

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-4247-HCM
ENV-2015-4248-CE**

HEARING DATE: December 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1618 N. Las Palmas Avenue
Council District: 13
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Greater Central Hollywood
Legal Description: Eulalie Tract No. 2, Block None,
Lot 7

PROJECT: Historic-Cultural Monument Application for the
REDWINE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): J and J Hollywood, LLC c/o Richard W. Shelby
11661 San Vicente Boulevard, Suite 510
Los Angeles, CA 90049

APPLICANT: Art Deco Society of Los Angeles
P.O. Box 972
Los Angeles, CA 90078

PREPARER: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a 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.

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The 1931 Redwine Building is located at 1618 N. Las Palmas Avenue in the heart of Hollywood, south of Hollywood Boulevard. The two-story rectangular shaped building was designed by architect Richard D. King for Los Angeles attorney Hiram G. Redwine in the Art Deco style. The building replaced Redwine's family residence on the site and was subsequently used as his office, a meeting place, and as leased offices by companies such as Shell Oil.

Richard Douglas King, born in Jackson, Tennessee on December 31, 1879, was a prolific but little known architect who moved to Los Angeles in 1911 and worked in the area for 34 years until his death in 1945. King is best known for his National Register listed Villa Riviera (1929) on the shoreline in Long Beach. King won an international competition for the Chateausque design of the building. He also designed the Hollywood Professional Building (HCM #876). King worked closely on the subject property with his client to produce a building that would best express Redwine's history and professional style. The panel above the entry includes a depiction of an open book flanked by a certificate on the left and a gavel on the right, with the balanced scales of justice located directly under the book. This motif relates to the practice of law and Redwine's profession as an attorney.

The two-story Art Deco building retains many of its character-defining features including the stepped pyramidal tower with flag pole above the entrance, the three-tiered inset entryway, the cast concrete artwork, and the decorative grille work that references the cast concrete. The Art Deco verticality of the building is expressed in the tall steel casement windows and the long vertical bands of concrete that start between the ground floor windows, continue between the second floor windows, and then up to just above the parapet. There are obscured transoms above every window and a transom above the main entrance with a Deco etching of the Freemasons' symbol, as Redwine was a Freemason.

The 2010 Hollywood Community Redevelopment Agency Survey found the Redwine Building eligible for listing on the National Register of Historic Places.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Redwine Building		Former name of property	
Street Address: 1618 N. Las Palmas Avenue		Zip: 90028	Council District: 13
Range of Addresses on Property: 1618-20 N. Las Palmas Avenue		Community Name: Hollywood	
Assessor Parcel Number: 5547-014-024	Tract: Eulalia Tract No. 2	Block: N/A	Lot: 7
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1931	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: None known, adjacent development impacts.
Architect/Designer: Richard D. King	Contractor: May & Grimwood		
Original Use: Office Building	Present Use: Office Building		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	If "No," where?:		

3. STYLE & MATERIALS

Architectural Style: Art Deco		Stories: 2	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Brick	Type: Select	
	Cladding Material: Stucco, smooth	Cladding Material: Select	
ROOF	Type: Flat	Type: Stepped, pyramidal	
	Material: Rolled asphalt	Material: Rolled asphalt	
WINDOWS	Type: Casement	Type: Select	
	Material: Steel	Material: Select	
ENTRY	Style: Off-center	Style: Select	
	Material: Wood	Material: Select	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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

- Reflects the broad cultural, economic, or social history of the nation, state or community
- Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
- Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

- | | | |
|----|---------|--|
| 1. | 1931 | Original construction of building and detached garage. |
| 2. | 1936 | Minor fire damage repaired. |
| 3. | 1937 | Some interior changes designed by original architect, Richard D. King. |
| 4. | 1955 | Parapet modified for seismic code. |
| 5. | Unknown | Removal of garage from site. |
| 6. | | |
| 7. | | |
| 8. | | |

6. 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 a Historic Preservation Overlay Zone (HPOZ)
 - Determined eligible for national, state, or local landmark status by a historic resources survey(s)
- Contributing feature
 Non-contributing feature

Survey Name(s): Hollywood Redevelopment Area Survey, by Chattel Arch., 2009

Other historical or cultural resource designation(s):

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. 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 selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

Name: Art Deco Society of Los Angeles	Company:	
Street Address: P. O. Box 972	City: Hollywood	State: CA
Zip: 90078	Phone Number: 310-659-3326	Email: artdeco@adsla.org

Property Owner

Is the owner in support of the nomination? Yes No Unknown

Name: J and J Hollywood, LLC	Company: iCopy Technologies, Inc. (Tenant)	
Street Address: 11661 San Vicente Boulevard, Suite 510	City: Los Angeles	State: CA
Zip: 90049-5116	Phone Number: 888-333-8098 (Tenant)	Email:

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher	Company:	
Street Address: 140 S. Avenue 57	City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement. Then, electronically or physically sign the bottom portion. Either the applicant or the 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.

Charles J. Fisher
Name:

7-15-2015
Date:

Charles J.
Fisher
Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2015.07.15 10:13:02 -07'00'



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

10. 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. <input checked="" type="checkbox"/> Nomination Form | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B | 7. <input checked="" type="checkbox"/> Contemporary Photos |
| 3. <input checked="" type="checkbox"/> Bibliography | 8. <input type="checkbox"/> Historical Photos |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents | |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org



City of Los Angeles Department of City Planning

7/20/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1618 N LAS PALMAS AVE

ZIP CODES

90028

RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Pln-
Ord 175038

CASE NUMBERS

CPC-2003-2115-CRA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1995-148-GPC
CPC-1986-835-GPC
ORD-173562
ORD-171040-SA140
ORD-165657-SA185
ORD-129944
ZA-2009-2667-CUB-CUX
ZA-2006-3001-ZAI
ZA-1995-282-CUB-CUX
ENV-2012-2425-CE
ENV-2009-2668-EAF
ENV-2006-4488-CE
MND-95-96-CUB
AFF-31051

Address/Legal Information

PIN Number	148-5A185 227
Lot/Parcel Area (Calculated)	8,042.1 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E4
Assessor Parcel No. (APN)	5547014024
Tract	EULALIE TRACT NO 2
Map Reference	M B 3-84
Block	None
Lot	7
Arb (Lot Cut Reference)	None
Map Sheet	148-5A185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1907.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	P-1
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2277 Hollywood Redevelopment Project ZI-1352 Hollywood Redevelopment Project
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None

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

500 Ft School Zone	Active: Larchmont Charter School - West Hollywood (2nd Site) Active: Selma Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5547014024
Ownership (Assessor)	
Owner1	J AND J HOLLYWOOD LLC C/O C/O RICHARD W SELBY
Address	11661 SAN VICENTE BLVD STE 510 LOS ANGELES CA 90049
Ownership (City Clerk)	
Owner	J AND J PROPERTY COMPANY, LLC C/O RICHARD W. SHELBY
Address	11661 SAN VICENTE BLVD. SUITE 510 LOS ANGELES CA 90049
APN Area (Co. Public Works)*	0.185 (ac)
Use Code	Not Available
Assessed Land Val.	\$796,564
Assessed Improvement Val.	\$11,243
Last Owner Change	09/16/13
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	561971 561967-69 532630-2 336755 3-753 2587464 205337
Building 1	
Year Built	1932
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,468.0 (sq ft)
Building 2	
Year Built	1932
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	360.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	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.

