration	d or if work is suspended, discontinued or abandoned for a continuous period of 180 on for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).
 		Section 7000) of Division 3 of the Business and Professions Code, and my license
	18. WORKERS' COMPENSATION D	ECLARATION
TU C		MIDWESTPORCY Number: 34WECBUS675
-		Labor Code, I shall forthwith comply with those provisions. Contractor Authorized Agent Councer
~	WARNING FAILLRE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT THOUSAND DOLLARS (S100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FO	R IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES
٠,٠ ٢,٠	19. CONSTRUCTION LENDING I hereby affirm under peralty of perjusy that there is a construction lending agency for the performance of the w Lender's name Lender's address: Lender's address:	work for which this permit is issued (Sec. 3097, Civil Code).
•	20. ASBESTOS REMOVA	
	Notification of aspectos removal: Dis not applicable. Diener was sent to the AQMD of EPA. Sign,	
permit to of the Control of the Cont	21. O WN ER-BUILDER DECLA y affirm mader penalty of perjary that I am exempt from the Contractors License Law for the following reason (Se to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Co column of Section 70315 by any applicant for a permit subjects the applicant to a civil penalty of not more than fires the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure License Law does not apply to an owner of property who builds or improve sthereon, and who does so provements are not intended or offered for sale. If however, the building or improvement is sold within one year last build or improve for the purpose of sale)	ection 7031.5, Business and Professions Code: Any city or county which requires a hip permit to file a signed statement that he or she is licensed pursuant to the provisions code) or that he or she is exempt therefrom and the basis for the alleged exemption, ive hundred dollars (\$500).). Tucture is not intended or offered for sale (Sec. 7044, Business & Professions Code: such work himself or herself or through his or her own employees, provided that such from completion, the owner-builder will have the burden of proving that he or she
077	es the owner of the property, and exclusively contracting with licensed contractors to construct the project (Sec. 704) neer of property who backles or improves thereon, and who contracts for such projects with a contractor(s) licensed at exempt mader Sec	pursuant to the Contractors License Law.)
Print		Date Owner
represes specifie employe I further such we	That I have read this application and state that the above information is correct. I agree to comply with all city and constantives of this city to eater upon the above-memboned property for inspection purposes. I realize that this permit and bereize. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furties thereize, make any warranty, nor shall be responsible for the performance or results of any work described hereix ratium under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access oak does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the helder? THEH COLUMN Sign:	enty ordinances and state isws relating to building construction, and hereby archorize it is an application for inspection and that it does not approve or archorize the work themore, that neither the City of Los Angeles nor any board, department officer, or a, nor the condition of the property nor the soil upon which such work is performed, or willity easement belonging to others and located on my property, but in the event (s) of the easement will be provided (Sec. 91 0106 4.3.4 LAMC)

98048 - 20000 - 00535 119 N Larchmont Blvd Permit Application #: Sign Plan Check #: City of Los Angeles - Department of Building and Safety Initiating Office: VAN NUYS PLOT PLAN ATTACHMENT Over the Counter Permit Printed on: 03/09/98 10:04:38 PROPOSED NEW ILLUMINATED FELLER? "HED TANK ELIVIE?" 32 SQ. FT. TOTAL PLOT PLAN JOB NAME: 田田 公園 119 NO. LARCHMONT BLVD. DATE: 2/23/98 LOS ANGELES, CA REVISED: SCALE: NIS 601 SINCE 1952 DRAWN BY: P.M. CAD#: 33-5758 DRAWNG #: 3 OF 3 APPROVED BY: COUNCIL DISTRICT: 4 PLOT PLAN ATTACHMENT

Printed: 02/26/01 02:25 PM

Sign City of Los Angeles - Department of Building and Safety

Last Status: Ready to Issue

Status Date: 02/26/2001

Counter Plan Check

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

PARCEL ID # (PIN)

2. BOOK/PAGE/PARCEL

1. TRACT TR 3501

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J.

BLOCK LOT(s) 26

M B 38-52

MAP REF#

<u>ARB</u>

138B189 909

15515 - 019 - 015

3. PARCEL INFORMATION

BAS Branch Office - LA

Bldg. Line - No/NA Council District - 4

Census Tract - 2110.000 District Map - 138B189 Energy Zone - 9

Lot Size - 50'X140'

Lot Type - Interior

Near Source Zone Distance - 3.8 Thomas Brothers Map Grid - 633

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

4. DOCUMENTS

ZI - CN-7-CD04

Community Plan Area - Wilshire

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Fenady, Andrew J And Mary F Trs Fena 126 Rossmore Ave

LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Agent for Contractor)

Doris Bennett -

(818) 848-9150

7.EXISTING USE

PROPOSED USE

19 Sign

8. DESCRIPTION OF WORK

Proposed 1'-6"x25'-10" s/f illuminated wall sign for Coldwell Banker.

