

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-402-HCM
ENV-2009-403-CE**

HEARING DATE: February 19, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 808 S. Hobart Blvd
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center-Koreatown
Legal Description: Lot 203 of TR 2189

PROJECT: Historic-Cultural Monument Application for the
ASHBY APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Virtu Investments, Attn: Steve Costas
5973 Avienda Encinas #220
Carlsbad, CA 92008

**OWNER'S
REPRESENTATIVE:** Laura Janssen
Historic Resources Group, LLC
1728 Whitley Ave.
Los Angeles, CA 90028

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 may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
[SIGNED ORIGINAL IN FILE]

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Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: December, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1930 and located near Wilshire Center and Koreatown, this five-story multi-family residential building exhibits character-defining features of Art Deco style architecture. The forty-nine unit building, situated on the corner of 8th Street and South Hobart Boulevard, has an L-shaped plan and flat roof. The subject building is constructed of steel framing with brick infill, with a concrete foundation and stucco cladding. Facing the intersection, the entrance features an entrance with stylized floral and geometric designs surrounding a double wood door. The subject building's two primary facades feature vertical piers of irregular width separating recessed multi-light double hung windows, with a projecting bay on the north façade. The vertical emphasis of the façade is further enhanced by the stylized cornices and decorative capitals. The secondary south and east facades are composed of common brick with multi-light double hung windows. Significant interiors include a lobby featuring a stepped arched entrance, stylized iron grillwork, and chevron motif cornice molding. The original elevator retains its metal doors and cabins featuring stained wood paneling and low relief flourishes. The subject building's studio and one-bedroom apartments have Art Deco style built-in kitchen and dressing room cabinetry, tiled bathrooms, and cornice moldings with corner details.

The Ashby Apartments were designed by architect Max Maltzman, prolific designer of Period Revival and Art Deco style apartment buildings throughout Los Angeles in the 1920s-30s. Maltzman is responsible for the design of four Historic-Cultural Monuments (HCMs), including the Cornell Apartments (HCM 430; 1928), the Burnside Avenue Apartment Buildings (HCM #424 and #425; 1930), and the Ravenswood Apartments (HCM #768; 1930) in Hancock Park.

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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Ashby Apartments
2. STREET ADDRESS 808 S. Hobart Boulevard
- CITY Los Angeles ZIP CODE 90005 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5093017031
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 2189
- BLOCK None LOT(S) 203 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER Virtu Investments; Attn: Steve Costas
- STREET ADDRESS 5973 Avienda Encinas #220 E-MAIL ADDRESS: scosta@virtuinvestments.com
- CITY Carlsbad STATE CA ZIP CODE 92008 PHONE (760) 929-4709
- OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Residential ORIGINAL USE Residential

DESCRIPTION

8. ARCHITECTURAL STYLE Art Deco
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
- See attached continuation sheet.
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Ashby Apartments

10. CONSTRUCTION DATE: 1930 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER Max Maltzman

12. CONTRACTOR OR OTHER BUILDER Irving Siegel

13. DATES OF ENCLOSED PHOTOGRAPHS December 2008
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS See attached continuation sheet.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached continuation sheet.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached continuation sheet.

20. DATE FORM PREPARED 12/31/2008 PREPARER'S NAME Laura Janssen, Senior Arch Historian

ORGANIZATION Historic Resources Group, LLC STREET ADDRESS 1728 Whitley Ave.

CITY Los Angeles STATE CA ZIP CODE 90028 PHONE (323) 469-2349

E-MAIL ADDRESS: christy@historicia.com; laura@historicia.com

ASHBY APARTMENTS, 808 S. HOBART BLVD. LOS ANGELES, CA 90005

9. Present Physical Description

This five story apartment building is situated on the southeast corner of 8th Street and South Hobart Boulevard in the vicinity of Wilshire Center and Koreatown. Built in 1930 and designed by architect Max Maltzman in the Art Deco style, the forty-nine unit building has a subterranean garage and a basement. The building has an L-shaped plan and is constructed of steel framing with brick infill, a concrete foundation and stucco cladding. The exterior and the interior have retained many character-defining features and spatial relationships original to the building.

Because the building is situated on a corner it has two primary facades—the north and west—and the main entry is on a canted façade facing northwest towards the intersection. The west and north façades are divided vertically into bays with recessed multi-light wood sash double hung windows between the piers. The piers vary in width and do not articulate any symmetry of bays or fenestration. There is a projecting bay window on the north façade. Several windows have been filled as part of seismic retrofit program. There are steel fire escapes attached to each primary facade. The building has typical Art Deco styling with vertical elements topped with a decorative cornice.

The base consists of an opening into the garage on the west façade, windows into the lobby and ground floor apartments wrap around to the north façade. The main entry door stands at the canted corner. It is a multi-light glazed double door with stained wood framing and a glazed transom. The glass in the transom has an etched decoration that does not appear to be original. An applied concrete relief frontispiece around the doorway has an elaborate decorative motif of stylized florals, sunbursts and chevrons. The piers, which originate at the base are plain but are topped with decorative capitals. The parapet wall, which crowns the building, has a rhythm of stylized decorative elements in low relief. On the whole, the exterior of building has very little applied decoration.

The secondary facades are composed of common brick with multi-light wood sash double hung windows. Concrete shear walls have been added over the brick to portions of the first two floors for seismic strengthening on the east facade. The south façade was not readily accessible but acts as one wall of a lightwell with the neighboring building. A portion of the parcel located directly to the north of the building is currently being used as a surface parking lot. A diagonal railroad right-of-way ran thru this portion of the property prohibiting development until the 1950s. This is the reason the building has an irregular L-shaped plan, because the right-of-way cut off a diagonal portion of the property. The landscaping is sparse. A box hedge surrounds the parking lot which has an arch shaped gate on the west side accessed from Hobart Boulevard. Banana palms flank the stepped entry from the sidewalk, and ivy grows up the west façade above a small patch of lawn.

The flat roof is surrounded by a short parapet wall. There is one gabled skylight that marks the east stairwell and a shed roof penthouse with a skylight that marks the west stairwell; next to that is the elevator penthouse. The subterranean garage is accessed from Hobart Boulevard and has board-formed concrete walls and ceiling and a poured concrete pad. There is an original sliding fire door in the north wall. The basement is finished with plaster walls and non-original tile floor. Gypsum board partitions demarcate the laundry room and mechanical systems.

In opposition to the mainly unadorned exterior, the interior spaces provide more well-appointed surroundings. The interior public spaces have been well maintained with many elements having been recently rehabilitated. There is wood strip flooring throughout the lobby and public hallways and stairs where carpet runners have been laid to protect the floors. There is new paint on the walls throughout the public spaces with a faux finish. The lobby area consists of a single space with a set of steps that lead to the elevator, stairwells and a recessed area for the mailboxes. The plaster ceiling has a cornice molding with a chevron and stepped rectilinear motif. There is a stepped arch separating the lobby from the main

ASHBY APARTMENTS, 808 S. HOBART BLVD. LOS ANGELES, CA 90005

floor hallway. To the left is a recessed area through a stepped archway which holds contemporary metal mail boxes. On the west wall is a stylized iron grill which looks through to the lobby. Opposite the hallway from the mail boxes is the elevator. The elevator is original and retains its original painted door with diamond shaped wire glass vision panel and bronze call button; the cab has stained wood paneling with a low relief of flourishes and medallions. Next to the elevator is the west stairwell, which leads to the upper floors and roof. The stairs are open and have iron railings with rectilinear design motif. Another stairwell, which also leads to the upper floors, has the same design and is located to the east down at the end of the hallway. A separate stairwell down to the basement is enclosed and unadorned.