Special Grading Area (BOE Basic Grid Map A-13372) No
 Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 0.66159888
 Nearest Fault (Name) Hollywood Fault
 Region Transverse Ranges and Los Angeles Basin
 Fault Type B
 Slip Rate (mm/year) 1.00000000
 Slip Geometry Left Lateral - Reverse - Oblique
 Slip Type Poorly Constrained
 Down Dip Width (km) 14.00000000
 Rupture Top 0.00000000
 Rupture Bottom 13.00000000
 Dip Angle (degrees) 70.00000000
 Maximum Magnitude 6.40000000

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 HOLLYWOOD ENTERTAINMENT DISTRICT
 Promise Zone No
 Renewal Community No
 Revitalization Zone Central City
 State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE
 Targeted Neighborhood Initiative None

Public Safety

Police Information

Bureau West
 Division / Station Hollywood
 Reporting District 646

Fire Information

Division 3
 Battalion 5
 District / Fire Station 27
 Red Flag Restricted Parking 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.

CASE SUMMARIES

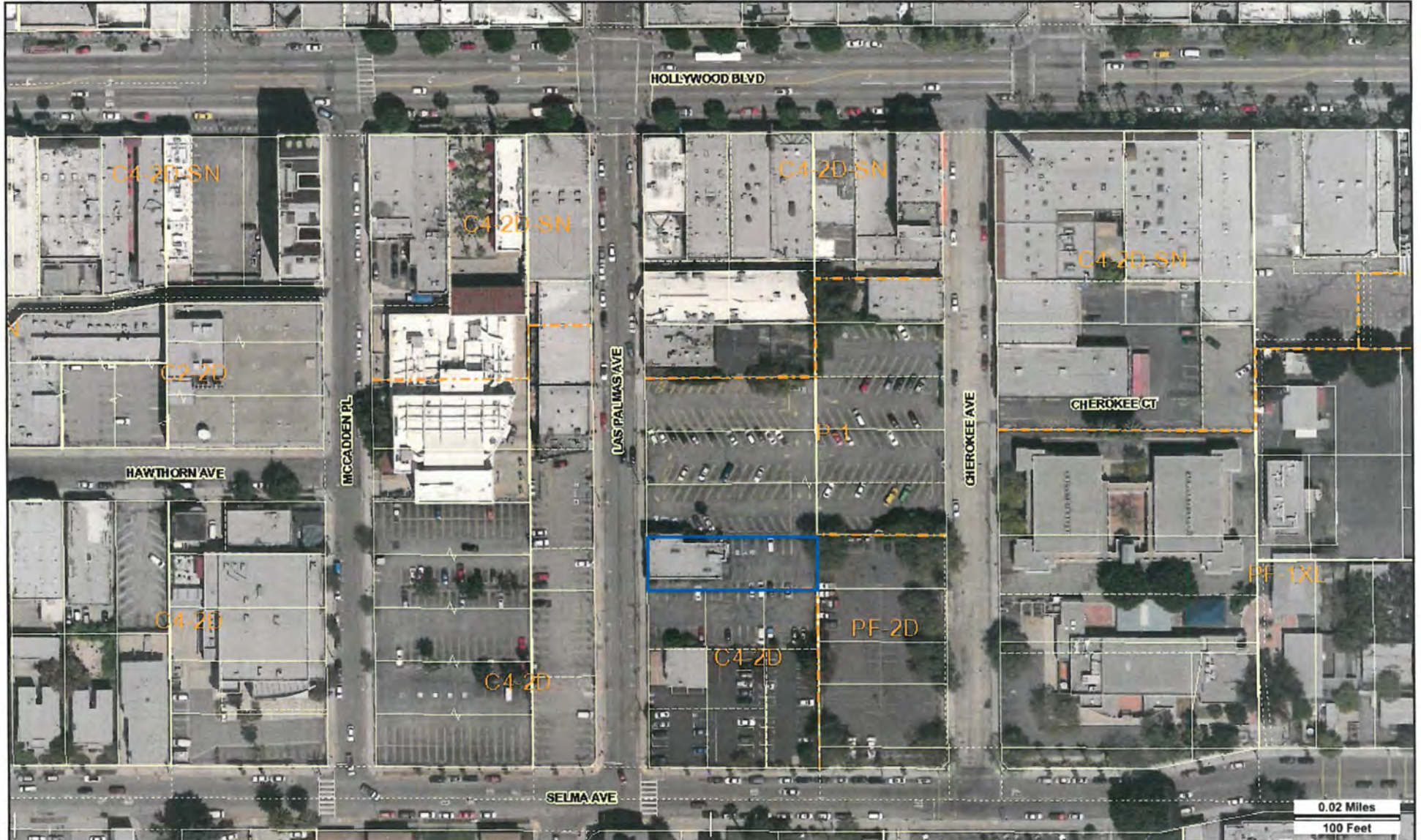
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1995-148-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY PROGRAM PLAN AMENDMENTS AND ZONECHANGES (PUBLIC FACILITIES, OPEN SPACE II AND CLEAN UP
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ZA-2009-2667-CUB-CUX
Required Action(s):	CUB-Conditional Use Beverage-Alcohol CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	CONDITIONAL USE FOR FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR A RESTAURANT SEATING 324 WITH LIVE ENTERTAINMENT AND DANCING OPERATING FROM 11AM TO 4AM DAILY.
Case Number:	ZA-2006-3001-ZAI
Required Action(s):	ZAI-ZA INTERPRETATIONS
Project Descriptions(s):	ZONING ADMINISTRATOR INTERPRETATION TO RE-ESTABLISH USE THAT WAS PREVIOUSLY THERE (RESTAURANT/LOUNGE/ALCOHOL).
Case Number:	ZA-1995-282-CUB-CUX
Required Action(s):	CUB-Conditional Use Beverage-Alcohol CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	CONDITIONAL USE FOR A SMALL RESTAURANT WITH ON-SITE SALES OF ALCOHOL, DANCING/LIVE ENTERTAINMENT IN THE C4-2D AND A1-1XL ZONES.
Case Number:	ENV-2012-2425-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE FOR A SMALL RESTAURANT WITH ON-SITE SALES OF ALCOHOL, DANCING/LIVE ENTERTAINMENT IN THE C4-2D AND A1-1XL ZONES.
Case Number:	ENV-2009-2668-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	CONDITIONAL USE FOR FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR A RESTAURANT SEATING 324 WITH LIVE ENTERTAINMENT AND DANCING OPERATING FROM 11AM TO 4AM DAILY.
Case Number:	ENV-2006-4488-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONING ADMINISTRATOR INTERPRETATION TO RE-ESTABLISH USE THAT WAS PREVIOUSLY THERE (RESTAURANT/LOUNGE/ALCOHOL).
Case Number:	MND-95-96-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-173562
ORD-171040-SA140
ORD-165657-SA185
ORD-129944
AFF-31051

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.



Address: 1618 N LAS PALMAS AVE
 APN: 5547014024
 PIN #: 148-5A185 227

Tract: EULALIE TRACT NO 2
 Block: None
 Lot: 7
 Arb: None

Zoning: P-1
 General Plan: Regional Center Commercial



Redwine Building

Architectural Description

Constructed in 1931 in the Art Deco style, the two-story basically rectangular shaped building has an asymmetrical front façade, with an offset main entrance located under a low stepped square tower on the left side. Rows of five tall steel casement windows are to the right of the tower on both the first and second floors. Horizontal bands are on the top of the first floor windows and forming a continuous sill under the upper story windows. The spaces between the upper windows continue to slightly above the parapet, forming vertical bands that flank Art Deco designs that are cast in the concrete. There are also green terra cotta tiles under the ground floor windows (hidden by the landscaping).

Each of the front windows is topped with a obscured transom with a decorative grille in front. The grille work at the windows have an art deco design that is mimicked in the decorative spandrel panels above the upper windows. This includes an extra set of second-story casements located above the main entrance. The entrance and the window above are set within a three-tiered inset. The main door is solid wood with a square transom window above it which contains an etched Deco design of the Masonic square and compass. A square relief illustrating an open book above the scales of justice, a diploma to the left and a gavel to the right is located above that window and below the casement window. The top of the tower is a five tiered pyramidal concrete roof, topped with a flagpole.

