

CHATEAU CHAUMONT
855 S. Serrano Avenue
CHC-2017-1351-HCM
ENV-2017-1352-CE

Agenda packet includes:

1. [Under Consideration Staff Recommendation Report](#)
2. [2016 Historic-Cultural Monument Application](#)
3. [2009 Historic-Cultural Monument Application](#)
4. [Letter of Determination, dated May 14, 2010](#)
5. [Submittal to Commission Subcommittee for Reconsideration of Previously Declined Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-1351-HCM
ENV-2017-1352-CE**

HEARING DATE: April 20, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA

Location: 855 S. Serrano Avenue
Council District: 10- Wesson, Jr.
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center-Koreatown
Legal Description: Tract TR 53290-C, Lot LT 1

PROJECT: Historic-Cultural Monument Application for the
CHATEAU CHAUMONT

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** Chateau Chaumont Homeowners Association c/o Tim Hunter
855 S. Serrano Avenue
Los Angeles, CA 90005

**OWNER'S
REPRESENTATIVE:** Mitzi March Mogul
1725 Wellington Road
Los Angeles, CA 90019

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.

VINCENT P. BERTONI, AICP
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]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: 2016 Historic-Cultural Monument Application
2009 Historic-Cultural Monument Application
Letter of Determination, dated May 14, 2010

SUMMARY

The subject property is a six-story multi-family residential building located in the Wilshire Center neighborhood of Los Angeles at the intersection of 9th Street and S. Serrano Avenue. Constructed in 1928, Chateau Chaumont was designed in the French Revival-style by architect Kenneth MacDonald, Jr. (1881-1937) for Marie Julie Pellissier, widow of Germaine Pellissier, whose family was a major landowner and developer of the Wilshire area. A French-American family, the Pellissiers were responsible for the Pellissier Building/Wiltern Theater (1930, HCM# 118) and the development of several tracts along Wilshire Boulevard.

Chateau Chaumont is H-shaped in plan from the second story to the sixth floor set on a ground-floor base. The first level consists of a centrally placed recessed loggia with five quoined archways, leading to an inset entryway. The exterior of the first floor is defined by a rusticated concrete finish capped by a bracketed cornice. A large decorative crest is located above the main entrance. The second through fifth floors are clad in concrete with a smooth finish and feature double-hung windows. The fourth and fifth floors are distinguished by a second cornice with dentils, atop a second band that with circular details above each window in the fourth level. A low-pitched mansard-style roof is located on all four elevations of the building, which include a series of seven small gabled dormer windows on the primary, street-facing elevation. Small crests protrude from each of the roof corners with rectangular chimneys at the north and south ends of the roof. Concrete bands surround the projecting faces of the roof. In addition, a small rectangular utilitarian penthouse is situated centrally on the roof. A low flagstone garden wall surrounds the subject property with some minimal landscaping and a parking lot is located at the rear. Interior features include curved walls, original light fixtures, bronze lobby post boxes, built-in closets and dressing tables, and central wood and wrought iron banister.

Kenneth MacDonald, Jr. was born in Louisville, Kentucky in 1881. Following in his father's footsteps, he studied architecture at the University of Pennsylvania and upon graduation, he went to work as a draftsman in his father's firm. Following the 1906 earthquake in San Francisco, MacDonald relocated to the Bay Area and found work in the office of George A. Applegarth; later that year, he went into partnership with Charles Edward Hodges. After a brief six year stint working with his father, who relocated to San Francisco, from 1914 to 1920, MacDonald formed a new partnership with Maurice Couchot. In 1937, he passed away suddenly in his home at the age of 56. MacDonald's firm specialized in commercial and hotel buildings as well as European-style apartment buildings. He was the architect of a number of notable buildings in Southern California, including the Spring Street Arcade Building in Downtown Los Angeles (1924), the Southern Pacific Railroad Company, Passenger Depot #2 in Glendale (1923), and the Portal of the Folded Wings, Shrine to Aviation at Valhalla Memorial Park in Burbank (1923).

Alterations to the subject property over the years include the conversion of the maid's rooms on the six floor into two dwelling units in 2001, interior remodeling of some of the units in 2006, and replacement of lobby flooring at an unknown date.

An initial Historic-Cultural Monument application was submitted for the subject property in 2009 by the current applicant, the Chateau Chaumont Homeowners Association, with Charles J. Fisher as the representative. At a hearing on May 6, 2010, the Cultural Heritage Commission voted to decline the application due to the property not meeting the criteria under the Cultural Heritage Ordinance. In March 2017, a subcommittee of the Commission consisting of Commissioners Barron and Irvine reviewed the current application and determined that there was substantial new historic information and the application was materially different than the previous one.

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages 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

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Name: _____

Date: _____

Signature: _____

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

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

CHATEAU CHAUMONT, 855 S. SERRANO AVENUE—ARCHITECTURAL DESCRIPTION

The subject building is H-shaped in plan from the second story to the sixth floor set on a ground-floor base. This first level consists of a centrally placed recessed loggia with five quoined archways, leading to an inset entryway. The exterior of the first floor is defined by a rusticated concrete finish; scoring of the concrete gives the impression of cut block. It is capped by a bracketed cornice. A large decorative crest is located above the main entrance. The second through fourth floors are clad in concrete with a smooth finish and feature sash-glazed, double-hung windows, with concrete sills. The fourth and fifth floors are distinguished by a second cornice with dentils, atop a second band that with circular details above each window in the fourth level. Similar to the fourth level, the fifth level is also clad in a smooth finish and exhibits the similar double-hung windows as below. The fifth floor is capped with a cornice band at the base of the roof, similar to the cornice between the fourth and fifth levels. A low pitched mansard-style roof is located on all four elevations of the building, which include a series of seven small gabled dormers across the front of the roof. The mansards act as a kind of protective “rail” as the roof behind is flat. The flat areas were (and still are) used as a sun/relaxation area. The two units each have private roof space. Small crests protrude from each of the roof corners with rectangular chimneys at the north and south ends of the roof. Concrete bands surround the projecting faces of the roof. In addition, two small units (formerly servants quarters) are situated at the center of the main roof, defined by the dormers.

A front garden is defined by a low flagstone retaining wall; in the center is a set of steps leading to the front door.

A parking garage is located under the building.

The structure is completely original in its layout and features. The only changes have been to modernize kitchens and some bathrooms and replacement (or perhaps just covering) of the lobby floor. The rest of the lobby is in original condition, with character-defining features in full view. Floor plans have not been altered. All windows are original, a combination of sash and casement. Many of the units retain original light fixtures and fireplace mantles. Permits for the building are for infrastructure upgrades such as copper re-piping, re-stripe of the parking garage, fire protection compliance, roof repair, and other similar maintenance. There have been no substantive alterations from the original design, floor plan, or character-defining features.

CHATEAU CHAUMONT, 855 S. SERRANO AVENUE—SIGNIFICANCE STATEMENT

The six-story, multi-family residential building at 855 S. Serrano Avenue is known as the Chateau Chaumont. It is located on the northwest corner of Serrano Avenue and Ninth Street. Constructed in 1928, it was designed by architect Kenneth Macdonald, Jr. for Marie Julie Pellisier, widow of Germaine Pellisier, an early landowner of Wilshire Blvd area tracts. The six story building contains fifteen apartments, which range from 420 to 2400 sq. ft. (It originally contained 72 rooms, comprising 12 apartments. The additional units were created when service units were converted to single-unit apartments. The building was eventually converted to condominiums.) Cost of construction was in excess of \$340,000.

The Chateau Chaumont was named after a 10th century historic French estate located in the Loire Valley, although it is not a reproduction of the original. Still, it exhibits numerous details which reference French medieval architecture, such as crown moldings, coffered ceilings, and elaborate fireplace mantles. Some of the apartments feature spacious outdoor terraces. The apartment interiors are remarkably original and exhibit some interesting design planning by Macdonald. Apartment foyers have curved walls which create a Moderne passage to the living room areas. Featured in several of the living rooms are original mantles, elaborate designs which further the French Renaissance references. The apartments are arranged so that 2-bedroom units are on the north side of the building, 3-bedroom units are on the south end, and 1-bedroom units are in the center, facing Serrano Avenue (east).

Newspaper articles of the day refer to it as “typically French throughout” with “unusually large” rooms. Indeed, the parcel on which the building sits is larger than its neighbor to the north, the Sir Francis Drake. Also, the Drake apartments are smaller and have 55 apartment suites as compared to the original 12 in the Chateau Chaumont.

The flagstone retaining walls around the front landscaping are original, as are the arched loggia, original wood, bronze, and beveled glass French doors, dentil-work and draped coat-of-arms, original light fixtures, original bronze lobby post boxes, original elevator call buttons and French/Deco bronze elevator door applied decoration, curved walls, ornate mantles framing wood-burning fireplaces, built-in linen closets and dressing tables, concealed cupboards, and central wood and wrought iron banister.

Among the former residents of the building were M/M Griffith Bartlett, Anna Ewell Phillip McKeeby, and Mrs. S.G. Sucher, Mrs. Don Spiers, whose husband had been a USC track & field star before becoming a doctor. Frank Warren Taylor (general purchasing agent for Pacific Electric and Southern Pacific RR), Florence E. Colyear, whose husband, Curtis C. Colyear lived a colorful life as an early businessman, Samuel Holland Rous, an opera singer under the name Dudley starting in 1885. In 1891 he sang “Carmen” in Los Angeles for the King of Hawaii. In 1902 he went to England and made recordings of Negro folk songs for the Victor Co and in 1912 made the first recordings of speeches by Theodore Roosevelt.

There have been two fires in the building; on both occasions the residents of the apartment died. The first was Mrs. Theodore D. Bradbury, who was suffocated by smoke, although damage to the apartment itself was minimal. Her husband was President of the Southern California Employment Agencies Assoc. The other was 90 year old Robert Morton, who lived on the second floor. A noted lawyer, he was also a founding director of what became Western Airlines. In 1923 he received special permission from MOMA to have a replica made of King Tut’s signet ring.

Although most of the aforementioned residents are of minor significance in the grand scheme of history, they represent the type of society people who were attracted to the luxury apartments in the Chateau Chaumont.