The apartment building consists of studio and one bedroom apartments. Most of the apartments have their original floor plans and many original features. Each apartment has a full kitchen with built-in cabinetry including an original ice box and spice cabinets, a separate dining area adjacent to the kitchen, dressing areas with built-in vanities, tiled bathrooms, and cornice moldings with elaborate corner details.

The entry doors to each apartment are not original but have original wood trim molding and the original unit number plates have been reapplied to each door. There is no original hardware on the entry doors as they have been replaced over time for security purposes. The single-paneled wood doors within each apartment are original. There is some original door hardware within the apartments. The original decorative knobs and plates appear to be a copper alloy. Many knobs have been replaced with faceted glass knobs, and in some cases the plates have been painted over. Most units have original wood strip flooring. Painted wood cabinetry in the kitchens, and vanities in the dressing areas are original, however the knobs have been replaced. Many bathrooms have original wall and floor tile, typically either green or purple with a black trim with a chevron pattern. The bathrooms typically have original cast iron integrated tubs. Some original pedestal sinks remain, however many have been replaced. Hardware within the bathrooms has been replaced on an "as needed" basis. Tub, sink and shower fittings are a mix of original and new. Light fixtures in most apartments have all been replaced with period replications. The smooth plaster wall and ceiling finishes are original. Some wall plaster in several units has been removed to expose the brick beneath, which is not an original feature. Each apartment has painted wood baseboards and the painted plaster decorative cornice and corner moldings which are all original. The cornice molding has a variety of patterns throughout the building. On the whole, the apartment interiors are generously adorned.

Overall, the building is in remarkably good condition and has retained its historic integrity. The Ashby Apartments possess all the elements of total design that exemplified the Art Deco period.

15. Alterations

There have been no major alterations to the building. According to building permits the parapet was repaired in 1959; earthquake repairs were made in 1971; upgrades for fire prevention to comply with the Dorothy Mae Ordinance were made in 1985 (evidence of this is the self-closing fire doors installed in the hallways); seismic retrofitting to comply with Division 88 was carried out in 1987 (evidence of this can be seen in the seismic anchors on the exterior of the building and steel straps in the floors on the interior, and possibly the infilling of several windows). There is no permit for the concrete shear walls installed over the brick on the east façade, but it appears to have been done more recently, probably sometime after the Northridge earthquake in 1994.

The current ownership has done nothing in the way of alterations but they have been diligent in the upkeep of the property. Since 2005 they have painted the exterior and interior common areas, repaired and refinished original wood floors, made plumbing upgrades and roof repairs. Repairs and upgrades to individual units include repair and refinishing of original wood floors, repair original tile work in baths

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and kitchens, and repairing and repainting the original cornice moldings. During tenant turnover existing original fixtures and fittings are repaired or replaced in kind. Several stoves of the era have been retained and repaired.

18. Significance

The Ashby Apartments is representative of housing in the era of Los Angeles's most spectacular growth in the 1920s and 1930s. It is also a notable example of Art Deco style residential architecture, and is a noteworthy example of the accomplished Los Angeles architect Max Maltzman. The Ashby Apartments meets the criteria of City of Los Angeles Cultural Heritage Ordinance because of its high quality of design and the retention of its original form, detailing and integrity.

By the 1920s, southern California, and Los Angeles in particular, had become a destination for many people seeking the promise of jobs and a temperate climate. Within a ten year period almost one and a half million people had relocated to the greater Los Angeles area lured by jobs in the oil, real estate and the film industry. This huge influx of people and capital resulted in an unparalleled building boom. Demand was created for housing, and developers made sure the city was "well equipped to comfortably accommodate her many guests and to provide delightful homes for those who do not want to 'buy and build,' or who are waiting for the new home to be completed."¹

The Ashby Apartments sit on a parcel that was once a part of Pellissier Square. The land, which originally measured 140 acres and stretched from Wilton to the west and Normandie to the east, was initially purchased from the Southern Pacific Railroad in 1882 by Germain Pellissier an immigrant from the French Alps who used the tract to graze sheep. Pellissier's interests grew beyond agriculture and he became a successful businessman acquiring large real estate holdings sensing that Los Angeles would one day become a great city. As the city grew westward, portions of the Pellissier ranch were subdivided beginning as early as 1887. In 1913, the son-in-law of Pellissier, Hoyt Mitchell, developed residential lots on a parcel bound by Wilshire Boulevard to the north, San Marino Street to the south, Western Avenue to the west and Hobart Boulevard to the east. The area was marketed as Pellissier Square. Building restrictions with cost and size requirements were enforced ensuring a high-class single-family residential neighborhood with lots on the south side of fashionable Wilshire Boulevard. Many of the lots south of Eighth Street went undeveloped until 1926 when Henry de Roulet, the grandson of Pellissier, announced plans to create a luxury apartment subdivision. An advertisement in the *Los Angeles Times* proclaimed:

Setting a new standard for an apartment and income community development, the remaining division of *Beautiful Pellissier Square* is formally opened today.... Here, in the very heart of Uptown Los Angeles, in a finer way than ever before, provision is being made for high class apartment and income buildings...featuring wider parkways, wide sidewalks, and deeper set-back lines. It is the last close-in tract available in all Los Angeles. ...The location of Pellissier Square is superb...in the finest part of the Wilshire district...with all the prestige that accrues to enviable surroundings.²

This subdivision set a new standard in luxury apartment community development that had not yet been seen in Los Angeles, and the apartment buildings that were constructed less than six months after the lots were marketed reflected this distinctive vision. In addition, de Roulet began construction on an exuberant Art Deco office tower with a theater at the corner of Wilshire and Western in 1929 which became a prestigious yet practical feature of the neighborhood. Opened as the Pellissier Building in 1931, it would later become known as the Wiltern Theater. The residents of the Ashby Apartments were sure to appreciate the high-quality commercial center developing along nearby Wilshire Boulevard.

¹ *Hollywood Today*, 1928.

² Display Ad, *Los Angeles Times*, March 28, 1926.

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The Ashby Apartments is also a contributor and located within a historic district that has been determined eligible for listing in the National Register of Historic Places. The Wilshire Center Apartment Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance as representative of multiple-family residential development and architecture in the Wilshire Center area of Los Angeles during the first half of the twentieth century. The district's period of significance extends from 1926 to 1946, and accounts for the area's earliest periods of historical development. The historic district is eligible under Criterion A for its association with the development of the Wilshire Center area of Los Angeles as a multiple family residential neighborhood from the 1920s through the 1940s, and under Criterion C as a cohesive collection of Period Revival and Modern style low- and mid-rise apartment buildings.³

The inception of development around Wilshire Boulevard west of downtown Los Angeles corresponds to the economic and building boom the city experienced during the 1920s. It was during this period that a three-mile stretch of Wilshire Boulevard referred to as "Wilshire Center" first gained a character of prominence and prestige. In the early 1920s, this area was becoming known as one of the most exclusive residential districts in the city. By the end of the decade, Wilshire Center would be at the heart of Los Angeles' economic, social, cultural, and geographic expansion.