The remaining roof is flat and the building is slightly articulated with the tower popping out from the front and North facades at the Northwest corner and the bump out continuing back along a part of the North façade. A second bump out is across about half of the rear elevation.

The South façade is plain but punctuated with additional steel casement windows. The North façade has no windows at the front in the bump out, but has several casements further back. The rear of the building is also plain with several smaller windows and an awning covered entry on the right of that façade. A roof staircase is also at the rear of the building.

There are no accessory buildings, only paved parking to the sides and rear of the building. A garage was permitted along with the building, but it does not appear to be extant anymore.

Significant interior spaces include a paneled conference room, but not much else is known due to the inaccessibility of the interior spaces.

Redwine Building
1618 N. Las Palmas Avenue
Significance Statement

Built in 1931 for attorney Hiram G. Redwine, the iconic Art Deco building was designed by the architect Richard D. King and constructed by the firm of May and Grimwood as an office building and a meeting location for the local Republican Party activists. The art work on the building displayed many clues to Redwine's profession, especially the panel located directly above the entry, which displays an open book flanked by a certificate on the left and a gavel on the right, with the balanced scales of Justice located directly under the book.

The youngest of eight children, Hiram G. Redwine was born in Kentucky on April 6, 1869, to Jacob and Mary (Thomasso) Redwine. His father was a farmer and young Hiram appeared destined to follow his older brothers into the same profession. However, two of his sisters became school teachers.

By 1900, H. G. Redwine had married his wife, Olivia and had moved to Salmon City, Idaho to farm. At 30 years old, with two young sons, it seemed that Redwine's life was set. Yet, a decade later, the family, now with four sons, had moved to Lewiston City, Idaho, and Hiram was now an attorney at law. Redwine was also a Freemason, probably a member of Hollywood Lodge No. 355.

By 1916, the family, now with a two year old daughter, had bought a house from the Estate of Hollywood real estate man, Angus De Berry. By 1920, the household included Redwine's oldest son, Donald and his new wife, Margaret. Donald would eventually become a Los Angeles Superior Court Judge. The house was located in what was then a residential neighborhood between Hollywood Boulevard and Selma Avenue. However, in the 1920s, the neighborhood began to become more commercial. The Redwines purchased a house at 1414 N. Genesee Avenue and demolished the family home on Las Palmas in order to build the office building. Today, the house at 1606 N. Las Palmas is the only remaining vestige of the former neighborhood.

Redwine hired Los Angeles architect Richard Douglas King to design his new building. Born in Jackson, Tennessee on December 31, 1879, King was a prolific but little known architect who is acknowledged by experts to be master designer. During his 40 year career in Southern California, he designed a wide variety of buildings, including theaters, apartment buildings, office buildings, industrial buildings, schools and other public buildings. One of his office buildings was the Hollywood Professional Building (HCM 876). King also designed the

Chateausque style Villa Rivera Building in Long Beach, which is both a local monument in that city and individually listed on the National Register of Historic Places. Other than a brief partnership with Ellis Wing Taylor (later of Taylor and Taylor) during the 1910's, he appears to have run a solo practice. King passed away on July 31, 1945 while inspecting a ship for the Maritime Commission. He had made his home for many years in Hermosa Beach.

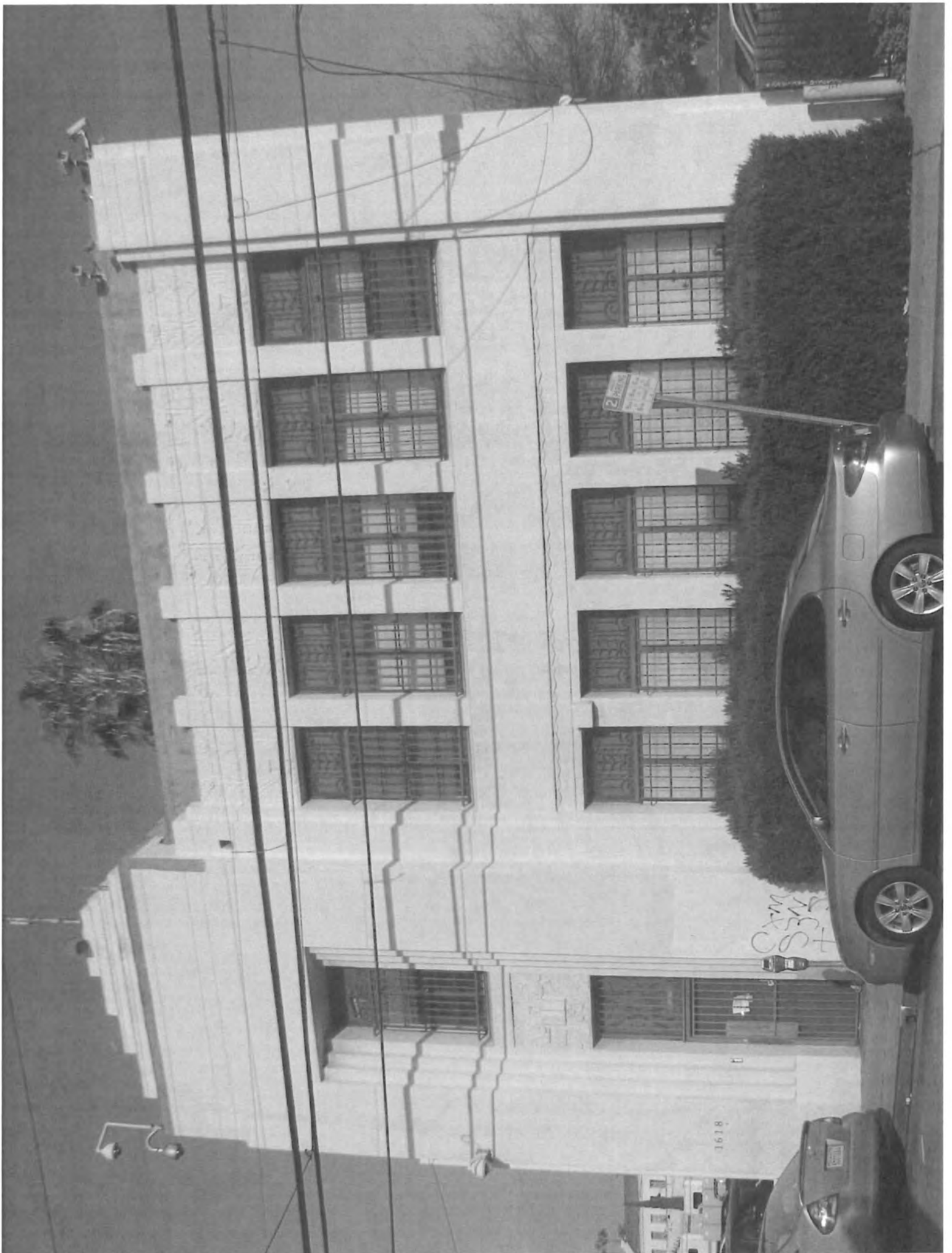
For the Redwine Building, King chose to use the then-popular Art Deco style, working with his client to produce a building that would best express Redwine's own history and professional style.

Once built, Redwine opened his building to be a meeting place for various organizations, including the Hollywood club of the Republican Women's Federated, in which his wife was a prominent member. The building was damaged by a fire in 1935, requiring a permit to be taken out for repairs, which noted that there was no structural damage from the fire. The repairs were performed by the original contracting firm of May and Grimwood. Redwine also leased out offices to other companies, such as Shell Oil Company, which installed partitions in their first floor offices in 1937. After Redwine's death on September 28, 1963, the building remained in his family until April 4, 1977, when it was sold to Damien Simpson.