In 1952 the building was acquired in an exchange by the widow of Al Jolson. At the time, Erle Jolson was married to film producer Norman Krasna.

The building appeared in the 1950 film noir classic, D.O.A., starring Edmund O’Brien. In the movie, the arched entry to the garage and the front of the building are clearly seen. Although a still photo was used as background (showing Bullocks Wilshire and the Town House and therefore an impossible view), the dénouement scene on the balcony was probably shot on the large second floor balcony at the front of the building. The building continues to be a popular filming site.

Architect Kenneth MacDonald, Jr. had a significant career. He was born in Louisville, KY on January 20, 1881 to Kenneth and America MacDonald, His father was an established architect in

that city. Kenneth, Jr. decided to follow his father's profession and studied architecture at the University of Pennsylvania. Upon graduation he went to work as a draftsman in his father's office.

Following the 1906 San Francisco earthquake, MacDonald decided to move to that city for the many opportunities for reconstruction projects there. He quickly got work in the office of George A. Applegarth, assisting in the design of the Canterbury Hotel and the Adolph Spreckels Mansion, among other projects. Later that year, he went into partnership with Charles Edward Hodges.

While in San Francisco he met and married San Franciscan Anita Mae Davis. The couple had two children: Barbara, born June 17, 1913 and Winfield, born on February 16, 1918. In 1919, he had a near death bout with the influenza pandemic.

In 1908 he became a contributing author for the "Architect and Engineer of California" magazine. In the November 1915 issue he made a statement which showed his understanding of the changes in architectural philosophy, ideology, and methodology: "The home should be a part of the landscape and inseparable from it in both form and color." The idea was clearly exemplified in the Arts & Crafts Movement; ironically, he never employed that style in his own designs. Most of his designs focused on the Mediterranean and Period Revival styles which rose to particular prominence with the Panama-Pacific Exposition in San Francisco and the Panama California Exposition in San Diego, both held in 1915.

After his mother's death in 1914, his father relocated to San Francisco and the two formed the partnership, MacDonald and MacDonald. A number of fine residences and commercial buildings were produced by the firm over the next several years. By 1920, the senior MacDonald had remarried and essentially retired from the business and his son eventually formed a new partnership with Maurice Couchot.

In 1923 the firm was hired to design the Mercantile Arcade Building in Los Angeles for a group of San Francisco investors. Over \$5 million had been capitalized for the construction of the building in which the plan was to fill the width of the block between Spring Street and Broadway, designed as two separate structures along both sides of an alley named Mercantile Place. The two buildings were joined by an arched skylight arcade over the alley. Today the building is known as the Spring Street Arcade Building. Constructed in 9 months

A second major commission was received a year later to design the Southern Pacific Railroad Station in Glendale. The Spanish Revival structure featured an ornate Churrigueresque entrance. The firm became increasingly successful, but MacDonald decided to end the partnership with Couchot and set up shop for himself in Los Angeles, first in the Bract Shops Building and then in the Arcade Building that he had designed. He ran a large office under the name of Kenneth MacDonald, Jr. and Company.

That firm specialized in commercial and hotel buildings with a growing business in the cutting edge of multi-story garage design. In 1927, he designed a 13-story structure on Spring Street next to the Angelus Hotel which had the capacity for 1,000 cars via three circular elevators for lifting cars to the various floors, for which he held the patent.

In 1924 MacDonald received the commission to design Valhalla Memorial Park in Burbank. The design featured a 15-story mausoleum and an elaborate entry portal. The portal is known as the Folded Wings Shrine in honor of aviators as well as its proximity to the Hollywood Burbank airport. The mausoleum was scaled back from its original design for financial reasons and due to its proximity to the airfield. The cemetery was fraught with legal problems but finally opened in February 1925.

In 1929, MacDonald was asked by Miracle Mile developer A.W. Ross and his investors to design a 40-story hotel building, to be constructed near Wilshire Boulevard and Ogden Drive (where LACMA is now), with a central tower plan similar to the Los Angeles City Hall. The property was located outside Los Angeles City limits and did not fall under the city ordinance that limited building height to 13 stories or 150 feet. However, the Great Depression began a short time after MacDonald's lavish Byzantine design was announced and financing for the structure dried up.

Like many others he struggled through the 1930's. He was among many architects who received work as part of the PWA California school building program in 1936, designing the auditorium for the Los Feliz Elementary School. It was to be one of his last projects.

On December 21, 1937, Kenneth MacDonald Jr. died suddenly in his home at the age of 56. He was buried in the Bay Area, preceding his father in death by three years.

Despite some high profile projects, Macdonald has not received the attention afforded other of his contemporaries. This building is an excellent example of his work, in which his planning and design skills coalesced to create a fine example of a luxury apartment block. The combination of French Renaissance and Moderne characteristics captures the spirit of the 1920's.

The area south of Wilshire Boulevard to San Marino and east of Western Avenue to Hobart belonged to the family of Germain Pellissier. When he purchased the acreage in 1882 he used it for grazing land for his prize sheep, but always believed that it would prove valuable when the city grew. At the time, his friends laughed at him. The tract was called Pellissier Square, and early on Germain sold some lots along the Wilshire frontage for “high class residential” use. Early restrictions included the stipulation that there would be no commercial development in the tract until 1925. At that time, a number of the residents sought to extend the time limit. After a lawsuit to decide the issue, the zoning regulations were lifted in 1927 and the area was ripe for development. Marie Julie Pellissier oversaw the development of the land that her late husband had acquired. Marie Julie Pellissier became the matriarch of the family upon her husband’s death and it is she who should be most closely associated with the development of the area. While the name Pellissier is most strongly associated with Germain, and his foresight certainly provided the raw assets, his death in 1908 put him out of the picture as far as realizing the potential of the property.

Under the supervision of Marie Julie Pellissier, the property was marketed, managed, and developed by her grandson, Henry de Roulet (by her daughter, Marie Louise Pellissier). While managing the family assets and learning the business, De Roulet became a prominent figure in his own right. In 1971 Henry de Roulet received the first annual “Man of the Year” award from the Wilshire Center Chamber of Commerce, an organization that he helped to establish and achieve many of its goals, including improving the street lighting along the Miracle Mile. He organized Wilshire Blvd property owners to improve the boulevard at their own expense, which involved straightening and smoothing out its path, and expanding it to its present width. His real estate office was located on the southeast corner of Wilshire and Western which was to become the site of the Pellissier Building. In fact, it was he who hired the firm of Morgan, Walls & Clements to design the office/theater building which he named for his grandfather. Once built, de Roulet had his real estate office in the building. When it opened, it was the tallest business structure in the city. By 1928, the intersection of Wilshire and Western was the busiest in the nation, with the city traffic commission recording nearly 75,000 automobiles and double-decker buses. In his own way, he was as much a pioneer as his grandfather and his contributions to the development of the area should be regarded as significant.

The Henry de Roulet Company contracted with other development firms to build apartment houses in the area, or sold lots outright for construction by others, including the Sir Francis

Drake, El Encanto, and Commodore Manor, as well as building some on their own, including the Chateau Chaumont. The new, modern apartments formed a district which was referred to as “Uptown.”

All three of the main players involved in design and construction of the Chateau Chaumont are significant figures. The Pellissier family was certainly one of the earliest and most prominent in Los Angeles. Despite their early involvement in a variety of business ventures and real estate holdings, the only structure that bears their name is the Pellissier Building (though most people only know it as “the Wiltern”). But it was on Marie’s watch that the area matured and developed its identity. And it was due to the diligence and imagination of Henry de Roulet that it reached its potential.

The building should also be recognized as a major work of Macdonald, whose architectural skill enabled him to work in a wide range of styles rather than be known for a single technique. As a requisite for fame, this has been both a blessing and a curse. His buildings are not easily identified on sight because he did not have a signature style or motif, but rather designed each project based on the client’s needs and desires.

There are four main criteria for designation as a Los Angeles Historic Cultural Monument, as stated in the Cultural Heritage Ordinance, Section 22.171.7. The resource:

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

The Chateau Chaumont qualifies as a Historic Cultural Monument under all four Criteria.

As an early building associated with the growth and notability of Pellissier Square tract, the Chateau Chaumont qualifies under **Criterion A**. The area of Wilshire and Western became a lynchpin in the modern westward expansion of the city and the importance of the apartment houses in the overall development of the area cannot be overstated. The building reflects the

broad cultural, economic, and social history of the community. Broad patterns of history can sometimes be misinterpreted. Most people today think of the Wiltern/Pellissier Building as the catalyst for development, but it was the apartment houses which came first, and spurred commercial investment, which produced both social and economic diversification. The area—including Wilshire Boulevard—was mostly residential for the first two decades of the 20th Century. Remember that covenants restricted commercial development in the Pellissier Tract until 1925 and that a number of residents sought to extend that restriction. The regulation was lifted in 1927, opening the door to new development. The Wiltern was constructed between 1929 and 1931, which significantly altered the trajectory of commerce in the area. As business became increasingly dominant, business organizations (including the Wilshire Chamber of Commerce) became important and prominent. The cultural and social aspects of the area's history also changed as apartment living became more popular in response to this increased urban density. In the same way that contemporary projects promote “mixed use” high density living clustered around transportation hubs, commercial/service/entertainment providers, the same concept was employed from the late 1920's until the start of the Second World War. Not everyone wanted (or needed) a single-family, detached suburban home. Those who did were locating to new neighborhoods such as Windsor Square or Hancock Park. There is no question that the luxury apartments attracted a fashionable clientele of social significance; the district was referred to as “Uptown” for good reason. The Chateau Chaumont literally redefined modern, affluent living for high society.

The connection to the Pellissier/de Roulet families puts the building into the category expressed in **Criterion B**. They are among the most recognized names in Los Angeles history. There is no denying that without their combined foresight, dedication, investment, and perhaps even their sense of destiny, that part of the city as we know it would be quite different. Certainly, someone else would have come along—the area would not have remained fallow— but because they controlled such large acreage, they were in a position to strategically regulate and manage its growth.

The Chateau Chaumont is architecturally significant as expressed by the qualifications set forth in **Criterion C**. It is a stylistic fusion of French Renaissance and Art Moderne, in a Beaux Arts envelope. It did not purport to be a slavish copy by way of period revival, nor was it intended to be the height of design modernity. Rather, its combination of elements of both catered to resident's desire for luxury along with the comfort of the familiar (and possibly nostalgic) as

well as the appeal of being on the cutting edge. The building is listed in the Pacific Coast Architecture Database at the University of Washington Library.