Wilshire Center offered residents numerous commercial and cultural advantages as well. Marketing material for local residential hotels promoted the area's ideal location on the urban periphery, at once convenient to downtown, while sufficiently distant from the noise and pollution of the city center. It was well connected to major auto and bus routes, and popular shopping and cultural facilities were in the immediate vicinity. Wilshire Center was touted as one of the most urban and "urbane" areas of the city, planned for a density to approximate Eastern suburbs.

Mid-rise residential buildings proliferated in Wilshire Center from the early 1920s until the onset of the Great Depression. These buildings typically stood between three to eight stories and were constructed of brick or reinforced concrete. Designed in a variety of Period Revival styles, these apartment buildings and residential hotels offered range of accommodations. Luxury apartment towers offered expansive and elegant spaces, while less elaborate buildings provided residents with modest yet modern accommodations in a prestigious neighborhood. The Wilshire Center Apartment Historic District is comprised primarily of architect-designed residences, as many of the original property owners retained prominent local practitioners to design their buildings.

Max Maltzman, a prolific, but often overlooked, architect of apartment buildings and synagogues throughout Los Angeles, designed the Ashby Apartments in 1930. Not much is known about Maltzman's education or early career, but the quantity of buildings he designed in the late 1920s and early 1930s conveys his talent as a significant architect in shaping the look of Los Angeles neighborhoods. Although he was practicing architecture before 1930, *Southwest Builder & Contractor* reported that Maltzman was issued his architectural certificate in April of 1930.

Maltzman specialized in four-story apartment structures in a variety of styles, and built the majority of his practice around this building type. However, he designed several luxury apartment buildings as well, including the Ashby Apartments which can be categorized as a luxury tower because of its size and appointments. A luxury apartment tower is larger and more elaborate than the majority of the standard apartment buildings Maltzman designed. Luxury apartment buildings offered not only the most modern of architectural innovations but were also equipped to appeal to the upscale lifestyle of its tenants. Popular amenities during the 1920s and 1930s included underground parking, gracious lobby spaces, expensive

³ State of California, Department of Parks and Recreation. District Record for Wilshire Center Apartment Historic District. Recorded by Historic Resources Group, February 3, 2006.

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detailing and varied apartment plans. Often maid service and fully furnished apartments were offered making these establishments resemble hotels more than standard apartment buildings.

In addition to the Ashby Apartments, other typical examples of Maltzman's work appear in the Wilshire Center district at 832 S. Oxford Avenue (1928), 835 S. Oxford Avenue (1929), and 849 S. Oxford Avenue (1929), all of these commissioned by the same client, Irving Siegel. Typically architects such as Maltzman would form exclusive working relationships with certain developers. According to reports in the *Los Angeles Times* Maltzman designed at least five apartment buildings, including the Ashby Apartments, for Irving Siegel and his father Louis Siegel in 1930. Another minimum of five apartment buildings and a Hebrew Sheltering Home were designed for Harry Feigenbaum & Sons during 1929 and 1930. Maltzman worked for several other developers with Jewish surnames throughout his career and designed several synagogues.

There are several Maltzman designed apartment complexes designated Historic-Cultural Monuments in Los Angeles: the Cornell Apartments (HCM-430), built in 1928 with Tudor elements, is one of the largest and most intact apartment buildings in the Miracle Mile; two apartment buildings on South Burnside Avenue (also in the Miracle Mile) (HCM-424, HCM-425), both built in 1930 with Art Deco styling; and the Ravenswood Apartments (HCM- 768) built in 1930 in the vicinity of Hancock Park also of Art Deco styling. It was one of the tallest and most luxuriously appointed apartment buildings Maltzman designed. His 1928 Charmont Apartments at 330 California Avenue in Santa Monica is listed in the National Register and is noteworthy because of its unusual combination of Spanish Colonial Revival and Art Deco styles.

Maltzman also designed several apartment buildings that are included in the Miracle Mile North Historic Preservation Overlay Zone that was designated in 1990 as an intact collection of multiple-family residences built primarily in the 1920s (eight properties were found in the Miracle Mile Historic Resources Survey of 1987). The identification of this grouping of apartment buildings around Wilshire Boulevard speaks to the significance of this building type to the development of the Wilshire corridor.

His buildings can also be found dotted over a wide area of Hollywood, as well as Westwood Village and MacArthur Park. He was found to be a major contributor to the stock of multiple family buildings, and his work to be representative of the architectural diversity of the area. As a versatile architect he was able to interpret period revival or the more modern Art Deco styles then adapt them to budget and site constraints. In a published guide to apartments in Los Angeles from the 1930s his building at 621 South Dunsmuir Avenue is pictured along with a list of attractive amenities: "An unusual home for the most discriminating; perfect appointments; tub, showers; double and twin beds; extras, weekly cleaning and laundry included. Free parking facilities." All for the low price of \$35-45 for singles and \$47-60 for doubles.⁴

As described earlier, the Ashby Apartments is clearly designed in the Art Deco style. By the 1930s, Art Deco was employed frequently in multiple family residential, as well as commercial buildings in Los Angeles. Its sumptuously sophisticated design motifs symbolized the growing wealth of the region. The style emerged from a search for a new expression of a modern aesthetic--one not too threatening but an attractive break with tradition. In architecture, Art Deco stripped a building of its horizontal ties to classicism and pushed a building to soaring heights with the combination of recessed windows and unornamented piers, as well as setbacks and towers which drew the eye upward. The Ashby Apartments retains all the character-defining features of an Art Deco multiple family residence and stands as a contributing example of housing stock that shaped the look of Los Angeles.

⁴ *Furnished Apartments: Los Angeles and Vicinity*, Peck-Judah Travel Service, n.d.