9, # Bldgs on Site & Use; 1) RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By:

Eddie Yamamoto

165.61

OK for Cashier: Leo Padilla

Signature;

DAS PC By:

Coord. OK:

Electrical Service Fee

Control Devices Fee

Date: 2/26/

12.00

10.00

For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD

(LA4BUILD = 524-2845)

For Cashier's Use Only

Outside LA County, call (213)-977-6941.

W/0 #: 14800251

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

PC Valuation: Permit Valuation: \$2,300

FINAL TOTAL Sign Permit Fee Subtotal Sign

80.50 0.00

Supp. Plan Check Fire Hydrant Refuse-To-Pay

E.Q. Instrumentation 0.50 Supp. O.S. Surcharge 2.92

Supp. Sys. Surcharge 8.76 Planning Surcharge Misc Fee 5.00

Supp. Planning Surcharge 2.93 Permit Issuing Fee 17.00

Signs or Gas Tube Systems Fee 26.00 Additional Branch Circuits/Circuits 0.00

Sewer Cap ID:

12, ATTACHMENTS - El Total Bond(s) Due:

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

BUILDING PERMIT COMM \$145.50 EI COMMERCIAL \$**0**.50 \$2.92 ONE STOP SURCH SYSTEMS DEVT FEE \$8.76 MISCELLANEOUS \$5.00 CITY PLANNING SURCH \$2.93

> Total Due: Check:

\$165.61 \$165.61

OILA 09884

Sign# 118365 (P) # of Faces 1 Sign# 118365 (P) Illuminated Sign Sign# 118365 (P) Sign Area 38.75 Sqft Sign# 118365 (P) Sign Length 25.83 Feet Sign# 118365 (P) Sign Width 1.5 Feet	
14. APPLICATION COMMENTS STORE FRONT IS 45' WIDE.	In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19825 of the Health and Safety Code of the State of California.
15. Building Relocated From:	
	ASS LICENSE# PHONE # 45 440828
Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fe the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinuous commenced or if work is suspended, discontinuous commenced or if work is suspended.	ntinued or abandoned for a continuous period of 180
days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dep 17. LICENSED CONTRACTOR'S DECLARATION 1 hereby affirm under penalty of perjury that 1 am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Both B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty to	t. of Building & Safety (Sec. 22.12 & 22.13 LAMC). le Business and Professions Code, and my license is &P Code, Section 7150.2c. The following applies to rades.
License Class. CV5 Lic. No.: VY0828 Print: Dor's Bewelf Sign: Sign:	Louis Both
18. WORKERS' COMPENSATION DECLARATION I hereby affirm, under penalty of perjury, one of the following declarations: I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, is issued.	
I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the compensation insurance carrier and policy number are: Carrier: work for which this permit is issued. My workers' mber: 650 155-763602	
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith com Sign: Date: 276/01 □ Contractor Authorize Authorize The state of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith com Sign:	ply with those provisions.
	zed Agent 🗆 Owner
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL IN THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR.	
19. CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued	d (Sec. 3097, Civil Code).
Lender's name: Lender's address: 20. ASBESTOS REMOVAL Notification of asbestos removal: Is not applicable Letter was sent to the AQMD or EPA Sign:	Date: 2 /26/21
21. OWNER-BUILDER DECLARATION	
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Profession to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that I Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom a of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or thr improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-build not build or improve for the purpose of sale) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors Licensel I am exempt under Sec	he or she is licensed pursuant to the provisions of the nd the basis for the alleged exemption. Any violation r sale (Sec. 7044, Business & Professions Code: The ough his or her own employees, provided that such ler will have the burden of proving that he or she did to the Contractors License Law does not apply to an
Print: Sign: Date:	/ / Owner 🗆 Authorized Agent
22. FINAL DECLARATION I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and therein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Ang thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and local destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106). Date: 2, 72.	eles nor any board, department officer, or employee upon which such work is performed. I further affirm ted on my property, but in the event such work does 5.4.3.4 LAMC).