Architect Kenneth Macdonald, Jr. deserves recognition under **Criterion D**. He earned a reputation as a prolific author as well as architect, whose commissions stretched from San Francisco to Los Angeles and his clients were prominent businessmen and families. His design style took a distinctive approach, combining new ideas and technologies (some of his own invention) with traditional details, formality with comfort. Unfortunately he died at an early age; there is no telling what else his legacy would have included had he lived longer, but his standing as a master should not be denied for that reason. His accomplishments did have a far-reaching effect and one indicator of that is the fact that the apartments in the Chateau Chaumont remain virtually unaltered since their construction and continue to serve contemporary residents as comfortably as they did in 1928.

855 S. Serrano Avenue—Bibliography

Los Angeles Times Historical Archives

Ancestry.com

LADBS archives

TheOldMotor.com

Hollywoodland: Tales Lost and Found by Mary Mallory

From Wool Ranch to the Wiltern, KCET.org

LA Public Library Photo Archives

Library of Congress

California Historical Society

USC Libraries Dick Whittington Photo Collection

Internet Movie Data Base

ReelSF.com

GENERAL VIEW OF CHATEAU CHAUMONT, 1928, 855 S. SERRANO AVENUE



CHATEAU CHAUMONT, 855 S. SERRANO AVE. PHOTOGRAPHS

East (front) facades and South elevation



Detail of street entrance loggia, east (front) façade; also showing original garden retaining wall



Detail of dormers across front parapet; windows are to former maid's rooms



Larger detail of maid's rooms dormers



Upper floors of east (front) façade and north elevation



Recessed front entrance French doors and light fixture



Original French doors at building entry to lobby, facing north



Original French doors at building entry to lobby, facing south



Original interior bronze door push on front doors, detail



Original front door handle and lock



Southeast quadrant of lobby, showing original French doors and wall detail



West side of lobby showing original elevator doors and mailbox/desk at left (south), wall detail



Closer view of west side of lobby showing original elevator doors and mailbox/desk at left (south), wall detail



Elevator door detail



Original elevator call button



Lobby: original apartment mailboxes and concierge desk



Lobby detail, top of pilaster



Original built-in closet behind lobby



Curved wall apartment foyer



Original fireplace mantle



View from dining room into living room, showing arched opening



Concealed built-in closet in apartment



Detail of original tile bathroom floor



Built-in dressing table in an apartment



Built-in telephone table/desk in an apartment



Original built-in linen closet



Original closet door handle (detail)



Original trash compactor door



Living room detail of another apartment, facing east



Dining room, facing east



Detail showing original built-in night-light



Original apartment hallway ceiling fixture



Original apartment hallway ceiling fixture



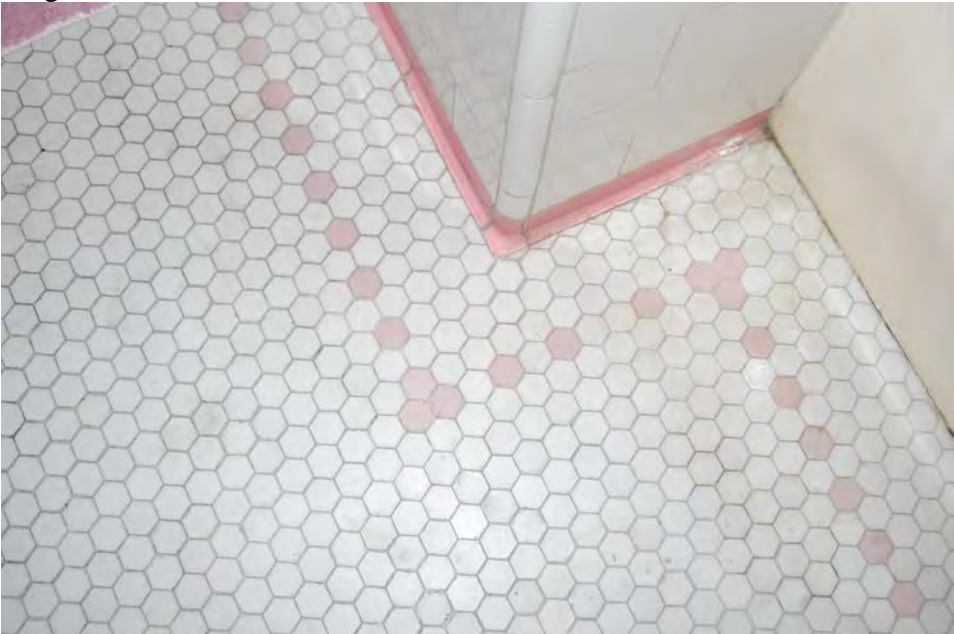
Context photo of apartment hallway facing front door, showing ceiling fixture and night-light



Original bathroom tile



Original bathroom floor tile



French doors to front balcony of apartment, used in the film D.O.A.



Interior: living room of another apartment



Original maid's room on the roof, facing north, now a single apartment (there are two of these units)



Original maid's room on the roof, facing south



Detail of interior staircase



Detail of interior staircase banister handrail



Scene from 1950 film D.O.A., front of building. In evidence are the garden retaining wall, sconces, arched loggia, and front doors



Scene from D.O.A., garage entry; the quad-plex across the street is still there



Contemporary photo of quadplex across the street



D.O.A. balcony scene; the balcony is real, the backdrop is filled in



Wilshire and Western, c. 1925; the de Roulet Company offices are on the southeast corner, along with a sign advertising Pellissier Square. A few years later the Wiltern Theater/Pellissier Building would be constructed on the site.

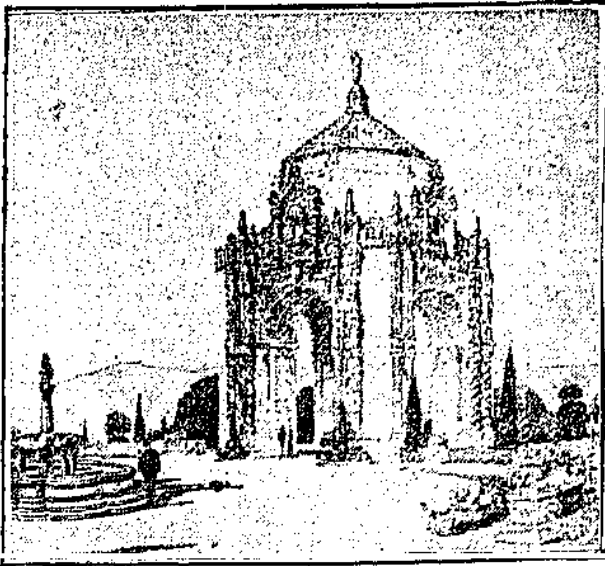


Wiltern grand opening, 1931. The sign in the top center of the photo shows that Henry de Roulet still had offices on the site, in the glamorous new building.



Los Angeles Times, June 8, 1924—One of Macdonald's most prestigious commissions
GATEWAY INTO MEMORIAL PARK

Picturesque and Dignified in Effect



Planned for Valhalla Memorial Park

WORK on a proposed memorial entrance to the Valhalla Memorial Park at Burbank will start in the near future at a cost of \$125,000, it was announced yesterday by Kenneth MacDonald, Jr., & Co. Specifications provide for the finest materials that can be obtained for the purpose, making it one of the finest structures of its kind in the West.

The architectural character will be similar to the ecclesiastical nonsectarian work done in Spain. An attempt will be made to give a dignified and picturesque effect without the usual coldness and severity which characterizes cemetery work.

A central motif, or arch, will be fifty feet in each direction and about eighty-five feet in height. Inside of it there will be arranged rest rooms for patrons, premises for the attendants, besides a beautiful flower shop.

Accentuating the sides of this memorial archway there will be ornamental flanking motifs, including benches of stone, and plynths, upon which will be set ornamental urns to carry flowers. In the foreground there will be a replica of a famous Spanish fountain.

An approach to the memorial arch will be 100 feet in width and about 100 in depth. Actual construction of this memorial is a realization of a part of the program of the management. The combined area of the entire Valhalla project, which is entered through this archway, is 117 acres. The management intends to carry out in as far as possible the same beautiful style of architecture in all future improvements that are to be made.

Due to the great fertility of the soil the growth of the lawn, flowers and shrubs has exceeded the expectations of those interested. Piping of the grounds of Valhalla is so complete and extensive that it permits Los Angeles to boast of possessing the largest independent sprinkling system ever installed, containing 7000 disappearing sprinkler heads and more than thirty miles of piping, supplied by water from its own wells.

VALHALLA ARCHITECT TESTIFIES

*Witness Tells of Change
in Plans Calling for
Larger Archway*

Kenneth McDonald, architect, was a defense witness yesterday in United States District Judge McCormick's court, where four promoters of Valhalla Memorial Park are on trial on charges of using the mails to defraud.

Because of a change in plans for the archway he designed for the park, he said, it was built on several sections that had been sold. This necessitated restitution to the purchasers.

Mr. McDonald said he was retained by John R. Osborne and C. C. Fitzpatrick, two defendants, to design the monument in June, 1923, at a cost of construction of between \$75,000 and \$100,000. The structure when completed recently cost \$140,000, he said.

N. P. Browne, civil engineer, formerly deputy county surveyor, testified that in 1923 he made a survey of available burial plots in Los Angeles county for Osborne & Fitzpatrick, designed to show the need for a memorial park. He said his survey showed there were available for burial purposes 120 acres fewer than the testimony of the government's witnesses indicated.

THE HEART OF WILSHIRE

Announcing



The Feature Apartment
and Income Subdivision
of Uptown Los Angeles—

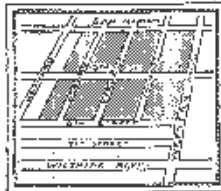
PELLISSIER SQUARE

SETTING a new standard for an apartment and income community development, the remaining division of Beautiful Pellissier Square is formally opened today, for your approval and selection.

Here, in the very heart of Uptown Los Angeles, in a fine 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.