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19. Sources

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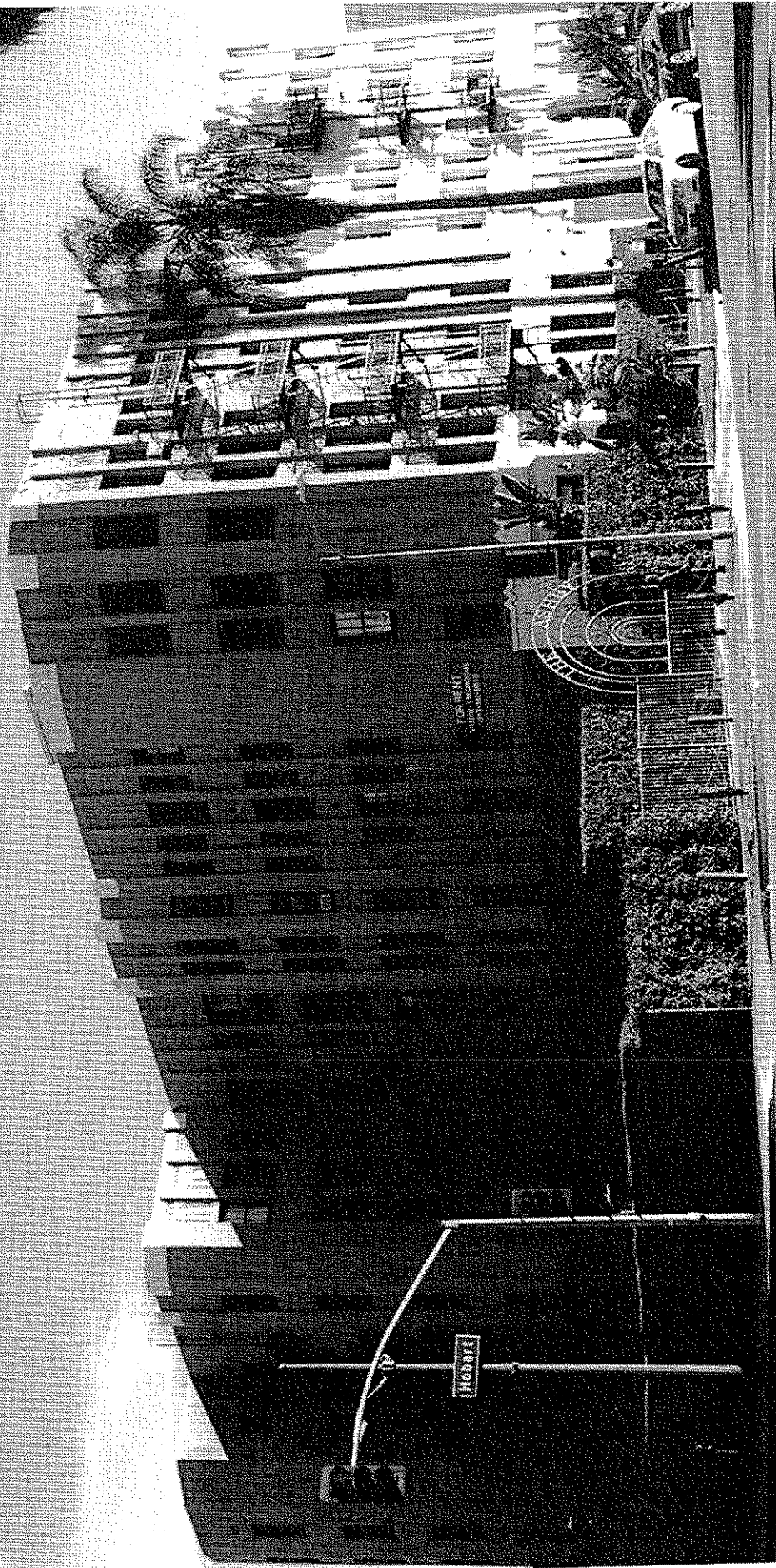
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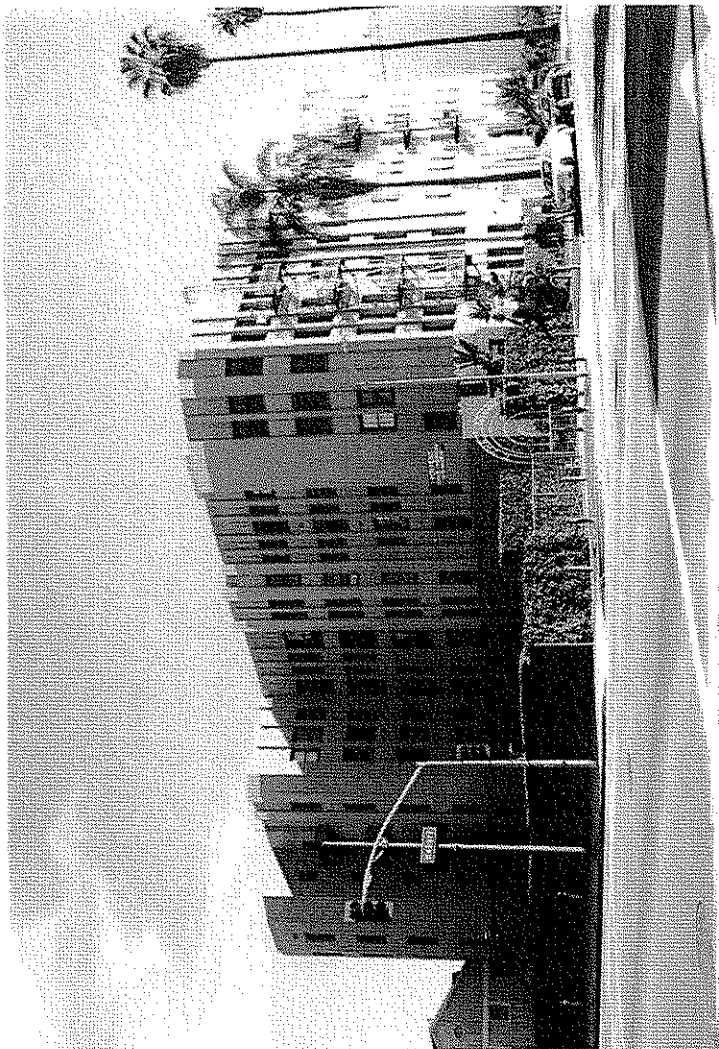
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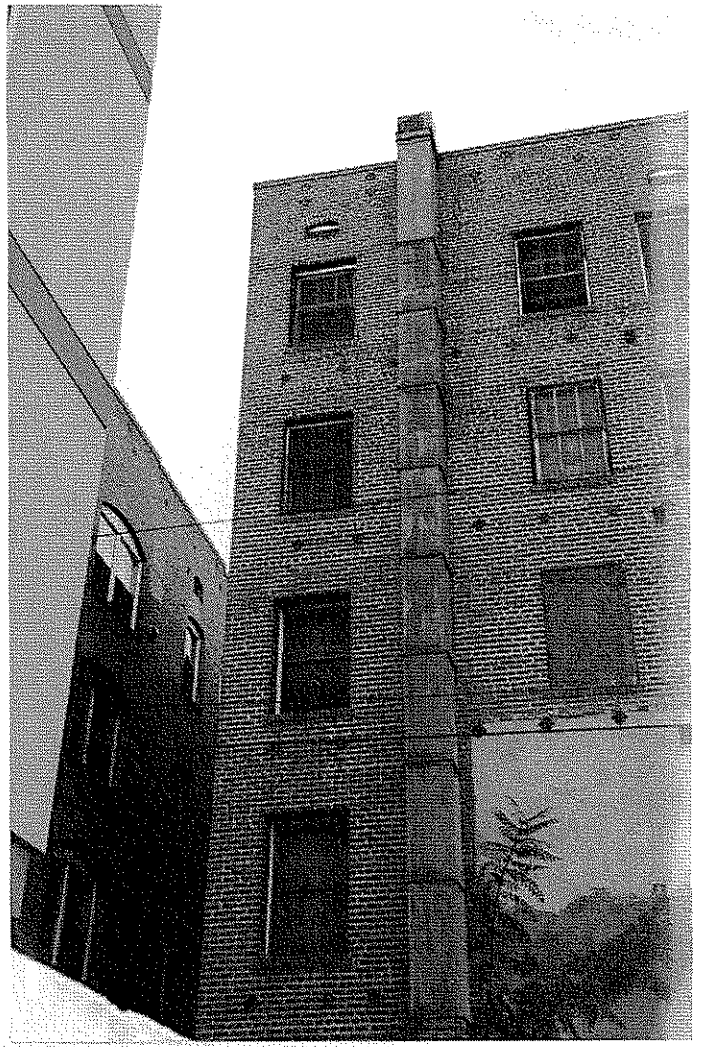