On April 7, 1987, Simpson transferred the property, which also included the adjacent land to the South, to Romar Financial Services, Inc. for Grant Parking, Inc. The land has been zoned for parking for many years, yet the new owner opted to retain the building, which appears to have been used as a restaurant at that time. After George Ullman, the owner of Grant Parking, passed away on July 31, 1989 (coincidentally the 44th anniversary of Richard King's death) the property passed to his wife Shari L. Ullman and other family members. It was sold to Joseph E Simon on March `6, 2006 and then to J and J Property Company on November 21, 2007. On September 16, 2013, it was deeded to J and J Hollywood LLC.

The Redwine Building has been found eligible for individual listing on the National Register. It was assigned a CHR status code of 3S in February 2010 during the Hollywood Redevelopment Survey

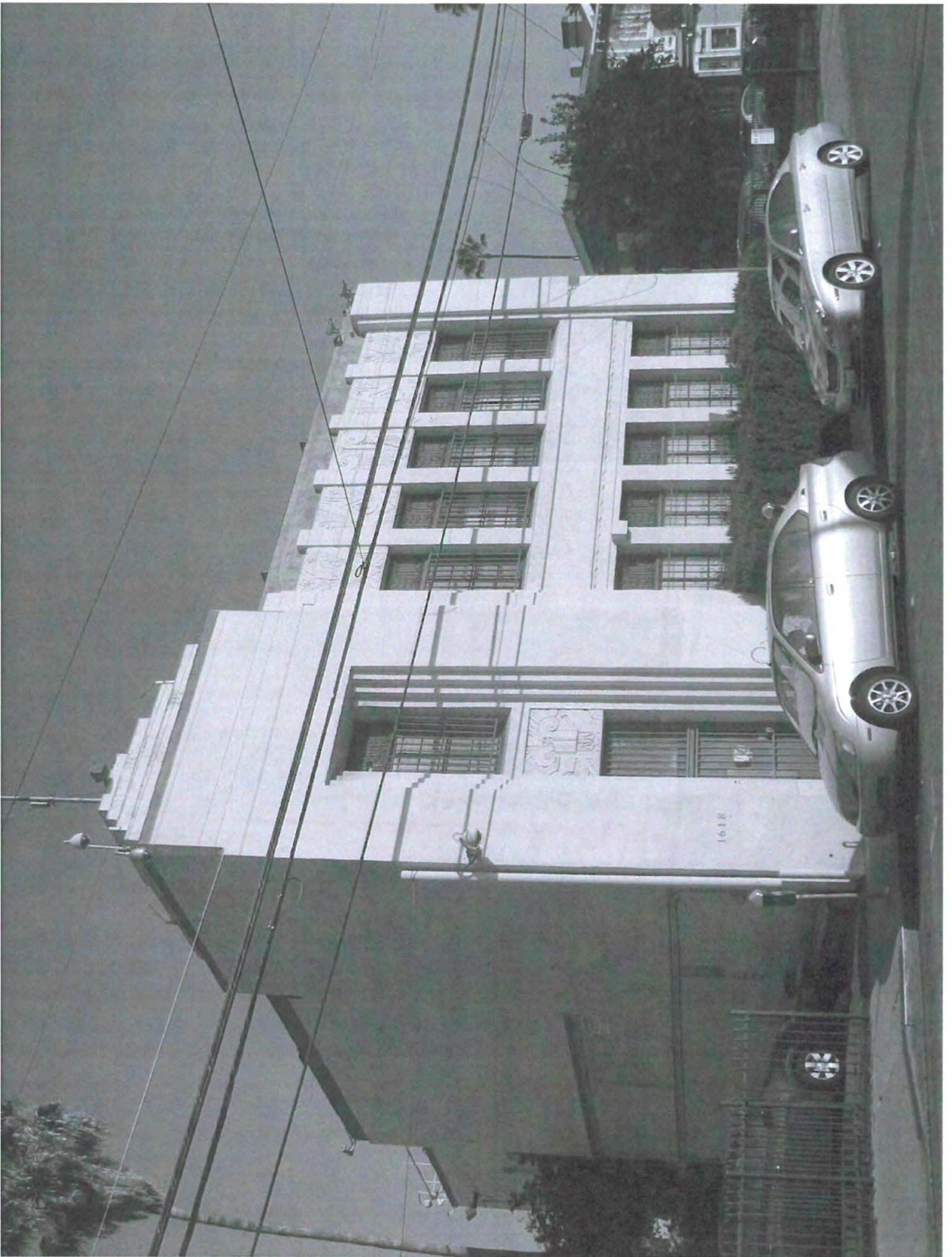
The Redwine Building is important as a distinguished example of Art Deco architecture and as an important example of a design by the distinguished Southern California architect, Richard Douglas King.



1618

CS
WV
WV
WV

2



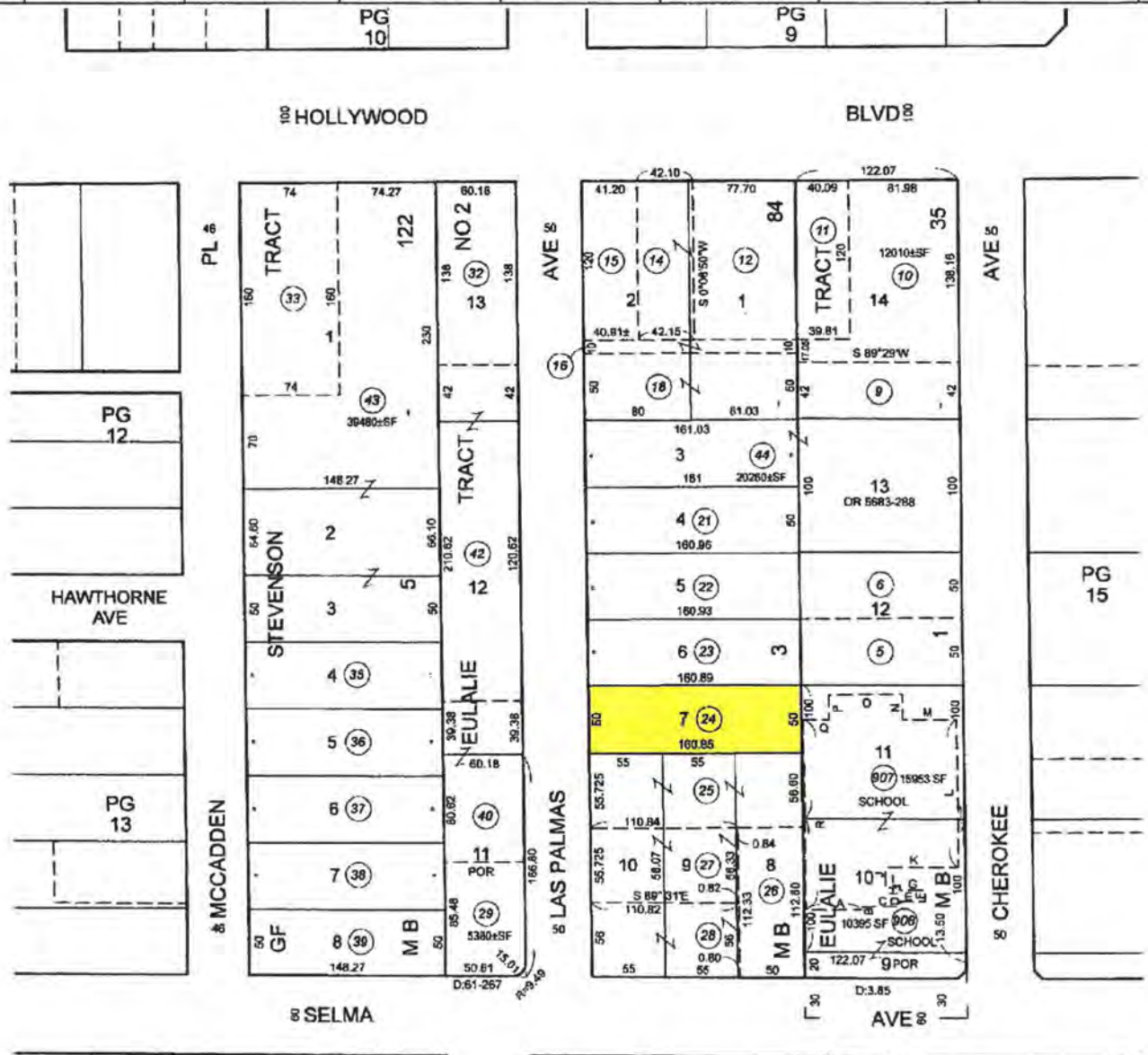
1618

2015



MAPPING AND GIS SERVICES SCALE 1" = 80'