Improvements will be above criticism . . . in keeping with the handling of the first half of "Beautiful Pellissier Square," several years ago, which established a precedent for elegant residential development.

Concrete streets, surfaced with asphalt, electric, municipal electricals, and all utilities, except gas, brought inside the curb lines, are included in lot prices. Some lots will have paved alley in the rear. Street grading is done and improvements start immediately.



The location of Pellissier Square is superb . . . in the finest part of the Wilshire district . . . with all the prestige that accrues to enviable surroundings.

The tract is served by two bus and two street car lines. It has two blocks frontage on Western Avenue and is bounded by Eighth street, both major thoroughfares. Ninth street is to be paved and widened through the property. Oxford, Hicknut and Serrano streets will be continued through the tract.

There is some Business Frontage available, the plan being to create here an Uptown Plaza . . . to be handled in a distinctive, delightful way.

The subdividers are out to establish a time record in the installation of improvements.

Prices start at \$250.00 per front foot . . . nominal in the extreme. One-fourth down is required, balance in three equal payments. Attend this long anticipated event.

THE HENRY de ROULET CO.

Owners' Exclusive Sales Representatives
636 South Western Avenue
Phone BUckinG 4400
Salesmen on Property Sunday



COMMUNITY DEVELOPMENT



LAST OF LARGE TRACT OFFERED

Pellissier Square Property Being Developed

Will Set New Standard for Apartment Areas

High-Class Improvements Seen for District

BY AN OBSERVER

This is the largest tract of a series of articles being printed in The Times dealing with community development throughout the Southern and particularly in the vicinity of Los Angeles (Ed.) setting a new standard in apartment community development with wider parking spaces and deeper setbacks than heretofore employed in any similar Los Angeles development, the remaining portion of Pellissier Square is to be placed on the market today by the Henry de Roulet Company, exclusive sales representative.

This thirty-three acre property in the heart of the exclusive Wilshire district fronts on Western avenue for two blocks, is bounded on the east by Hobart and has two blocks south of Wilshire between Eighth and Marine streets. It is restricted to apartment and income property sites with a limited business area affording corner a desirable location while retaining a residential atmosphere.

It is the closest subdivision in the Wilshire district put on the market in the past two years and is to be improved with ornamental electric lines, concrete paving throughout and all utilities. Street grading has been completed and Ninth street is now being put through the middle of the tract at a width of seventy-four feet to correspond with the width between Hoover and Figueroa streets. A fifty-foot roadway but six feet narrower than Wilshire Boulevard. All streets will be laid with a five-inch concrete base surfaced with two inches of asphalt to eliminate the dirt glare.

PARKWAYS

Parkways will be twelve feet in width, sidewalks six feet in width and here will be a ten-foot setback line established. Sewers have already been laid. The Henry de Roulet realty firm, according to its president, Henry de Roulet, is out to set a high-speed record in putting in the improvements.

All public utilities will be included in the site prices, which are considerably lower than those of any similar property within a radius of many miles, Mr. de Roulet said.

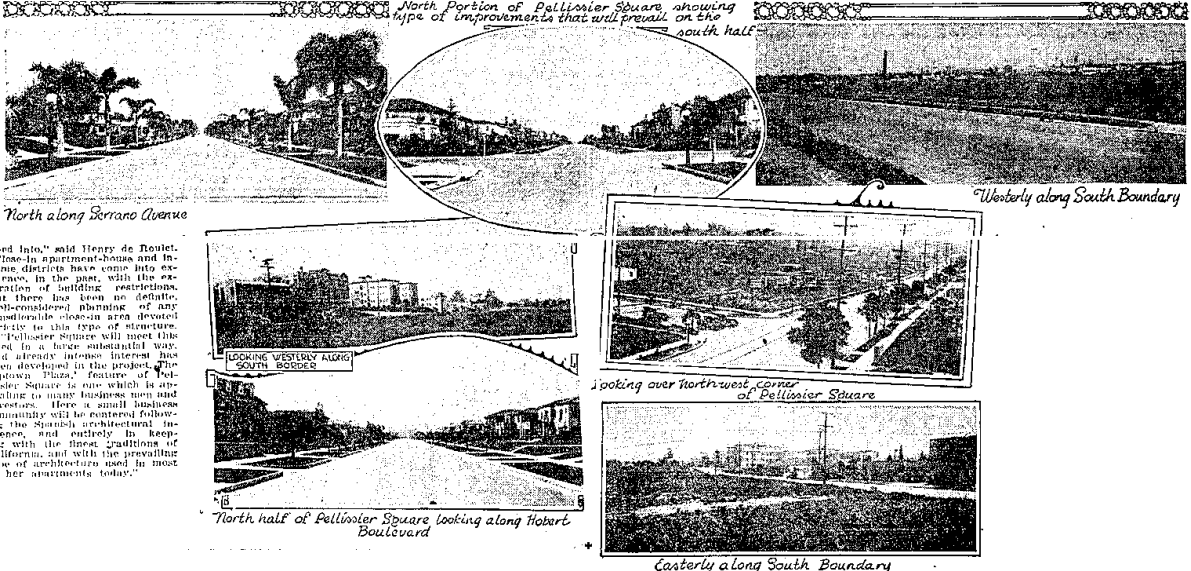
There is considerable historical interest attaching to the property. Since the admission of California as a State, there have been but two owners, the Southern Pacific and the pioneer shipman, Germain Pellissier, grandfather of Henry de Roulet.

The original unit of this property, when first placed upon the market in 1912 by the owner, Mrs. Marie Julie Pellissier, as an exclusive residential tract, established a precedent in Southern California by being the first to utilize conduits for electrical wiring, and to employ electric lines, these Plummer Palms in the parking spaces, thus setting a standard for high-class residential subdivisions.

According to Henry de Roulet, president of the realty firm of that name, this remaining unit will be equally noteworthy. Transportation facilities are excellent. Pellissier Square lies between two proposed major traffic thoroughfares—Eighth and Tenth streets, and is served directly by two bus lines and two car lines.

"Los Angeles has for a long time felt a demand for just such a tract as Pellissier Square will be developed into," said Henry de Roulet. "Close-in apartment-houses and income districts have come into existence in the past, with the exception of building restrictions, but there has been no definite, well-considered planning of any considerable close-in area devoted strictly to this type of structure."

Views of Final Unit of Wilshire District Subdivision Which Goes on Market Today



"Close-in apartment-houses and income districts have come into existence in the past, with the exception of building restrictions, but there has been no definite, well-considered planning of any considerable close-in area devoted strictly to this type of structure."

"Pellissier Square will meet this need in a large substantial way, and already intense interest has been developed in the project. The 'Palmer House' feature of Pellissier Square is one which is appealing to many business men and investors. Here a small business community will be centered following the Spanish architectural influence, and entirely in keeping with the finest traditions of California, and with the prevailing type of architecture used in most of her apartments today."

PELLISSIER RESTRICTION WIPED OUT

*Court Opens Tract for
Construction of Business
Buildings Hereafter*

Los Angeles business, advancing westward with leaps and bounds, swept away another obstacle in its path of progress yesterday when Superior Judge Collier handed down a ruling removing the deed gulling restrictions in the eighty-acre Pellissier tract at the southeast corner of Wilshire Boulevard and Western avenue, an area intended only for fashionable single family residences.

The decision of the court came at the close of litigation begun in 1926 when Albert Lane, A. S. De Santa and William J. Daze, owners of the property in the area, sought an injunction to restrain Mrs. Marie Pellissier, subdivider of the tract, and other property holders in it, from permitting business buildings to be erected in the district.

WIDE EFFECT

Millions of dollars' worth of property will be affected by the court ruling for at the hearing of the case which lasted nine weeks before Judge Collier, testimony was adduced that the Wilshire Boulevard frontage alone is valued at \$2,600,000.

The tract, which was subdivided in 1913 and at the time consisted largely of vacant lots and prairie, is bounded on the north by Wilshire Boulevard, on the west by Western avenue, on the east by Hobart Boulevard and on the south by San Marino avenue.

At the time the plat was subdivided a clause was inserted in deeds to lots in the area restricting building on them to single-family residences. The restrictions were to expire on January 1, 1925.

FACT FORMED

In 1916 a large number of property owners entered into an agreement to restrict the area to single-family residences until 1940. All, however, did not enter into the agreement and it was this fact that helped remove the ban in the litigation brought.

The court ruling in nowise conflicts with the city zoning ordinance as the Wilshire-Boulevard and Western-avenue frontage is in Zone C, which provides for business buildings. The district south of Eighth street is in Zone B, which provides for the erection of apartment houses.

A factor in helping the defendants stave off the injunction to prevent business buildings from being built was evidence introduced to show the tremendous growth of the district in the last few years. The tax

(Continued on Page 2, Column 2)

PELLISSIER TRACT OPEN

(Continued from First Page)

Phase alone of the situation carried tremendous weight as it was shown that virtually all of the property is now being taxed on a business-property value instead of residential.

FIRE REGULATIONS

Another thing that aided was the fact that under the city fire ordinances owners of property on Western avenue and Wilshire Boulevard are compelled to build nothing but fire-proof buildings.

There has been a tremendous trend of business toward the west in Los Angeles during the last ten years, completely sweeping over the districts in which efforts were made to maintain fashionable residential districts.

Part of the evidence showed that the corner at Wilshire Boulevard and Western avenue is a tremendously busy corner in the world, an actual check showing that 75,000 automobiles and vehicles pass the corner in the course of one day.

Testimony also showed that the lot 160 feet square in the Pellissier tract at Western and Wilshire is now valued at \$675,000.

COMMUNITY DEVELOPMENT

ZONING CHANGE YIELDS ACTIVITY

Six Apartments Rise After Pellissier Ruling

Value of New Buildings Set at \$2,180,000 Total

Nine More Projects in Offing as Sales Results

The decision of Judge Collier in the Pellissier Square case, which clarified all doubts as to restrictions in that tract south of Eighth street at Wilshire and Western, was immediately followed by intense building activity. Within the last sixty days six large apartment buildings with an aggregate cost of \$2,180,000 have been started or completed providing housing for 308 families according to Elmer H. Cyner, manager of the Henry de Roulet Company.