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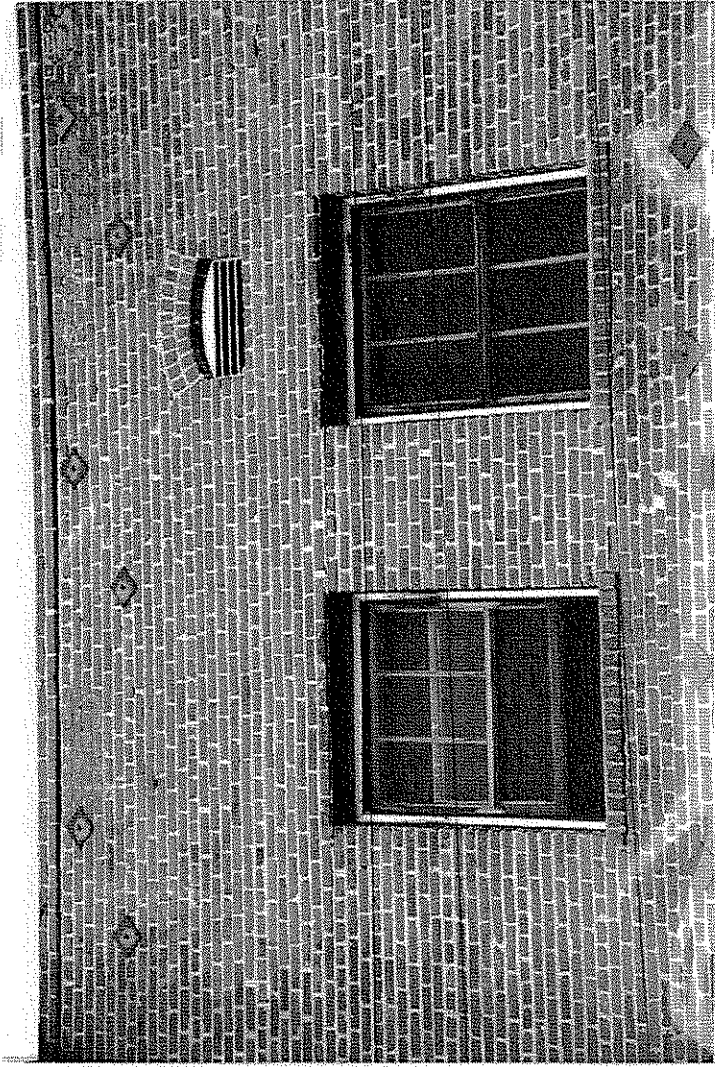