119 N Larchmont Blvd 01048 - 20000 - 00251 Permit Application #: Sign Plan Check #: City of Los Angeles - Department of Building and Safety Initiating Office: VAN NUYS PLOT PLAN ATTACHMENT Counter Plan Check Printed on: 02/21/01 13:06:06 **BEVERLY BLVD.** 60'-0" **PARK** 1 ST STREET



City of Los Angeles Department of City Planning

9/13/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

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

ZIP CODES

90004

RECENT ACTIVITY ENV-2023-6223-CE CHC-2023-6222-HCM

ADM-2023-6042-CLR

CASE NUMBERS

CPC-2008-783-ZC-HD

CPC-2002-6160-ICO

CPC-1991-117-ZC

CPC-1990-597-ZC CPC-1986-823-GPC

CPC-1984-1-HD

ORD-180564

ORD-175150

ORD-168334-SA2

ORD-167420

ORD-165331-SA6570

ORD-161116-SA24

ENV-2008-784-ND

ENV-2002-6162-CE

ND-91-59-ZC

ND-85-506-ZC-HD

Address/Legal Information

PIN Number 138B189 909 Lot/Parcel Area (Calculated) 6,250.5 (sq ft)

PAGE 633 - GRID F1 Thomas Brothers Grid

5515019015 Assessor Parcel No. (APN)

Tract TR 3501

Map Reference M B 38-52

Block 2

FR 26

Arb (Lot Cut Reference) None

Map Sheet 138B189

Jurisdictional Information

Lot

Community Plan Area Wilshire

Area Planning Commission Central

Neighborhood Council Greater Wilshire

Council District CD 13 - Hugo Soto-Martinez

Census Tract # 2110.00

LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None

Zoning [Q]C2-1D

ZI-2498 Local Emergency Temporary Regulations - Time Limits and Zoning Information (ZI)

Parking Relief - LAMC 16.02.1

ZI-2512 Housing Element Inventory of Sites

General Plan Land Use Neighborhood Office Commercial

General Plan Note(s) Yes

Hillside Area (Zoning Code) No

Specific Plan Area None

Subarea None

Special Land Use / Zoning None

Historic Preservation Review No

Historic Preservation Overlay Zone None

Other Historic Designations None

Other Historic Survey Information None Mills Act Contract None

CDO: Community Design Overlay None

CPIO: Community Plan Imp. Overlay None

Subarea None

CUGU: Clean Up-Green Up None

HCR: Hillside Construction Regulation No

NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible General (RBPA)

RFA: Residential Floor Area District None RIO: River Implementation Overlay No

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

SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas No
Streetscape No
Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee

Residential Market Area Medium-High

Non-Residential Market Area High Transit Oriented Communities (TOC) Not Eligible ED 1 Eligibility Eligible Site RPA: Redevelopment Project Area None Central City Parking No **Downtown Parking** No **Building Line** None 500 Ft School Zone No

Assessor Information

500 Ft Park Zone

Assessor Parcel No. (APN) 5515019015

Ownership (Assessor)

Owner1 SHUMAN,GLENN TR FENADY FAMILY TRUST
Address 4165 E THOUSAND OAKS BLVD STE 107

No

WESTLAKE VILLAGE CA 91362

Ownership (Bureau of Engineering, Land

Records)

Owner LARCHMONT MANSION LLC

Address 19345 SAN JOSE AVE
CITY INDUSTRY CA 91748

APN Area (Co. Public Works)* 0.143 (ac)

Use Code 1210 - Commercial - Store Combination - Store and Residential

Combination - One Story

Assessed Land Val. \$118,114
Assessed Improvement Val. \$324,214
Last Owner Change 01/21/2021

Last Sale Amount\$9Tax Rate Area67Deed Ref No. (City Clerk)8-862

Building 1

Year Built 1924
Building Class C6A
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

Building Square Footage 5,980.0 (sq ft)

Building 2

Building 3

No data for building 2

Building 3

No data for building 3

Building 4

No data for building 4

Building 5

Rent Stabilization Ordinance (RSO)

Yes [APN: 5515019015]

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 Methane Buffer Zone

High Wind Velocity Areas No Special Grading Area (BOE Basic Grid Map A-No

13372)

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 2.91806376

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 LARCHMONT VILLAGE

Hubzone Not Qualified

Jobs and Economic Development Incentive

Zone (JEDI)

None

Opportunity Zone No
Promise Zone None
State Enterprise Zone None

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website https://housing.lacity.org
Rent Stabilization Ordinance (RSO) Yes [APN: 5515019015]

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

Housing Element Sites

HE Replacement Required Yes

SB 166 Units 0.03 Units, Lower

Housing Use within Prior 5 Years No

Public Safety

Police Information

Bureau West
Division / Station Wilshire
Reporting District 729

Fire Information

Bureau West
Battallion 5
District / Fire Station 52
Red Flag Restricted Parking No

CASE SUMMARIES

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

Case Number: CPC-2008-783-ZC-HD

Required Action(s): ZC-ZONE CHANGE

HD-HEIGHT DISTRICT

Project Descriptions(s): LARCHMONT VILLAGE DEVELOPMENT REGULATIONS

Case Number: CPC-2002-6160-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): A TEMPORARY PROHIBITION ON THE ISSUANCE OF CERTAIN BUILDING PERMITS WHICH AFFECT THE DEMOLITION OF,