The Parker Construction Company is owner and builder of the St. Francis Drake, a two, six and eight-story, with full basement garage, Class A building designed by Architect Arthur Rowland and financed through the Western Loan and Building Company. The building, which is at 841 South Serrano on 120 by 150, when completed and furnished will represent an investment of \$500,000 and will contain 128 rooms arranged in fifty-five suites of one, two and three rooms.

On the adjoining 120 by 150 feet at the northwest corner of Serrano and Ninth the Herbert M. Baruch Corporation has just completed a six-story Class A building for the Chateau Chaumont Corporation. This building, designed by Kenneth MacDonald, is typically French throughout. It contains twelve apartments of four, five and six rooms, all of which are unusually large. The living-rooms have log burning fireplaces with French mirrors from mantle to ceiling. It cost in excess of \$340,000.

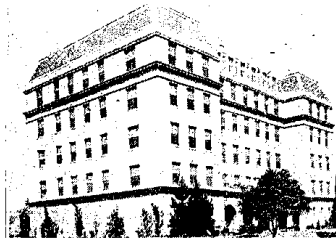
The Commodore Manor Holding Company has under construction a six-story steel frame Class B building of 248 rooms on a lot 120 by 150 feet on Hobart adjoining the corner of Ninth street which, according to Samuel Bard, contractor and designer, will cost \$750,000.

The El Encanto Apartments on Hobart adjoining the corner of Eighth street will contain eighty rooms in forty suites of singles and doubles. Everett H. Merrill is the architect, and the financing was arranged through the Mortgage Guarantee Company. The cost of building, land and furniture will be \$150,000, according to Robert A. Phillips, owner.

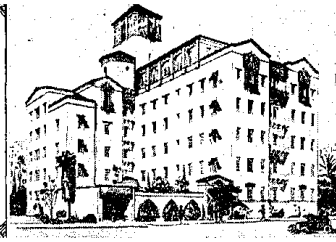
Louis Siegel and Irving Siegel are building an L-shaped four-story building of forty-seven apartments on Oxford between Eighth and Ninth, and have planned a garden 75 by 150 feet for the benefit of the tenants. This building was financed through the American Mortgage Company, and is reported to cost \$210,000.

Arthur Bard & Co. are designers and builders of a five-story steel frame Class "B" building of fifty apartments on Hobart just south of Ninth street. This building, ac-

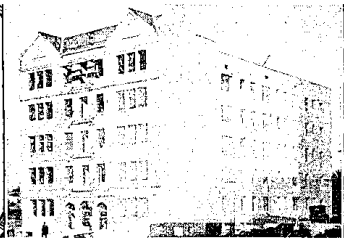
Five of Apartments Featuring District's Structural Impetus



"CHATEAU CHAUMONT" AT 855 S. SERRANO



"ST. FRANCIS DRAKE" AT 841 S. SERRANO



UNIT ON HOBART ADJOINING SOUTH EAST CORNER OF NINTH

ording to M. A. Bard, will be ready for occupancy within six weeks and represents an investment of \$200,000.

The Henry de Roulet Company reports the sale of nine other lots in Pellissier Square to builders who are working on plans and financing preparatory to building operations.

PERSIMMON GROWING TO BE PUSHED

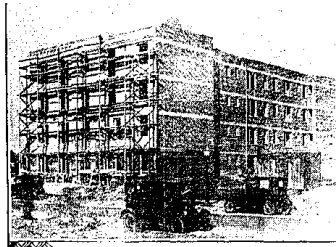
Mayfair Farms Plan Said to Be First Attempted in Southern California

As the initial step in the first project for the intensive cultivation of persimmons on an extensive scale in the United States, work was started last week on the establishment of an overhead reservoir system to be used for irrigation purposes at Mayfair farms in the Perris Valley, it was announced yesterday by George T. Jenkins, vice-president of Mayfair Farms, Inc.

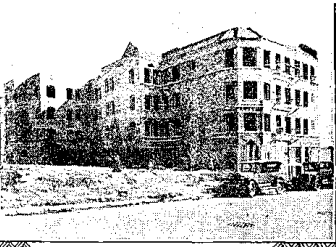
Although Oriental or Japanese persimmons have been grown in California for fifty years or more, present groves do not take in much more than 1000 acres, Jenkins pointed out. Persimmon acreage in this State has more than doubled in the last five years, however, showing that interest in the oriental fruit as a money crop is spreading, the official said.

Boulevard to Be Developed by Campaign

The Wilshire Boulevard Development Association has just announced the inauguration of an intensive campaign for the promotion, exploitation and development of Wilshire Boulevard in Beverly Hills. Under the leadership of Van E. ...



"EL ENCANTO" ON HOBART



ON OXFORD BETWEEN EIGHTH AND NINTH

155 S. HERRANO
CHATEAU CHAUMONT

3 and 5-room apts. for lease no-
turn. Bldg. is FIREPROOF and con-
tains EVERY CONVENIENCE and
LUXURY. Tile bath with each bed-
room. WOOD-BURNING FIREPLACES.
Fold'n rooms in separate floor. Roof
garden and sun baths.

NEW PARKING PLAN ANNOUNCED

Skyscrapers May House Automobiles



View of Proposed Building

LOS ANGELES soon may have limit-height buildings as a solution of its parking problems under plans prepared by J. J. Roche, manager of the Merchants Parking Company, 902 Broadway Arcade Building. Roche proposes structures advantageously placed in downtown districts as a solution of the difficulty now encountered by shoppers in finding a place to park. The organization is seeking advantageous sites for such structures.

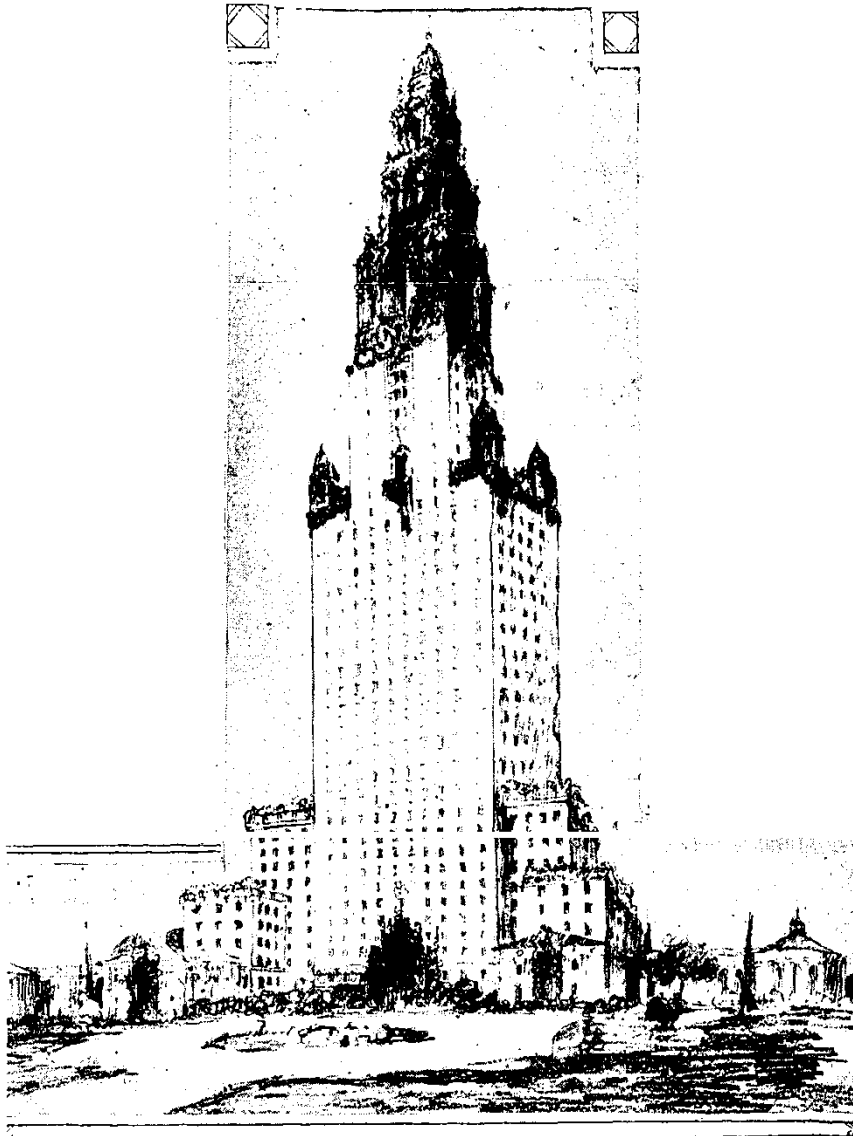
Under Roche's plan now in effect on a smaller scale and which is said to be indorsed by downtown merchants as a relief from the present parking difficulties, the company sells scrip to merchants. The scrip so purchased by the merchant is given to the customer in an amount commensurate with the amount of the purchase. The scrip is acceptable at any one of

sixteen centrally located parking stations and garages who in turn then clear the scrip for payment through the Merchants Parking Company. In this way the downtown merchant provides a parking space for his customer without the expense of owning or maintaining a parking station of his own.

The Merchants Parking Company would augment its present plan with limit-height buildings of fifteen floors, five of them being beneath street level. The buildings would cost approximately \$1,750,000 each and face three streets. They would consist of approximately seventy-eight city streets one above the other on which four cars could pass and in which thousands of automobiles could be parked.

Plans for the proposed structure have been prepared by Kenneth MacDonald, Jr., architect. Roche, with a number of associates, is seeking a location for the first structure of this type.

SKYSCRAPER HOTEL SKETCHED
Forty Stories to Tower Over Wilshire



Architect's Drawing of \$5,000,000 Structure That Will Adorn Boulevard

**PARRISH TO
ASK CLOSING
OF CITY JAIL**

*Health Commission to Get
Report Showing Menace
Through Poor Ventilation*

Dr. George Parrish, city health officer, yesterday stated that today he will recommend to the Health Commission that the Central Police Station Jail be closed as a menace to the health of the prisoners

THE first photograph of the sketch of the proposed \$5,000,000 forty-story hotel for the Wilshire district released yesterday by Kenneth MacDonald, Jr., the architect, reveals a striking similarity of the structure to the design of the new City Hall.