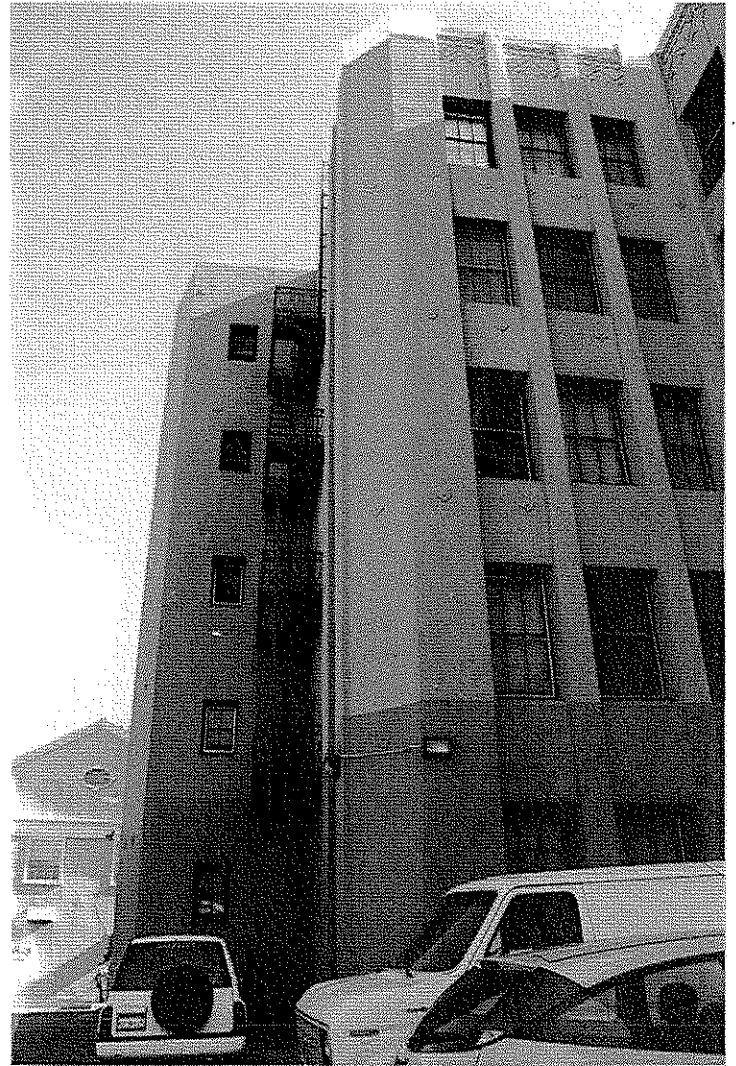


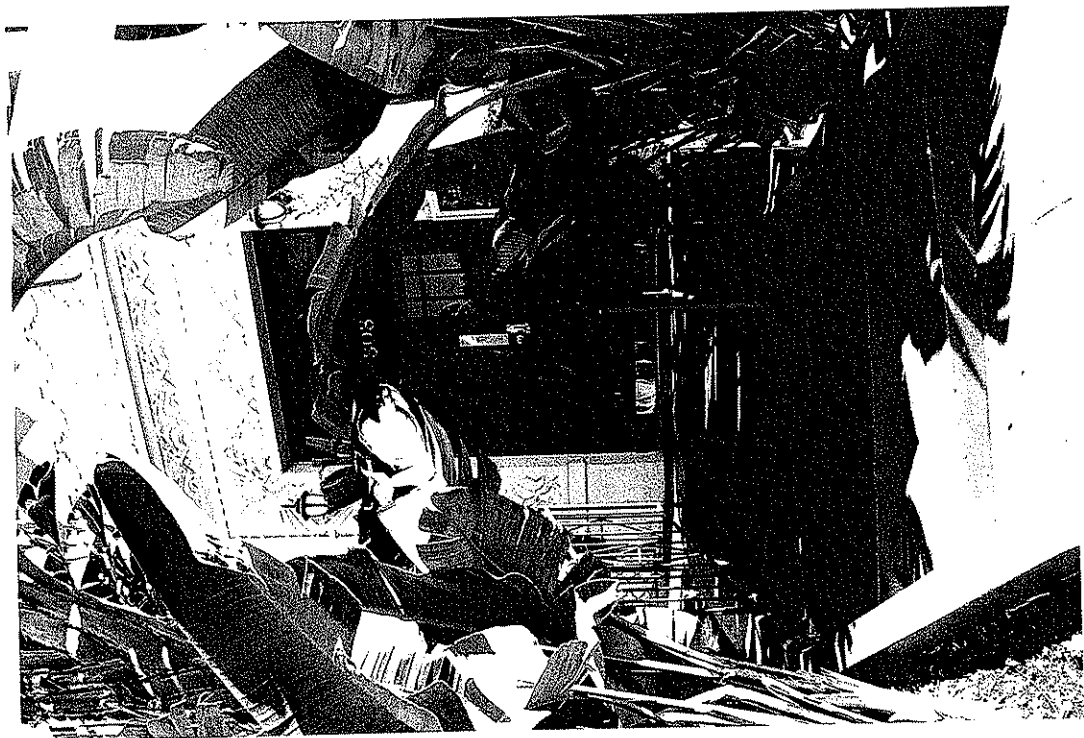
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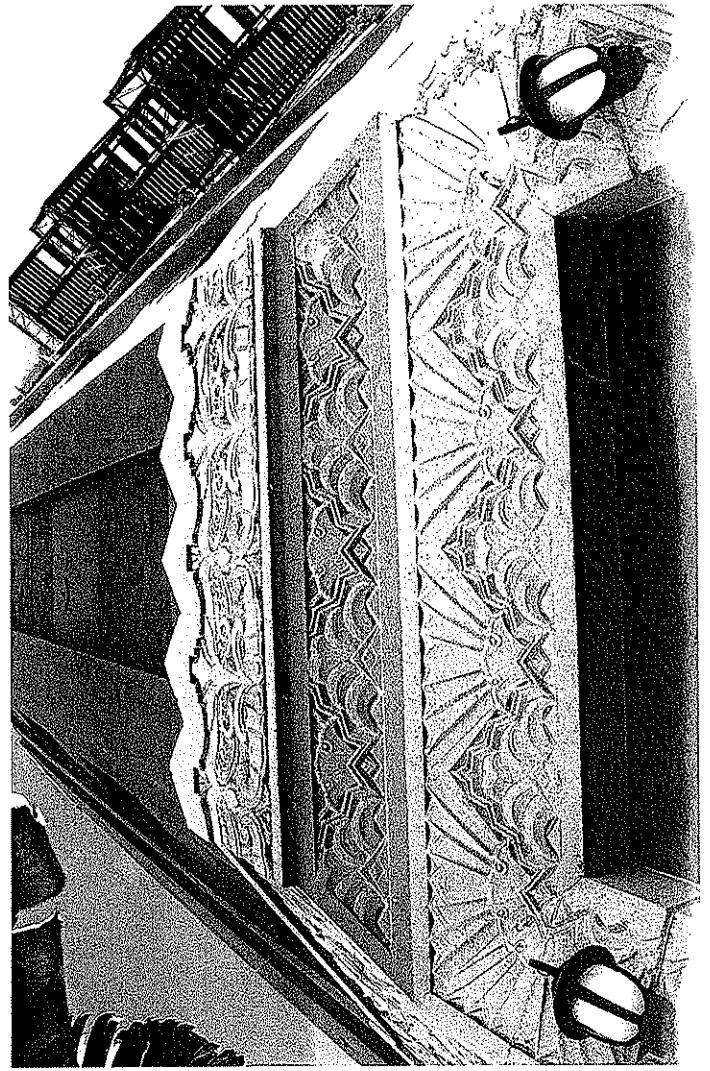