LINE	BEARING	LENGTH
A	N0°15'43"W	142
B	N89°44'17"E	19.33
C	N0°15'43"W	18.75
D	N89°44'17"E	55.17
E	S00°15'43"E	19.09
F	N89°44'17"E	40.67
G	S00°15'43"E	110.50
H	N89°44'17"E	55.13
I	S00°15'43"E	13.25
J	N89°44'17"E	10.80
K	S00°15'43"E	3.42
L	N89°44'17"E	19.22
M	S00°15'43"E	8.60
N	N89°44'17"E	19.22
O	S00°15'43"E	3.73
P	S89°44'17"W	28.83
Q	S00°15'43"E	2.17
R	S89°44'17"W	42





City of Los Angeles Department of City Planning

7/12/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1618 N LAS PALMAS AVE

ZIP CODES

90028

RECENT ACTIVITY

Adaptive Reuse Incentive Spec. Pln-
Ord 175038

CASE NUMBERS

CPC-2003-2115-CRA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1995-148-GPC
CPC-1986-835-GPC
ORD-173562
ORD-171040-SA140
ORD-165657-SA185
ORD-129944
ZA-2009-2667-CUB-CUX
ZA-2006-3001-ZAI
ZA-1995-282-CUB-CUX
ENV-2012-2425-CE
ENV-2009-2668-EAF
ENV-2006-4488-CE
MND-95-96-CUB
AFF-31051

Address/Legal Information

PIN Number	148-5A185 227
Lot/Parcel Area (Calculated)	8,042.1 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E4
Assessor Parcel No. (APN)	5547014024
Tract	EULALIE TRACT NO 2
Map Reference	M B 3-84
Block	None
Lot	7
Arb (Lot Cut Reference)	None
Map Sheet	148-5A185

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Central Hollywood
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1907.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	P-1
Zoning Information (ZI)	ZI-2277 Hollywood Redevelopment Project ZI-1352 Hollywood Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None

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

500 Ft School Zone	Active: Larchmont Charter School - West Hollywood (2nd Site) Active: Selma Elementary School
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5547014024
APN Area (Co. Public Works)*	0.185 (ac)
Use Code	Not Available
Assessed Land Val.	\$796,564
Assessed Improvement Val.	\$11,243
Last Owner Change	09/16/13
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	561971 561967-69 532630-2 336755 3-753 2587464 205337
Building 1	
Year Built	1932
Building Class	C5
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,468.0 (sq ft)
Building 2	
Year Built	1932
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	360.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.661612383890811
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin

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.

Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	646
Fire Information	
Division	3
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	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.

CASE SUMMARIES

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

Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1995-148-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY PROGRAM PLAN AMENDMENTS AND ZONECHANGES (PUBLIC FACILITIES, OPEN SPACE II AND CLEAN UP
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ZA-2009-2667-CUB-CUX
Required Action(s):	CUB-Conditional Use Beverage-Alcohol CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	CONDITIONAL USE FOR FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR A RESTAURANT SEATING 324 WITH LIVE ENTERTAINMENT AND DANCING OPERATING FROM 11AM TO 4AM DAILY.
Case Number:	ZA-2006-3001-ZAI
Required Action(s):	ZAI-ZA INTERPRETATIONS
Project Descriptions(s):	ZONING ADMINISTRATOR INTERPRETATION TO RE-ESTABLISH USE THAT WAS PREVIOUSLY THERE (RESTAURANT/LOUNGE/ALCOHOL).
Case Number:	ZA-1995-282-CUB-CUX
Required Action(s):	CUB-Conditional Use Beverage-Alcohol CUX-ADULT ENTERTAINMENTS
Project Descriptions(s):	CONDITIONAL USE FOR A SMALL RESTAURANT WITH ON-SITE SALES OF ALCOHOL, DANCING/LIVE ENTERTAINMENT IN THE C4-2D AND A1-1XL ZONES.
Case Number:	ENV-2012-2425-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONDITIONAL USE FOR A SMALL RESTAURANT WITH ON-SITE SALES OF ALCOHOL, DANCING/LIVE ENTERTAINMENT IN THE C4-2D AND A1-1XL ZONES.
Case Number:	ENV-2009-2668-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	CONDITIONAL USE FOR FULL LINE ALCOHOL FOR ON-SITE SERVICE FOR A RESTAURANT SEATING 324 WITH LIVE ENTERTAINMENT AND DANCING OPERATING FROM 11AM TO 4AM DAILY.
Case Number:	ENV-2006-4488-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONING ADMINISTRATOR INTERPRETATION TO RE-ESTABLISH USE THAT WAS PREVIOUSLY THERE (RESTAURANT/LOUNGE/ALCOHOL).
Case Number:	MND-95-96-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-173562
ORD-171040-SA140
ORD-165657-SA185
ORD-129944
AFF-31051

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.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1618 N LAS PALMAS AVE

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

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

c. Address: 1618 N LAS PALMAS AVE City: LOS ANGELES Zip: 90028

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

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

APN:5547014024

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

*P3b. Resource Attributes: (List attributes and codes) HP09

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

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



P5b. Description of photo:
(View, data, accession #)

01/20/09

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1932

Assessor

*P7. Owner and Address:

J AND J PROPERTY COMPANY LLC
11661 SAN VICENTE BLVD (STE 810)
LOS ANGELES, CA 90049

*P8. Recorded by:

Jenna Snow
Chattel Architecture, Planning & Preserva
13417 Ventura Boulevard
Sherman Oaks, CA 91423-3938

*P9. Date Recorded: 01/21/2009

*P10. Survey Type: (Describe)

Intensive

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

Chattel Architecture, Planning & Preservation, Inc. Historic Resources Survey of the Hollywood Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with PCR Services Corporation and LSA Associates, Inc., March 2009.

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

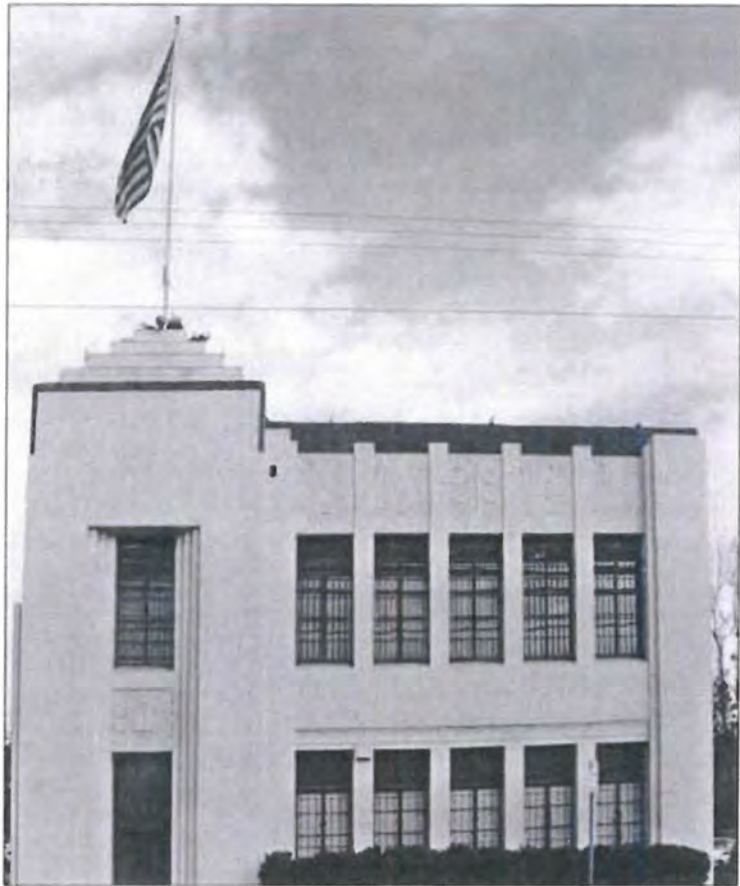
Archeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record Other (List): _____

DPR 523A (1/95)

*Required Information

REDWINE BUILDING
(ARCHITECT: RICHARD D. KING, 1931). The gavel and scales of justice at 1618 North Las Palmas certainly offer clues to Judge H. G. Redwine's profession. He and his wife were staunch Republicans; several of their children entered the fields of law and politics. Two armed bandits interrupted dinner one night and robbed a family that included an assistant United States attorney, an assemblyman, and a future delegate to the Republican National Convention.