Like the municipal structure, the proposed hotel, to be erected in the vicinity of Wilshire Boulevard and Ogden Drive, the first few stories extend over a large area and are topped by a central tower, which, however, will rise considerably higher than the City Hall tower.

Charles E. Cooper and A. W. Ross, local real estate brokers and developers, have the option on the site for the proposed hotel, and the financing program is understood to be well under way. The location is outside the city limits and the builders will not be handicapped by the limit-height ordinance.

On completion of the structure the builders and developers plan to acquire sufficient contiguous acreage on which to lay out a golf course and gardens for the hostelry.

Los Angeles, Times, October 21, 1955—Career details for the contractor for the Chateau Chaumont, noted in his field, responsible for major landmarks and important structures

Herbert M. Baruch, 61, Contractor, Ends Life

Civic Leader Shoots Self in Closet White Wife Calls Police for Help

Herbert M. Baruch, 61, building contractor and a leader in Community Chest and Red Cross activities here, shot himself to death in a closet of his \$75,000 home early yesterday while his wife was telephoning police, officers reported.

Despondency over business difficulties and ill health had led Baruch to threaten suicide before, according to his socially prominent wife, Mrs. Rosemary Baruch, 57.

Telephoned Doctor

Mrs. Baruch told police she was awakened by her husband at 5:30 a.m. in their home at 1182 Sunset Hills Road, overlooking the Sunset Strip. She quoted him as saying, "I'm cracking up—you had better send me away."

She said she telephoned Dr. Walter Thompson, who advised her to call police. While she was telephoning police, she said, Baruch went into an entry-hall closet and fired a bullet into his head with a .38-caliber pistol.

Mrs. Baruch told officers that her husband tried to shoot himself last Tuesday but she called Dr. Louis Martin, who came and took a 45-caliber automatic and a 38-caliber revolver away from him.

Baruch devoted his entire business career to the Baruch Corp., one of the Southland's largest general contracting firms, which he founded in 1920 upon his return from service in World War I. He was president of the corporation until last March when he became chairman of the board of directors.

Hundreds of Projects

His company has built hundreds of projects for private business and industry as well as for various Federal, State and municipal agencies.

Among the landmarks are the Hollywood Bowl, the modernized Philharmonic Auditorium, Cedars of Lebanon Hospital, the Haas, Baruch Co. wholesale grocery plant in Vernon and the Pacific Coast Borax Building in the Wilshire district.

School projects included the Harbor Junior College and the Sun Valley Junior High School. Among housing projects were Rodger Young Village, Channel Heights and



SUICIDE — Herbert M. Baruch, 61, building contractor, ends own life.

the Community Chest for 10 years, serving on the board of directors since 1948 and on the budget committee since 1952. He also was president of the Visiting Nurse Association and a director of the Los Angeles Psychiatric Service, both Chest agencies.

He was treasurer and a member of the executive committee of the Red Cross chapter here from 1946 to 1953.

Mrs. Baruch also has been active in the Community Chest, Red Cross and other organizations in connection with nursing services.

In addition to his widow, Baruch leaves a son, Herbert M. Baruch Jr., a daughter, Mrs. Nancy Thompson, and four grandchildren.

Funeral services will be private under the direction of Malinow & Simons Mortuary. The family has requested that in lieu of flowers, donations may be made to any charity.

Man of Year Award Goes to de Roulet

Pioneer real estate developer Henry de Roulet received the first annual "Man of the Year" award from the Wilshire Center Chamber of Commerce Saturday night at its annual banquet at the Ambassador.

De Roulet, 70, helped form the Wilshire Center C of C and was responsible for many of its accomplishments including the improved street lighting on the Miracle Mile.

He also was responsible for organizing Wilshire Blvd. property owners to develop the boulevard at their own expense, widening it to its present width, straightening its path and smoothing out its hills and gullies.

In 1929 he built the Pellissier Bldg. at Wilshire and Western which is now called the Franklin Life Bldg. He also has been responsible for several other developments in Wilshire Center, Sunset Hills and in other parts of Los Angeles.

HENRY DE ROULET, DEVELOPER, DIES

Henry de Roulet, a pioneer Los Angeles real estate developer who built one of the city's first skyscrapers, died at 5:30 a.m. Friday at Good Samaritan Hospital after a month-long illness. He was 78.

De Roulet was the son of early settlers in Los Angeles. Much of the family's original land holdings, once used as acreage for sheep grazing, is now part of the city's Wilshire District.

In 1971 the Wilshire Center Chamber of Commerce awarded De Roulet its first annual Man of the Year award. The award honored De Roulet's long activity as a Wilshire Blvd. developer, including the construction in 1930 of the 13-story Pellissier Building at Wilshire and Western Ave., which at the time was the tallest business structure in the city. The building later was renamed the Franklin Life Building.

In 1923, De Roulet organized property owners to expand Wilshire Blvd. to its present width, at their expense. At the same time, the boulevard was straightened out in many places and hills and gullies were smoothed out.

He was a graduate of Hollywood High School and a 1922 graduate of U.C. Berkeley.

He leaves his wife, the former Dorothy Fisher; a daughter, Mrs. Warren Williamson of Pasadena; a daughter-in-law, Mrs. Linda de Roulet of New York City, and seven grandchildren.

Private funeral services will be held at Holy Cross Cemetery and Mausoleum, 5835 W. Slauson Ave., at 1 p.m. Wednesday. In lieu of flowers, the family suggested that donations be made to the American Cancer Society.

**CITY OF LOS ANGELES
CALIFORNIA**



RICHARD J. RIORDAN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 855 S. SERRANO AVENUE

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

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0

- This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

Permit No. and Year: 00016-10000-20669

CONVERT MAID'S ROOMS ON THE 6TH FLOOR INTO 2 DWELLING UNITS FOR A TOTAL OF 15 UNITS.

R1/S3 OCCUPANCY

TOTAL PARKING REQUIRED: 30
TOTAL PARKING PROVIDED: 30 = STANDARD: 30

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office:	Bureau:	Division:
(LA) -VN-WLA-SP-C.D. #:	(BLDG) -BCS:	(GI) -MS-MSS-EQ-BMI-COMM:

OWNER: J.A. MILLER & RLP SERRANO PROPERTY LLC
 OWNER'S: 1755 WOODEN VILLAGE RD.
 ADDRESS: NAPA, CA 94558

Issued: 04/10/2001 BY: J. HASSELBRINK/J.Z./D.R.

05-B-95C (R 11/89)

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



July 18, 1927

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" - REINF. CONCRETE

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 ordinances 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. 5 REAR OF NORTH ANNEX 1st Floor CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY ENGINEER PLEASE VERIFY

Lot No. 51 Block W 9308 District No. 2-1 M. B. Page 6 F. B. Page 397 No. 3407 W. 9th Street NW Corn. Serrano Ave & W 9th St

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

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building APT. HOUSE + GARAGE No. of Rooms 68 No. of Families 13
2. Owner's name MARIE JULIE BELLASSIER Phone 0297
3. Owner's address 697 So. Serrano
4. Architect's name KENNETH W. MACDONALD JR. & CO Phone VA 3884
5. Contractor's name HERBERT M. BARUCH CORP Phone TR 5473
6. Contractor's address 1015 LINCOLN BLDG
7. TOTAL VALUATION OF BUILDING \$140,000
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building 68' x 110'4" Size of lot 68'0" x 110'4" feet
10. Number of stories in height 6 Height to highest point 79'-0"
11. Material of foundation Character of soil CLAY
12. Material of exterior walls REINF. CONCRETE
13. Material of interior construction GYPSUM TILE
14. Material of floors REINF. CONCRETE
15. Material of roof REINF. CONCRETE

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 (Sign here) HERBERT M. BARUCH CORP BY H.C. [Signature] (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

Table with 3 columns: PERMIT NO. 20279, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O. K. Stamp: JUL 18 1927

PLANS A.C. [Signature] #7 156 20 40 143734

November 2, 1928

3407 West 9th Street CC 3734		Address of Building	Form B-95-30M-11-48 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY	
.....		Owner	CERTIFICATE OF OCCUPANCY	
.....		Owner's Address	Date Certificate Issued:	
(Post Office)	Permit Number	(Zone)	(State)	November 2, 1928, 19.....
20279	1927	
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:				
6 Stories, Class A, 68 Rooms, 13 Apartments, Apartment House Building.				
COPY				
NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.			G. E. MORRIS Superintendent of Building	
			By	

March 10, 1953

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 51
Tract 9308
Location of Building 855 S. SERRANO
(House Number and Street)
Between what cross streets? NW Cor 9th & SERRANO

Approved by
City Engineer
[Signature]
Deputy.

USE INK OR INDELIBLE PENCIL

- Present use of building Ap. House Families 12 Rooms 72
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 25 yrs.
- Use of building AFTER alteration or moving APT. Families 12 Rooms 72
- Owner ERLE KRASNA Phone _____
- Owner's Address 805 S. SERRANO P. O. LOS ANGELES
(Print Name)
- Certificated Architect _____ State License No. _____ Phone _____
- Licensed Engineer _____ State License No. _____ Phone _____
- Contractor DRIVER-EDDY CONST. CO State License No. _____ Phone _____
Contractor's Address 1112 SANTA MONICA License No. 172002 Phone RD 21924
- VALUATION OF PROPOSED WORK \$4000.00
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.
- State how many buildings NOW on lot and give use of each. 1 - APT. HSE
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 60' x 100' Number of stories high 6 Height to highest point 70'
- Material Exterior Walls MASONRY Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:
PATCH PLASTER, REBUILD KITCHEN CABINETS
HARDWOOD FLOOR W/6 PAINT.
FIRE DAMAGE REPAIR.
Less than 5% damage to lot

NEW CONSTRUCTION

- Size of Addition _____ Size of Lot _____ x _____ Number of Stories when complete _____
- Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
- Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of 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.