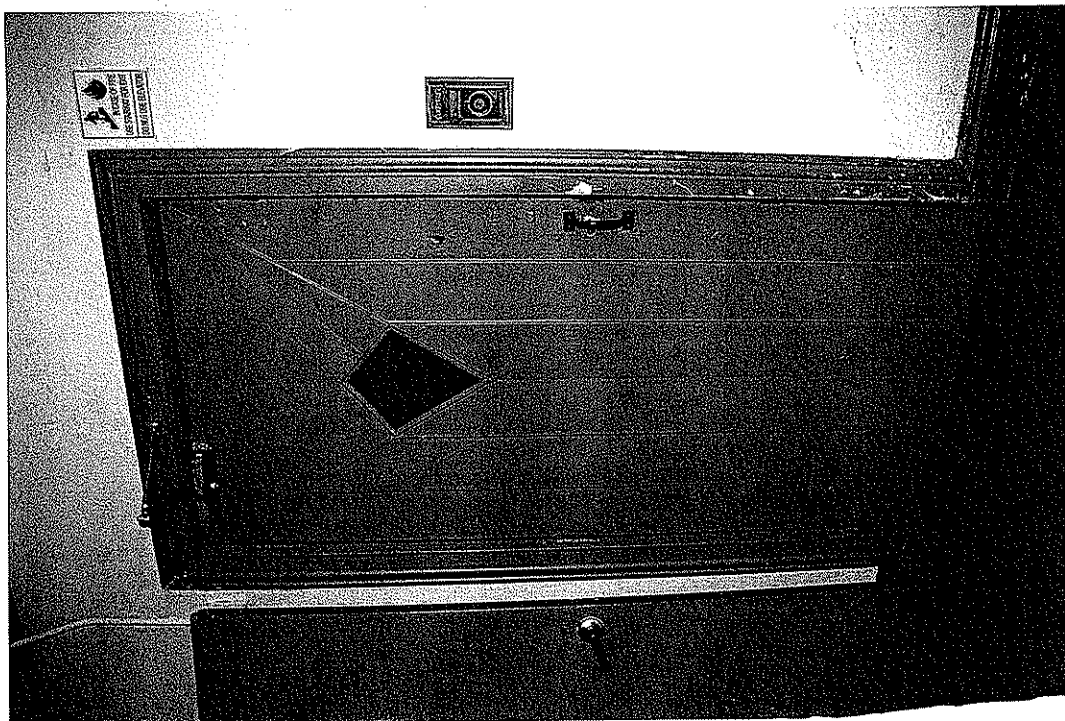
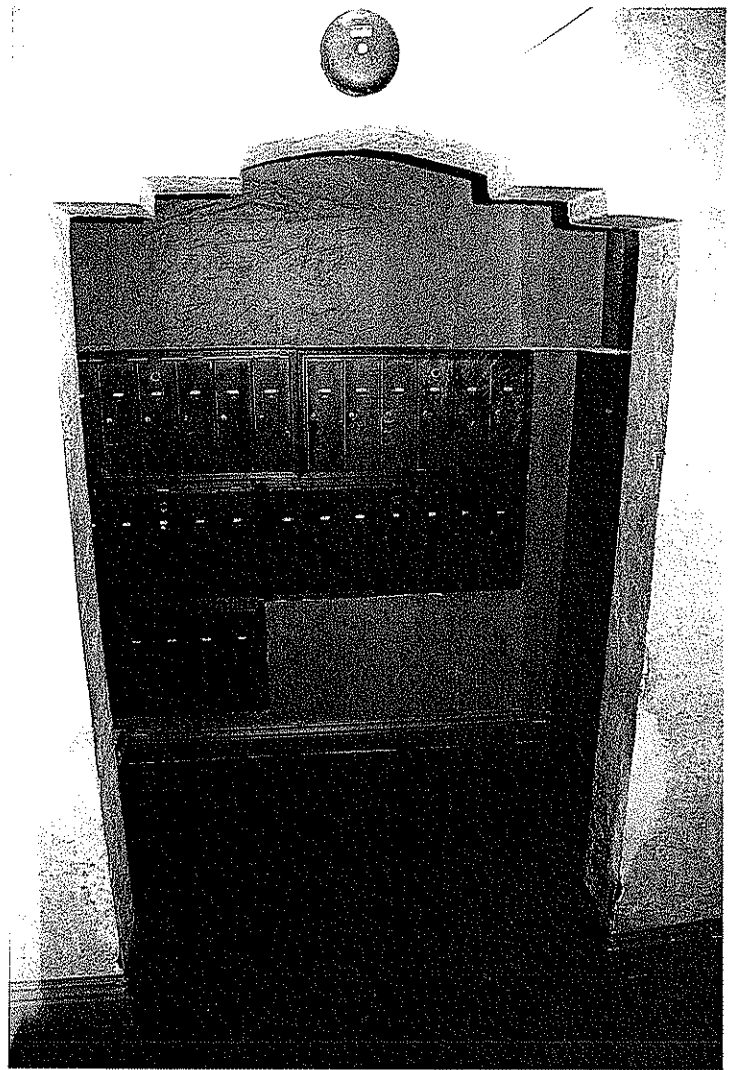
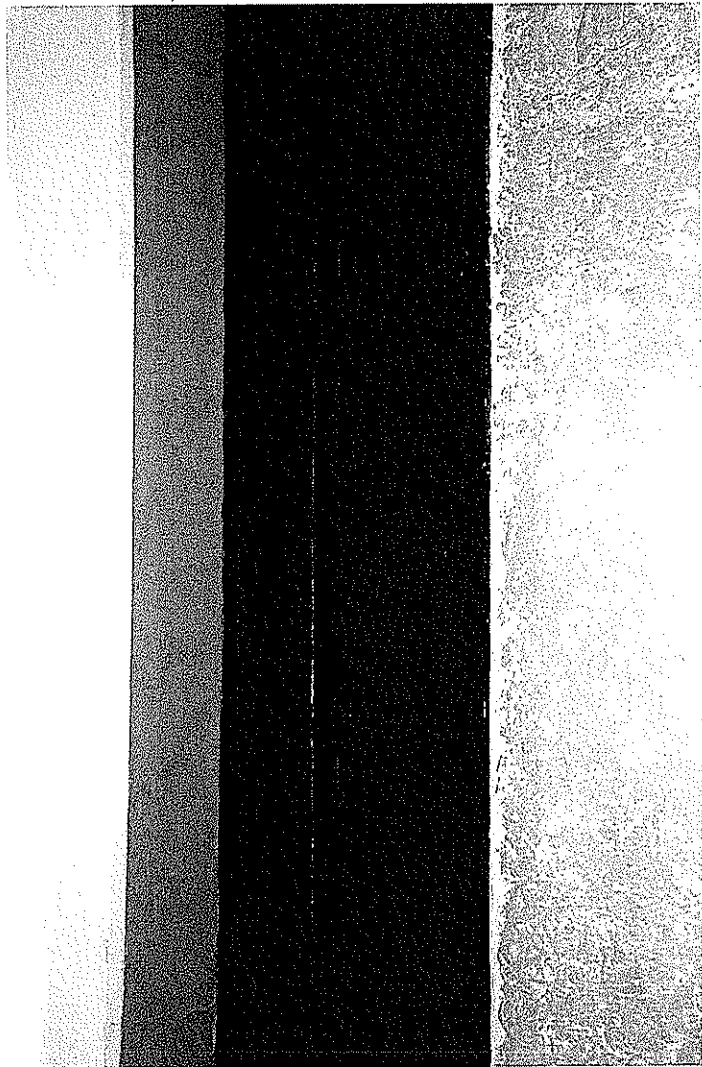
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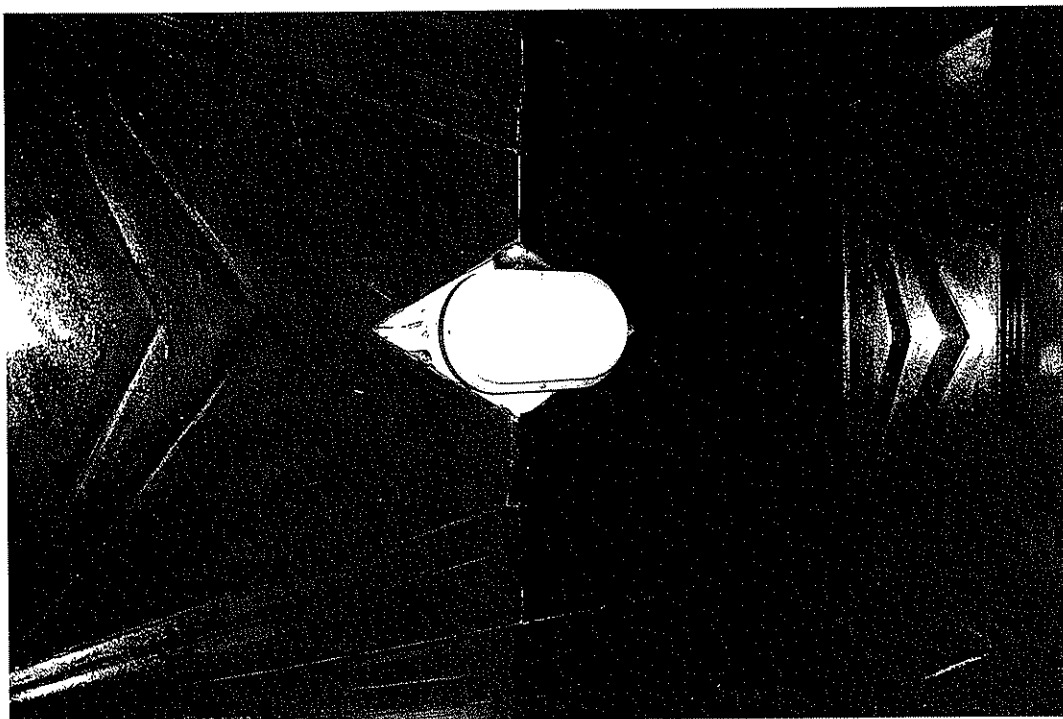
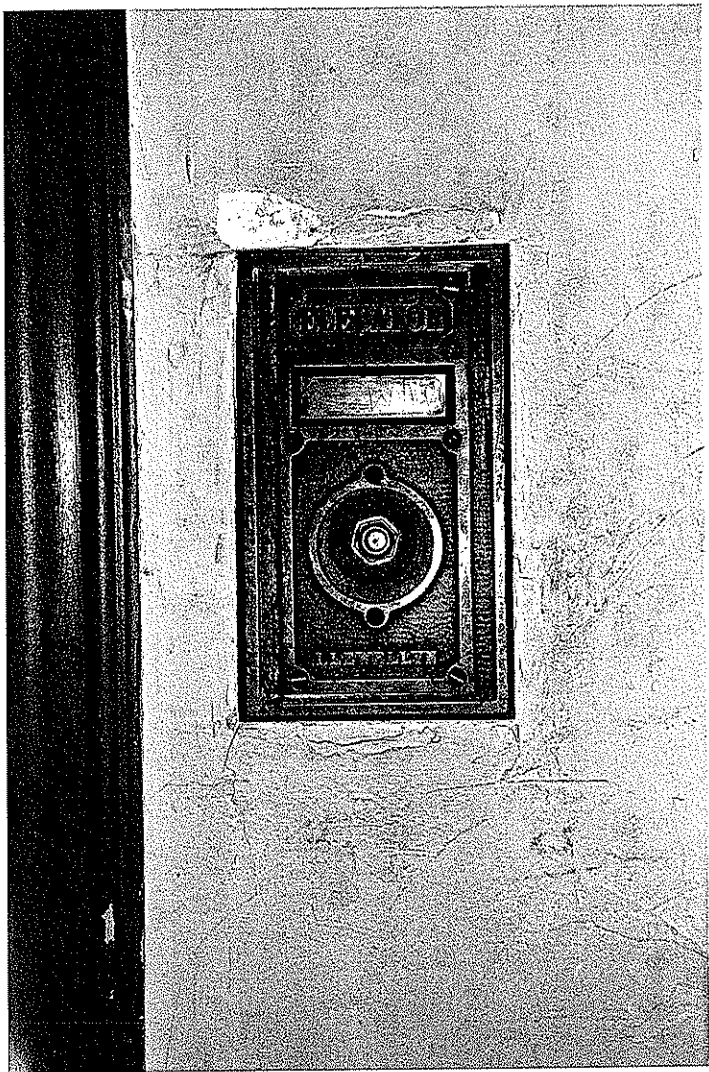
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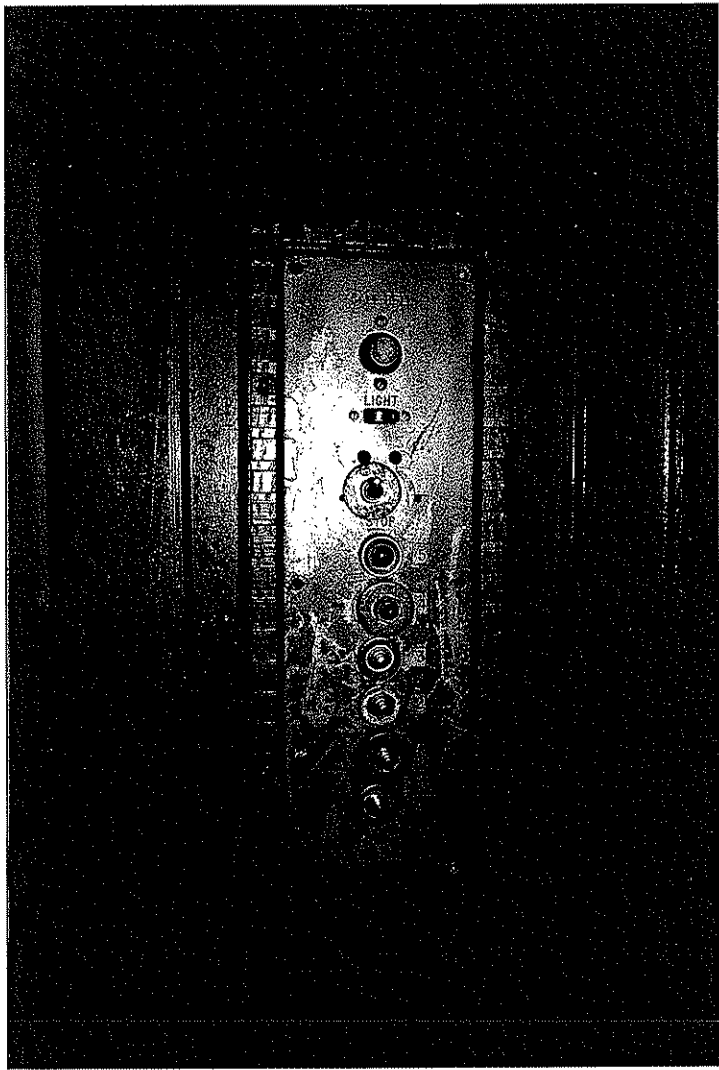
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**City of Los Angeles
Department of City Planning**