Page 2 of 2

*Resource Name or #: (Assigned by recorder) 1618 N LAS PALMAS AVE

*Recorded By: Jenna Snow

*Date: 01/21/2009

Continuation

Update

Update Status: Retains Integrity

Clubdom Today-Hollywood Women's Republican Club

Los Angeles Times (1923-Current File): Aug 19, 1935;

ProQuest Historical Newspapers: Los Angeles Times

pg. A8

CLUBDOM TODAY

Hollywood Women's Republican Club—Joint meeting of Republican women and men, 7:30 p.m., at 1618 Las Palmas Boulevard; speakers, Assemblyman Thomas J. Cunningham, Mrs. Tory Everett and Col. Charles Barton Wood.

Obituary 1 -- No Title

Los Angeles Times (1923-Current File): Aug 3, 1945;
ProQuest Historical Newspapers: Los Angeles Times
pg. A3

OBITUARIES

Richard D. King

Funeral services for Richard D. King, 66, for 34 years prominent in Los Angeles architectural circles, will be conducted at 3 p.m. today at Grace Chapel, Inglewood Park Cemetery. Mr. King, who designed many Southland buildings, including Vernon City Hall, died Monday while inspecting a ship for the Maritime Commission. He lived at 1825 Manhattan Ave., Hermosa Beach. He leaves his widow, Mrs. Margaret P. King, and a daughter, Mrs. Margaret K. Koenig of Dayton, O.

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Obituary 3 -- No Title

Los Angeles Times (1923-Current File); Sep 30, 1963;
pg. C7

VITAL RECORD

Deaths

Funeral Announcements

REDWINE, Hiram G., beloved father of Mrs. Olivia M. Lee, Gwyn S., Kent H. and Judge Donald M. Redwine.

Masonic services 10 a.m. Wednesday at Pierce Brothers' Hollywood, 5959 Santa Monica Blvd.

Building Permit History
1618 N. Las Palmas Avenue
Hollywood

- July 27, 1931: Building Permit No. 14945 for the construction of a 2-story, 15-room, 42' X 84' masonry office building at 1618 N. Las Palmas Avenue, on Lot 7 of Eulalia Tract No. 2.
Owner: H. G. Redwine
Architect: Richard D. King
Contractor: May and Grimwood
Cost: \$12,000.00
- July 30, 1931: Building Permit No. 15181, to demolish and remove 2-story 8-room 32' X 42' frame residence.
Owner: H. G. Redwine
Architect: None
Contractor: East Side Wrecking Co.
Cost: \$75.00
- October 30, 1931: Building Permit No. 23130 to construct a 1-story 20' X 49' frame private garage.
Owner: H. G. Redwine
Architect: Richard D. King
Contractor: May and Grimwood
Cost: \$500.00
- June 26, 1935: Building Permit No. 15855 to repair fire damage.
Owner: H. G. Redwine
Architect: None
Engineer: None
Contractor: May and Grimwood
Cost: \$575.00
- March 4, 1937: Grading Permit No. 6569 to fur down ceiling and plaster, install concrete floor, wood trim around 3 columns. Install partition and door.
Owner: H. G. Redwine
Architect: Richard D. King
Engineer: None
Contractor: Winter Construction Co., Inc.
Cost: \$910.00

April 8, 1937: Building Permit No. 11183 to install a 65 lineal ft. wood glass office partitions on 1st floor.
Owner: Shell Oil Company
Architect: None
Engineer: None
Contractor: Hanson Howard Shaffer
Cost: \$200.00

July 29, 1955 Building Permit No. LA21071 to perform parapet correction adjacent to Las Palmas and exitway.
Owner: H. G. Redwine
Architect: None
Engineer: None
Contractor: E. W. McCoy, Inc.
Cost: \$700.00

All Applications Must be Filled Out by Applicant

Oldg. Form 9

PLANS AND SPECIFICATIONS and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" - "B" - "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 2 REAR OF NORTH ANNEX 1st Floor	Lot No. <u>7</u> Block <u>22</u>	O. K. City Clerk By <u>[Signature]</u> Deputy
	(Description of Property)	
CITY CLERK PLEASE VERIFY	TAKE TO <u>Estadita # 2</u>	O. K. City Engineer By <u>[Signature]</u> Deputy
	ROOM No. <u>248</u> (2nd FLOOR)	
TAKE TO FIRST FLOOR 242 SO. BROADWAY	District No. <u>32 1/2</u> M. B. Page <u>5</u> F. B. Page	O. K. City Engineer By <u>[Signature]</u> Deputy
	No. <u>TAKETTO 1918 N. Las Palmas</u> Street ROOM No. <u>0</u> (Location of Job)	
ENGINEER PLEASE VERIFY	(MAIN OT. FLOOR) <u>Bot Hollywood & Indiana</u>	

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building OFFICES No. of Rooms 15 No. of Families See plans.
- Owner's name H. G. Redwine Phone MU 2197
- Owner's address 357 S. HILL STR.
- Architect's name Richard D. King (Cert No. B698) Phone TO 3517
- Contractor's name May & Greenwood Phone VA 9885
- Contractor's address 520 E 9th STATE LICENSE NO. 2725
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finish-
ing, Equipment and Appliances in
Completed Building.} \$ 12,000.00
- Any other building or permit for a building on lot at present? Yes. How used? Residence (to be removed)
- Size of proposed building 42'-0" x 89'-0" Size of lot 50'-0" x 160'-10 1/4" feet
- Number of stories in height 2 Height to highest point 36'-0"
- Material of foundation Conc. Character of soil Firm Gravel.
- Material of exterior walls Brick
- Material of interior construction Wood.
- Material of floors Wood.
- Material of roof Wood & Composition
- Will all lathing and plastering comply with Ordinance? Yes.
- What zone is property in? C-3 Fire

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

OVER 7/27/31 (Sign Here) Richard D. King By [Signature]
 (Owner or Authorized Agent)

PERMIT NO. <u>14945</u>	FOR DEPARTMENT USE ONLY	
	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Finley</u> Sign-Examiner	Application checked and found <u>7/27/31</u> <u>TC</u> <u>[Signature]</u> Clerk

This Bldg is over 100 ft from Hollywood & 7th St. [Signature] For [Signature] [Signature] 757

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form #

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Form with columns 'REMOVED FROM' and 'REMOVED TO'. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street. Includes vertical text: 'TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY', 'TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY', 'O. E. City Clerk', 'O. E. City Engineer', 'By', 'Deputy'.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Residence
2. What purpose will Building be used for hereafter?
3. Owner's name East Side Wrecking Co. Phone AN 2246
4. Owner's address 3520 E. Ninth St.
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
6. Contractor's name East Side Wrecking Co. STATE LICENSE NO. 27345 Phone AN 2246
7. Contractor's address 3520 E. Ninth St.
8. VALUATION OF PROPOSED WORK Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building \$ 75.00
9. Class of present Building Frame No. of Rooms at present 8
10. Number of stories in height 1 1/2 Size present Building 32 x 42
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Residence
13. What Zone is Property in? Between Sunset & Hollywood Blvd

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

Demolish and Remove

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

OVER

(Sign here) By Al. H. Wells (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 3 columns: PERMIT NO. 15181, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc., Application checked and found O.K. 7-30-31, Plan Examiner, Clerk, and a date stamp: JUL 30 1931.