DISTRICT OFFICE _____ Sign here DRIVER-EDDY (Owner or Authorized Agent)
By Robert J. Deans

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY			
Valuation \$ _____	Area of Bldg. _____ Sq. Ft.		Investigation Fee \$ _____			
Fee \$ _____	Fee \$ _____		Cert. of Occupancy Fee \$ _____			
TYPE		Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Total \$ <u>15</u>
GROUP		Plans and Specifications checked	Corner Lot	Corner Lot Keyed	68x101	Ft. rear alley _____
For Plans Sec		Correction Verified	Zone	Fire District	R-4	Ft. side alley _____
Filed with		Plans, Specifications and Application rechecked and approved	Bldg. Line	Street Widening	No. _____	District Map No. <u>7285</u>
			Continuous Inspection	SPRINKLER Specified-Required	Valuation Included	Application checked and approved
				Yes _____ No _____		Inspector <u>[Signature]</u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	MAR 10 1953		LA55315		

TYPE OF RECEIPT
 DATE ISSUED
 TRACER NO. (M)
 RECEIPT NO.
 CODE
 FEE PAID

August 12, 1964

3 **APPLICATION TO ALTER - REPAIR - DEMOLISH** B&S Form B-3
AND FOR CERTIFICATE OF OCCUPANCY
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
2. BUILDING ADDRESS	855 S SERRANO AVE			DIST. MAP 7285
3. BETWEEN CROSS STREETS	8th AND 9th			ZONE R-4-2
4. PRESENT USE OF BUILDING	Dwelling			NEW USE OF BUILDING FIRE DIST.
5. OWNER'S NAME	JESSE PARTIL			PHONE 4831950
6. OWNER'S ADDRESS	2007 WILSHIRE blvd			LA
7. CERT. ARCH.	STATE LICENSE			PHONE
8. LIC. ENGR.	STATE LICENSE			PHONE
9. CONTRACTOR	I. RUBLEE			STATE LICENSE IP 37830
10. CONTRACTOR'S ADDRESS	126 66 1926 W 79th St.			LA 47
11. SIZE OF EXISTING BLDG.	STORIES 6	HEIGHT 60	NO. OF EXISTING BUILDINGS ON LOT AND USE	

SEWER (Available) (Not Available)

3 - 855 S. SERRANO				DISTRICT OFFICE LA				
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D SPECIFIED
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	2,000			VALUATION APPROVED A. Johnson	APPLICATION CHECKED A. Johnson			
14. SIZE OF ADDITION	STORIES			HEIGHT	PLANS CHECKED A. Johnson			
15. NEW WORK: (Describe)	EXT. WALLS			ROOFING		CORRECTIONS VERIFIED		
wet sand blasting				PLANS APPROVED				
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, and I have read reverse side of Application.				APPLICATION APPROVED				
Signed: <i>J. Rublee</i>				INSPECTOR: <i>A. Johnson</i>				
This Form When Properly Validated is a Permit to Do the Work Described.				DWELL. UNITS				
				SPACES PARKING				
				GUEST ROOMS				
				FILE WITH				
				CONT. INSP.				

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P. 40	I.F.	O.S.	C/O
I	H-2					10			

CASHIER'S USE ONLY

AUG-12-64 399445 073562 Z-1 CK 10.40

P.C. No. GRADING CRIT. SOIL CONS.

March 20, 1974

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH BAS B-3-119-73
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only. A12-1

1. LEGAL DESCR. 50451	BLK.	TRACT 9308	DIST. MAP 7285
2. PRESENT USE OF BUILDING (05) Apartment	NEW USE OF BUILDING (05) Same		CENSUS TR. 2125.00
3. JOB ADDRESS 855 So. Serrano Ave.			ZONE R4-2
4. BETWEEN CROSS STREETS 9th AND 8th			FIRE DIST.
5. OWNER'S NAME E. M. Clark		PHONE 382-9213	LOT (TYPE) Corner
6. OWNER'S ADDRESS 855 S. Serrano		CITY Los Angeles	LOT SIZE 6500/49.97
7. ENGINEER	STATE LICENSE No.	PHONE	28X
8. ARCHITECT OR DESIGNER	STATE LICENSE No.	PHONE	ALLEY
9. CONTRACTOR Wilson Deskey Corp	STATE LICENSE No. 284885	PHONE 662-1144	BLDG. LINE 10' Set.
10. BRANCH LENDER	ADDRESS	CITY	AFFIDAVITS CCPB
11. SIZE OF EXISTING BLDG. WIDTH 6 LENGTH one	STORIES 6	HEIGHT one	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG. conc	EXT. WALLS conc	ROOF comp	FLOOR
13. JOB ADDRESS 855 So. Serrano			DIST. OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 3700			CRIT. SOIL
15. NEW WORK: (Describe) Comply with Fire Safety Requirements			GRADING
NEW USE OF BUILDING Same			HIGHWAY DED.
TYPE I		GROUP OCC. H-2	PLANS CHECKED
BLDG. AREA nc	MAX OCC. nc	TOTAL	CONS. yes
DWELL UNITS nc	GUEST ROOMS nc	PARKING REQ'D nc PROVIDED	PLANS APPROVED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY	ZONED BY Stonard
P.C. 21.25	S.P.C.	B.B. 25.00	COMB GEN MAJ. S. 2085
P.C. No. W-2884 PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			

CASHIER'S USE ONLY

NAR-20-74 59679 E •86833 I-6 CK 21.25
NAR-20-74 59680 E •86833 I-1 CK 25.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed *Raymond...* (Owner or Agent) Signature/Date *[Signature]* **3/20/74**

Bureau of Engineering	ADDRESS APPROVED		Signature/Date
	SEWERS	SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
	SFC DUE	SFC NOT APPLICABLE	
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

September 5, 1985

3 APPLICATION CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**
 FOR 09600 17099 005

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
51		9308	4	7285
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		CENSUS TRACT	
Apt. House	same		2125	
3. JOB ADDRESS			ZONE	
855 Serrano Ave.			R4-2	
4. BETWEEN CROSS STREETS			FIRE DIST.	
9th St. AND 8th St.			LOT TYPE	
5. OWNER'S NAME			CORNER	
Mr. Rippon			LOT SIZE	
6. OWNER'S ADDRESS			50x149.93	
7. ENGINEER			ALLEY	
8. ARCHITECT OR DESIGNER			BLDG. LINE	
			10'	
9. ARCHITECT OR ENGINEER'S ADDRESS			AFFIDAVITS	
			C.C.P	
10. CONTRACTOR			NO	
CTS Inc/Fire Protection			PC Req'd	
11. SIZE OF EXISTING BLDG.				
WIDTH LENGTH				
12. CONST. MATERIAL				
OF EXISTING BLDG. →				
13. JOB ADDRESS			DISTRICT OFFICE	
855 Serrano Ave.				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING			SEISMIC STUDY ZONE	
15. NEW WORK (Describe)			GRADING FLOOD	
Comply to Dorothy Mae Ordinance			HIGH. DED. CONS.	
NEW USE OF BUILDING			ZONED BY	
same			R-2	
TYPE			FILE WITH	
GROUP OCC.				
R-1				
DWELL UNITS			TYPE	
15				
GUEST ROOMS			INSPECTION ACTIVITY	
PARKING REQ'D			COMB. GEN. MAJ.S. CONS.	
PARKING PROVIDED STD. COMP.			INSPECTOR	
P.C. 55.76			Bruce	
S.P.C. 107.00				
I.F. 1.09				
O.S. 1.11				
DIST. OFFICE				
P.C. NO. B6657				

DECLARATIONS AND CERTIFICATIONS

16. LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 8/30/85 Lic. Class C16-10 Lic. Number 2436126 Contractor Jack Yank (Signature)

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

18. WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code, C.).
 Policy No. 62922485 Insurance Company St. Paul
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 5/21/86 Applicant's Signature Jack Yank
 Applicant's Mailing Address _____

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

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

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed, (See Sec. 91.0202 LAMC)
 Signed [Signature] Position Date 8/30/85
 (Owner or agent having property owner's consent)

April 15, 1986

3 APPLICATION FOR INSPECTION **00020265** CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 51	BLOCK	TRACT 9308	COUNCIL DISTRICT NO. 4	DIST. MAP 7285
2. PRESENT USE OF BUILDING	Apt. Bldg.		NEW USE OF BUILDING		Same
3. JOB ADDRESS	855 S. Serrano Ave.				
4. BETWEEN CROSS STREETS	9th St.	AND	8th St.	LOT TYPE	corner
5. OWNER'S NAME	E. Ray Rippon		PHONE	660-1131	
6. OWNER'S ADDRESS	2630 Glendower Ave.		CITY	LA	
7. ENGINEER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP	AFFIDAVITS ZI 1216	
10. CONTRACTOR	BUS. LIC. NO.		ACTIVE STATE LIC. NO.	PHONE	CCPD
Schneider's Plbg.		321890	938-8757		
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
1 Apt. Bldg.					
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
conc	conc	conc	conc		
13. JOB ADDRESS	855 S. Serrano Ave.				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	15,500.00 BP		10,600.00 PC		
15. NEW WORK (Describe)	comply with Dorothy Mae Ord.				
NEW USE OF BUILDING	Apt. Hse		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	ZONED BY Kendig	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	FILE WITH	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR Durand	
P.C. 55.76	G.P.I.	CONT. INSP.	1.09 EWT	B & S - 3 (R 5.85)	
S.P.C.	P.M.		3.28 OSS		
B.P. 107.00	E.L.	1.09	85.76 C-HC		
F.	F.H.		107.00 BB-C		
O.S.	O.S.S.	3.28	347.29 DDB		
DIST. OFFICE	S.O.S.		88487 2 0475/86	7.67.13 CHTD	
P.C. NO. 8883	CID	ENERGY			

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 4/14/86 Lic. Class C-3C Lic. Number 321890 Contractor BSE-O

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) I am exempt under Sec. B. & P. C. for this reason. Date 4/14/86 Owner's Signature BSE-O

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. S30532-85 Insurance Company STATE FUND Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety. Date 4/14/86 Applicant's Signature BSE-O Applicant's Mailing Address 5531 VENICE BLVD., L.A. 90019

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. Date 4/14/86 Applicant's Signature BSE-O NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

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

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation of failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 31.0202 LAMC)

Signed BSE-O AGENT 4/14/86 Date

April 10, 2001

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 855 S. SERRANO AVENUE

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

- This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential uses)

12950300086

Permit No. and Year: 00016-10000-20669

CONVERT MAID'S ROOMS ON THE 6TH FLOOR INTO 2 DWELLING UNITS FOR A TOTAL OF 15 UNITS.