02/09/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

808 S HOBART BLVD

ZIP CODES

90005

RECENT ACTIVITY

Adaptive Reuse Incentive
Spec.Pln- Ord 175038

CASE NUMBERS

ORD-67461
ZA-1997-850-CUZ
MND-97-387-CUZ

Address/Legal Information

PIN Number: 132B193 631
Lot Area (Calculated): 10,807.8 (sq ft)
Thomas Brothers Grid: PAGE 633 - GRID J3
Assessor Parcel No. (APN): 5093017031
Tract: TR 2189
Map Reference: M B 22-57
Block: None
Lot: 203
Arb (Lot Cut Reference): None
Map Sheet: 132B193

Jurisdictional Information

Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center - Koreatown
Council District: CD 10 - Herb J. Wesson, Jr.
Census Tract #: 2125.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: R4-2
Zoning Information (ZI): ZI-2374 Los Angeles State Enterprise Zone
ZI-1940 Wilshire Center / Koreatown Redevelopment Project
High Medium Residential
See Plan Footnotes
General Plan Land Use: Wilshire
Plan Footnote - Site Req.: None
Additional Plan Footnotes: No
Specific Plan Area: No
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: None
CRA - Community Redevelopment Agency: Wilshire Center / Koreatown Redevelopment Project
Central City Parking: No
Downtown Parking: No
Building Line: 10
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel No. (APN): 5093017031
Ownership (Assessor) : VIRTU ASHBY ASSOCIATES LLC
5973 AVENIDA ENCINAS 220
CARLSBAD CA 92008
Ownership (City Clerk): Not Available
APN Area (Co. Public Works)*: 0.395 (ac)

Use Code:	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.:	\$2,122,416
Assessed Improvement Val.:	\$3,448,926
Last Owner Change:	03/27/06
Last Sale Amount:	\$9
Tax Rate Area:	6657
Deed Ref No. (City Clerk):	None
Building 1:	
1. Year Built:	2004
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	6,450.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.41516 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	Wilshire Center
Federal Empowerment Zone:	None
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: Wilshire
Report District: 738

Fire Information:

District / Fire Station: 29
Battalion: 11
Division: 1
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: ZA-1997-850-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): REQUEST THE CONSTRUCTION OF A NEW 1,000 SQ. FT. DRIVE-THRU RESTAURANT IN THE C2-1 ZONE.

Case Number: MND-97-387-CUZ
Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s): Data Not Available

DATA NOT AVAILABLE

Adaptive Reuse Incentive Spec.Pln- Ord 175038
ORD-67461