George W. ...

100

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Edg. Form 2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

2

Application for the Erection of Frame Buildings

CLASS "D"

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

TAKE TO ROOM No. 248 (2nd FLOOR) REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. DUNE ST. DWAY ENGINEER PLEASE VERIFY

Lot No. Block
(Description of Property)

District No. M. B. Page F. B. Page

1618 N. Los Palms Ave Street
Hollywood Blvd & Selma St
(Location of Job)

O. K. City Clerk
By _____ Deputy

O. K. City Engineer
By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building: Steel Pier Garage of Rooms No. of Families: _____
2. Owner's name: H. G. Roelwhe Phone: TV 3517
3. Owner's address: 1618 N. Los Palms
4. Architect's name: Richard D. King # 52698 Phone: 7-2511
5. Contractor's name: May & Grimwood # 1684 Phone: 9-9885
6. Contractor's address: 520 E 8th Street Los Angeles
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 500.00
8. Is there any existing building or permit for a building on lot? Yes How used? Offices
9. Size of proposed building: 202 x 192 Height to highest point: 11 feet
10. Number of Stories in height: 1 Character of ground: loam
11. Material of foundation: Conc Size of footings: plan Size of wall: 6" Depth below ground: 6" Calcu
12. Material of chimneys: _____ Number of inlets to flue: _____ Interior size of flues: _____
13. Material of exterior walls: Studs x Siding plaster on front
14. Give sizes of following materials: REDWOOD MUDSILLS 3 x 4 Girders: 4 x 8
EXTERIOR studs: 2 x 4 INTERIOR BEARING studs: _____ Interior Non-Bearing studs: _____
Ceiling joists: 2 x 6 Roof rafters: 2 x 6 FIRST FLOOR JOISTS: Concrete
Second floor joists: _____ Specify material of roof: Comp
15. Will all provisions of State Housing Act be Complied with? Yes
16. What Zone is Property in? Z C 3 No FD No SW No SO 10/26/31 Morris

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

930
10/26/31
OVER (Sign Here) Richard D. King By
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 23130	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>10/26/31</u> Plan Examiner	Application checked and found correct <u>Z C 3 No FD No SW No SO</u> <u>10/29/31</u> Morris Clerk	Stamp for this permit lot OCT 30 1931 TWO
----------------------------	---	---	--

PLANE DESTROYED

\$2.50

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 1618 N. Las Palmas (House Number and Street) New location of building } Between what cross streets } 1st Block S of Hollywood Blvd

Approved by City Engineer Deputy

- 1. Purpose of PRESENT building Office Families Rooms 12
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) H. G. Redwine Phone
4. Owner's Address 1618 N. Las Palmas
5. Certificated Architect none State License No. Phone
6. Licensed Engineer none State License No. Phone
7. Contractor W. J. Greenwood State License No. 1684 Phone 49885
8. Contractor's Address
9. VALUATION OF PROPOSED WORK \$ 37500
10. State how many buildings NOW on lot and give use of each.
11. Size of existing building 40 x 60 Number of stories high 2 Height to highest point 31
12. Class of building C Material of existing wall Brick Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Repair Fire Damage, No Structural Damage

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

PERMIT NO. 15855 FOR DEPARTMENT USE ONLY Zone C-3 Fire District No. 20 JUN 26 1936 Inspector Harry Carpenter

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	574
CONSTRUCTION	O. K.	574
ZONING	O. K.	Morris
SET-BACK LINE	O. K.	
ORD. 33761 (N. S.)	O. K.	Morris
FIRE DISTRICT	O. K.	✓

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? *yes*

The building referred to in this application will be more than 100 feet from *Hollywood Blvd* street
David Billal
 Owner or Authorized Agent

56.75
230
59.25

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession to, the property described in such permit.

REMOVED FROM Lot Tract Present location of building } 1618 N LAS PALMAS (House Number and Street) New location of building } (House Number and Street) Between what cross streets } Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building OFFICE BUILDING Families Rooms (Store, Residence, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving SAME Families Rooms
3. Owner (Print Name) H.C. REDWINE Phone GR 1211
4. Owner's Address 1618 LAS PALMAS
5. Certificated Architect RICHARD D KING State License No. Phone
6. Licensed Engineer none State License No. Phone
7. Contractor WINTER CONSTRUCTION CO INC State License No 1770 Phone FI 1136
8. Contractor's Address 2404 WEST 7TH ST
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator) \$910.00
10. State how many buildings NOW } one on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 100x80 Number of stories high 2 Height to highest point 25'
12. Class of building C Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Turn down ceiling and plaster. Install concrete floor wood trim around 3 col. install partition and door

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

PERMIT NO. 6569 FOR DEPARTMENT USE ONLY Plans and Specifications checked Zons Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved For Plans See Filed with SPRINKLER Valuation Included Specified Yes-No Inspector A.J. Owens

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

NEW CONSTRUCTION

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

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

Sign Here (Owner or Authorized Agent)

By

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

(1) REINFORCED CONCRETE
Barrels of Cement
Tons of Reinforcing Steel

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

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here (Owner or Authorized Agent)

REMARKS:

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building } 1618 1628 Los Palms Hollywood (House Number and Street) New location of building } (House Number and Street) Between what cross streets } Approved by City Engineer. Deputy.

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

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

3. Owner (Print Name) Shell Oil Co Phone.....

4. Owner's Address 1006 N 6th St

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

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

7. Contractor Hanson Howard Shaffer State License No. Phone Ca 4255

8. Contractor's Address 598 San Fernando Rd

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 2000.00

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

11. Size of existing building.....x..... Number of stories high 2..... Height to highest point.....

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

Describe briefly and fully all proposed construction and work: 65 linear ft. wood glass office partitions on 1st floor

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

PERMIT NO. 11183 FOR DEPARTMENT USE ONLY Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved SPRINKLER Required Valuation Included Specified Yes-No Inspector [Signature]

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

NEW CONSTRUCTION

Size of Addition 1 1/2 x 1 1/2 Size of Lot x x Number of Stories when complete
Material of Foundation Width of Footing Depth of footing below ground
Width Foundation Wall Size of Redwood Sill x x Material Exterior Walls
Size of Exterior Studs x x Size of Interior Bearing Studs x x
Joists: First Floor x x Second Floor x x Rafters x x Roofing Material

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

Sign Here [Signature] (Owner or Authorized Agent)

By Edward G. Howard

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

(1) REINFORCED CONCRETE
Barrels of Cement
Tons of Reinforcing Steel

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

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here (Owner or Authorized Agent)

REMARKS: [Dotted lines for notes]

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT 7	BLK.	TRACT Eulalie Tract #2
ZONE	2. BLDG. ADDRESS 1618 No. Los Palmas Ave. L.A.		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS.		
INSIDE KEY	4. PRESENT USE OF BLDG. Office	AND NEW USE OF BLDG. Same	
COR. LOT	5. OWNER H. G. Redwine		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 1618 No. Los Palmas Ave., L.A. 28		
REAR ALLEY	7. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY	8. LIC. ENG.		STATE LICENSE NUMBER
BLDG. LINE	9. CONTRACTOR E. W. McCoy Inc.		STATE LICENSE NUMBER RI 77311
AFFIDAVITS	10. SIZE OF EX. BLDG.		STATE LICENSE NUMBER 133632
SPRINKLERS REQ'D SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