CHANGE OF USE OF, ADDITION OR ALTERATION TO A BUILDING OR STRUCTURE IN THE WINDSOR SQUARE, HANCOCK PARK, LARCHMONT, AND LOS FELIZ AREAS. ICO IN EFFECT UPON ADOPTION OF MAPS BY COUNCIL (CHECK HPOZ

BINDERS FOR MAP ADOPTION)

Case Number: CPC-1991-117-ZC
Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): ZONE CHANGE FROM C1-1VL AND C1.5-1VL TO PERMANENT |Q|C2-1VL AND APPROPRIATE AMENDMENT TO THE WILSHIRE

DISTRICT PLAN FROM LIMITED COMMERCE TO NEIGHBORHOOD OFFICE COMMERCE WITH SAID PERMANENT |Q|

Case Number: CPC-1990-597-ZC
Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): INVESTIGATE & PROCESS ZONE CHANGE FROM C1-1VL AND C1.5-1VL TO PERMANENT |Q|C1-1VL WITH SAID PERMANENT

|Q| CONDITIOS FOR THOSEPROPERTIES ON BOTH SIDES OF LARCHMONT BOULEVARD BETWEEN BEVERLY BOULEVARD

AND FIRST STREET

Case Number: CPC-1986-823-GPC

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

Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND

COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION

LAWSUIT

Case Number: CPC-1984-1-HD
Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

Case Number: ENV-2008-784-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): LARCHMONT VILLAGE DEVELOPMENT REGULATIONS

Case Number: ENV-2002-6162-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): A TEMPORARY PROHIBITION ON THE ISSUANCE OF CERTAIN BUILDING PERMITS WHICH AFFECT THE DEMOLITION OF,

CHANGE OF USE OF, ADDITION OR ALTERATION TO A BUILDING OR STRUCTURE IN THE WINDSOR SQUARE, HANCOCK PARK, LARCHMONT, AND LOS FELIZ AREAS. ICO IN EFFECT UPON ADOPTION OF MAPS BY COUNCIL (CHECK HPOZ

BINDERS FOR MAP ADOPTION)

Case Number: ND-91-59-ZC

Required Action(s): ZC-ZONE CHANGE

Project Descriptions(s): Data Not Available

Case Number: ND-85-506-ZC-HD

Required Action(s): ZC-ZONE CHANGE

HD-HEIGHT DISTRICT

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-180564

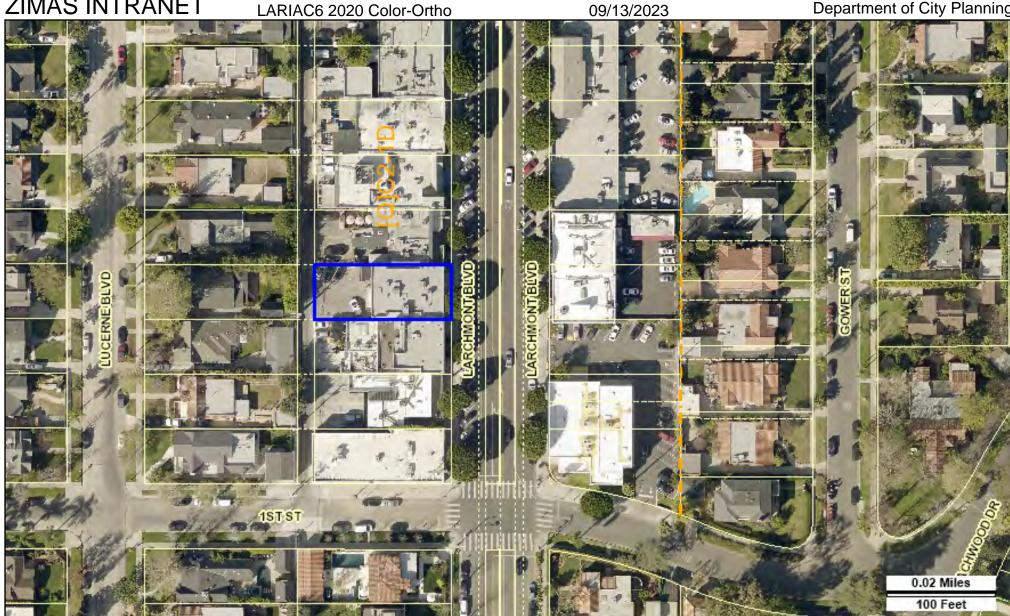
ORD-175150

ORD-168334-SA2

ORD-167420

ORD-165331-SA6570

ORD-161116-SA24



Address: 119 N LARCHMONT BLVD

APN: 5515019015 PIN #: 138B189 909 Tract: TR 3501 Block: 2 Lot: FR 26 Arb: None

Zoning: [Q]C2-1D General Plan: Neighborhood Office Commercial