1618 Los Palmas Ave., L. A.

VALIDATION	LA21071	JUL-29-55	04627	B - 2 OK	2.00
TYPE	GROUP	MAX. OCC.	JUL-29-55	04628	B - 1 OK
III-A	G-1	No Change			4.50

DIST. OFFICE		
C. OF O. ISSUED	P.C. \$2.00	B.P. \$4.50
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 70000	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Parapet corr. adj. to Los Palmas MATERIAL EXT. WALLS & exitway MATERIAL ROOF	PLANS CHECKED
FILE WITH	<p>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.</p> <p><i>J.M. Burroughs</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
		APPLICATION APPROVED
		<i>Beranie</i>

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

Redwine Building Photographs



Redwine Building, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, satellite view, 1618 N. Las Palmas Avenue, c2015 (Google Earth)

1113
034

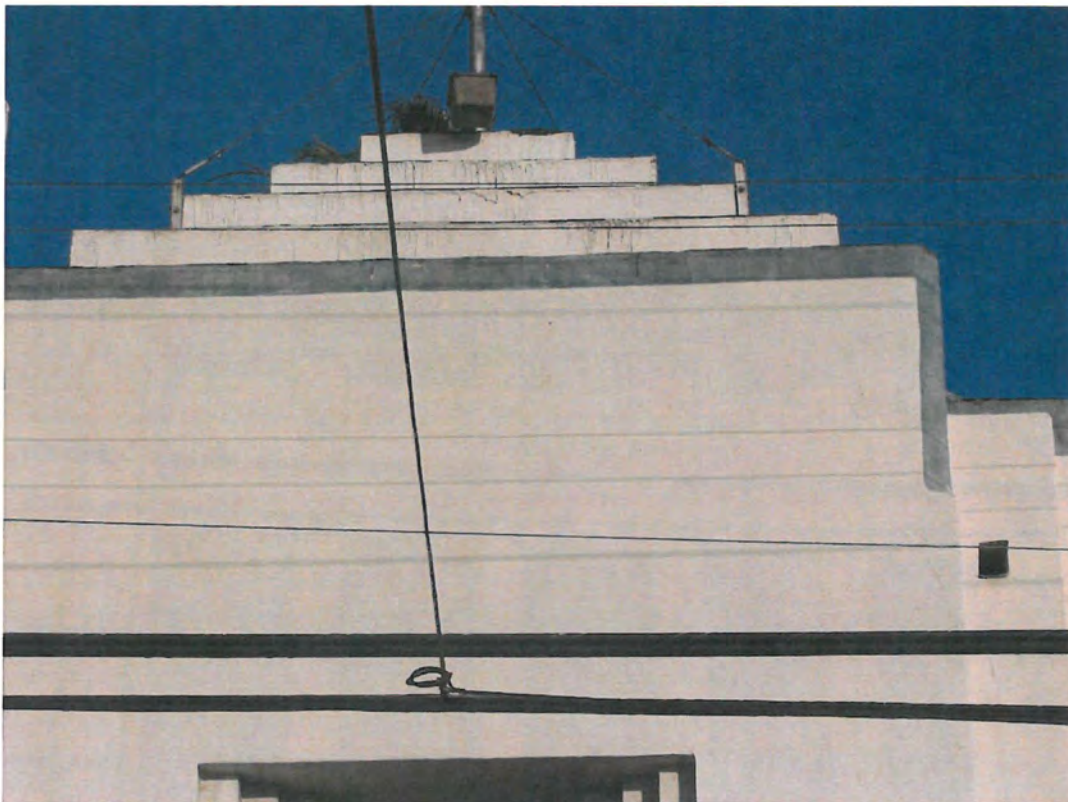
1113
034

1113
034

1113
034



Redwine Building, window grille, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, tower roof, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)



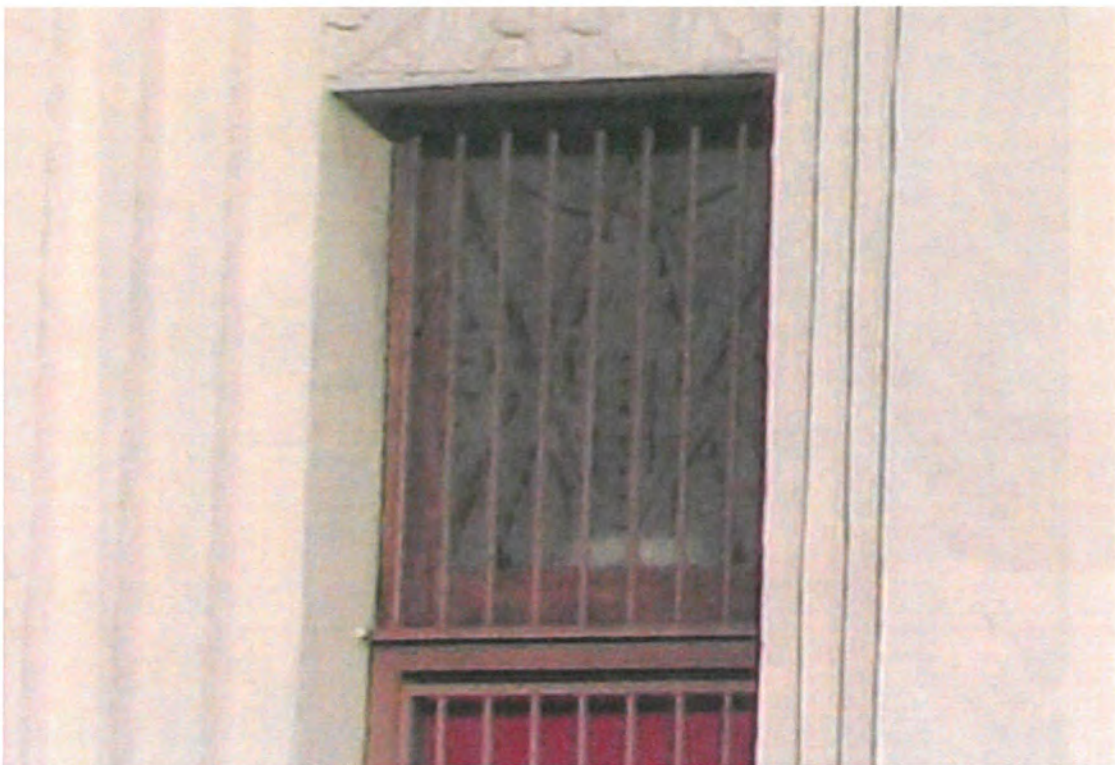
Redwine Building, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, parapet, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, panel above entrance, 1618 N. Las Palmas Avenue, Feb. 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, etched transom window, 1618 N. Las Palmas Avenue, Feb. 5, 2015 (photograph by Charles J. Fisher)



Redwine Building, rear facade, 1618 N. Las Palmas Avenue, February 2015 (photograph by Google Street View)



Redwine Building, 1618 N. Las Palmas Avenue, unknown date (Wikimedia photograph)



Redwine Building, 1618 N. Las Palmas Avenue, February 5, 2015 (photograph by Charles J. Fisher)

Redwine Building

Bibliography

Books:

Cooper, Suzanne T., Hall, Amy R. & Cooper, Frank E, Jr.....Los Angeles Art Deco.....©2005

Los Angeles Times Articles (attached):

Clubdom Today-Hollywood Women's Republican Club.....August 19, 1935, Page A8

Richard D. King Obituary.....August 3, 1945, Page A3

Hiram G. Redwine Obituary.....September 30, 1963, Page C7

Surveys:

Hollywood Redevelopment Area Historic Resources Survey...Chattel Architecture ©2009

Additional Data Sources:

Los Angeles County Assessors Records, Los Angeles City Building Permits, Los Angeles County Subdivision Maps, United States Census Records, Social Security Death Index, California Death Index.