R1/S3 OCCUPANCY

TOTAL PARKING REQUIRED: 30
TOTAL PARKING PROVIDED: 30 = STANDARD: 30

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA) -VN-WLA-SP-C.D. #: Bureau: (BLDG) -BCS: Division: (GI) -MS-MSS-EQ-BMI-COMM:

OWNER: J.A. MILLER & RLP SERRANO PROPERTY LLC
OWNER'S: 1755 WOODEN VILLAGE RD.
ADDRESS: NAPA, CA 94558

Issued: 04/10/2001 BY: J. HASSELBRINK/J.Z./D.R.

06-B-95C (R 11/89)

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Recyclable and made from recycled waste

June 2, 2003

855 S Serrano Ave



Permit #:
Plan Check #:
Event Code:

03016 - 70000 - 10393
Printed: 06/02/03 11:02 AM

Bldg-Alter/Repair Apartment Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 06/02/2003
---	--	--

1. TRACT	BLOCK	LOT#	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 9308		51		M B 139-55/56	132B193 844	5093 - 010 - 001
<p>*P030167000010393FN*</p>						

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 10.00 Council District - 10 Community Plan Area - Wilshire	Census Tract - 2125.000 District Map - 132B193 Energy Zone - 9 Near Source Zone Distance - 6.1 Thomas Brothers Map Grid - 633-H3
---	--

ZONE(S): R4-2/

4. DOCUMENTS

Z1 - Z1-1940 ZA - ZA-18068 SPA - Adaptive Reuse Incentive Areas ORD - ORD-174995	CRA - Z1 1940 KOREATOWN CPC - CPC-2002-141-CA CDBG - BID-Wilshire Center CDBG - LARZ-Central City
---	--

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s): Miller Chateau Chaumont Llc And	1755 Wooden Valley Rd	NAPA CA 94558
Tenant: Applicant: (Relationship: Contractor) Aquileo Gutierrez - A Gutierrez Roofing Co	1406 E 58th Dr	LOS ANGELES, CA 90001 (323) 583-0745

7. EXISTING USE (05) Apartment	PROPOSED USE	8. DESCRIPTION OF WORK Reroof: remove old roof-covering; install 130 squares built-up roof over the existing solid sheathing.
--	---------------------	---

9. # Bldgs on Site & Use: 1: APTS

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
OK for Cashier: Ishmael Ortiz Coord. OK:
Signature: *Ishmael Ortiz* Date: 6-2-03

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier: **03016 - 70000 - 10393**
SL 15 26 053117 06/02/03 11:16AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$28,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	405.41		
Permit Fee Subtotal Bldg-Alter/Repa	338.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	2.80		
O.S. Surcharge	7.22		
Sys. Surcharge	21.65		
Planning Surcharge	10.74		
Planning Surcharge Misc Fee	5.00		
Permit Issuing Fee	20.00		
Permit Fee-Single Inspection Flag			

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM	\$338.00
EI COMMERCIAL	\$2.80
BUILDING PLAN CHECK	\$20.00
ONE STOP SURCH	\$7.22
SYSTEMS DEVT FEE	\$21.65
CITY PLANNING SURCH	\$10.74
MISCELLANEOUS	\$5.00
Subtotal:	\$405.41
Carry Over FROM Tran# 053116	\$215.18
Total Due:	\$620.59
Check:	\$620.59
03SL 28557	

12. ATTACHMENTS

102060120043561

June 9, 2004

855 S Serrano Ave



Permit #: 04026 - 10000 - 00028
Plan Check #: B04LA0387 Printed: 06/09/04 03:59 PM
Event Code:

Nonbldg-Alter/Repair Apartment Regular Plan Check Plan Check Submittal	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 06/09/2004
---	--	--

J. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 9308		50		M B 139-55/56	132B193 819	5093 - 010 - 001
TR 9308		51		M B 139-55/56	132B193 844	5093 - 010 - 001

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 10.00 Council District - 10 Certified Neighborhood Council - Wilshire Center-Korea	Community Plan Area - Wilshire Census Tract - 2125.00 District Map - 132B193 Energy Zone - 9 Lot Size - 128' X 149.98'	Lot Type - Corner Near Source Zone Distance - 6.1 Thomas Brothers Map Grid - 633-H3
---	--	---

ZONE(S): R4-2 /

4. DOCUMENTS

ZI - ZI-1940 CDBG - LARZ-Central City
ZA - ZA-18068
CRA - ZI 1940 KOREATOWN
CDBG - BID-Wilshire Center

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Miller Chateau Chaumont Llc And 1755 Wooden Valley Rd NAPA CA 94558

Tenant:
Applicant: (Relationship: Other)
Frank Granillo - 3102 S Salta SANTA ANA, CA 92704 (562) 307-5326

7. EXISTING USE (61) Use of Land	PROPOSED USE	8. DESCRIPTION OF WORK RESTRIIP PARKING LOT FOR (E) 15-UNIT APARTMENT UNDER 00016-10000-20669. SEE COMMENTS
--	---------------------	--

9. # Bldgs on Site & Use: APT 15 UN W/ ATT PARKG

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Fidencio Madero DAS PC By:
OK for Cashier: Fidencio Madero Coord. OK:
Signature: *F. Madero* Date: *6-09-04*

For Cashier's Use Only
LA Department of Building and Safety
SL 15 04 069051 06/09/04 04:12PM
W/O #: 42600028

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$3,000	PC Valuation:
FINAL TOTAL Nonbldg-Alter/Repa	160.94	
Permit Fee Subtotal Nonbldg-Alter/R	130.00	
Plan Check Subtotal Nonbldg-Alter/R	0.00	
Plan Maintenance	10.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	2.81	
Sys. Surcharge	8.43	
Planning Surcharge	4.20	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	

BUILDING PERMIT COMM	\$126.00
EI RESIDENTIAL	\$0.50
PLAN MAINTENANCE	\$10.00
ONE STOP SURCH	\$2.81
SYSTEMS DEVT FEE	\$8.43
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$4.20
Total Due:	\$160.94
Credit Card:	\$160.94

Sewer Cap ID: _____ Total Bond(s) Due: _____

12. ATTACHMENTS

Plot Plan *[Signature]*



101070720047295

June 14, 2006

855 S Serrano Ave



Application #:
Plan Check #:
Event Code:

02042 - 90000 - 18091

Printed: 06/14/06 03:39 PM

Plumbing Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION	Issued On: 06/27/2002 Last Status: Permit Finald Status Date: 07/10/2002
---	--	--

1. PROPERTY OWNER		
Miller, Jeffrey A. And	855 Wooden Village Rd	NAPA CA 94558
2. APPLICANT INFORMATION (Relationship: Not Applicant)		
Erica Calka -	1371 Titan Way	BREA, CA 92821 (800) 649-7511
3. TENANT INFORMATION		

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME			CLASS	LICENSE#	PHONE#
(C) Cal-Coast Repiping Inc	Po Box 9483,	Brea, CA 92821	C36	636649	8006497511

5. APPLICATION COMMENTS
E-Permit paid by credit card, fax number-> (714)578-5089.

6. DESCRIPTION OF WORK
copper repipe

7. COUNCIL DISTRICT: 10

8. APPLICATION PROCESSING INFORMATION
PC OK By:
OK for Cashier:
Signature: _____ Date: _____

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only **W/O #: 24218091**

NOTICE: The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy.
In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

9. FEE INFORMATION	
Inspection Fee Period	
Permit Fee:	1,136.16
INSPECTION TOTAL Plumbing	1,136.16
Permit Total	1,136.16
Permit Fee Subtotal Plumbing	1,035.00
Permit One Stop Surcharge	21.04
Permit Sys. Development Surcharge	63.12
Permit Issuing Fee	17.00

Payment Date: 06/27/02
Receipt No: IN05015032
Amount: \$1,136.16

August 1, 2006

855 S Serrano Ave



Permit #: **06016 - 10000 - 14972**
 Plan Check #: X06LA14011 Printed: 08/01/06 11:17 AM
 Event Code:

Bldg-Alter/Repair
 Apartment
 Express Permit
 No Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 08/01/2006

1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 53290-C		LT 1		M B 1303-43/44	132B193 1195	5093 - 010 - 017

3. PARCEL INFORMATION
 Area Planning Commission - Central
 LADBS Branch Office - LA
 Bldg. Line - 10
 Council District - 10
 Certified Neighborhood Council - Wilshire Center - Kort

Community Plan Area - Wilshire
 Census Tract - 2125.00
 Near Source Zone Distance - 6.1

ZONE(S): R4-2/

4. DOCUMENTS
 ZI - ZI-1940 Wilshire Cntr/Koreatown R CDBG - LARZ-Central City
 ZA - ZA-18068
 CRA - ZI 1940 KOREATOWN
 CDBG - BID-Wilshire Center

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Miller Chateau Chaumont Llc 855 Serrano Ave LOS ANGELES, CA 90005
 Tenant:

7. EXISTING USE **PROPOSED USE**
 (35) Condo-Single Family

8. DESCRIPTION OF WORK
 REMODEL AND REPAIR OF UNITS- TO INCLUDE CABINETS, COUNTERS. REPLACE TILE IN SHOWER. WORK TO BE DONE @ UNITS 21, 32, 41, 42, 52.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: DAS PC By:
 OK for Cashier: Chanel Burgess Coord. OK:
 Signature: *Chanel Burgess* Date: 8/1/06

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
 Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only W/O #: **61614972**
 LA Department of Buildings and Safety
 LA 04 08 198429 08/01/06 11:23AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$40,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	499.52	
Permit Fee Subtotal Bldg/Alter/Rep	410.00	
Fire Hydrant Refuse-To-Pay		
E.O. Instrumentation	4.00	
O.S. Surcharge	8.68	
Svs. Surcharge	26.04	
Planning Surcharge	25.80	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	20.00	

Sewer Cap ID: Total Bond(s) Due:

BUILDING PERMIT COMM	\$410.00
BUILDING PLAN CHECK	\$20.00
EJ RESIDENTIAL	\$4.00
ONE STOP SURCH	\$8.68
SYSTEMS DEVT FEE	\$26.04
CITY PLANNING SURCH	\$25.80
MISCELLANEOUS	\$5.00
Subtotal:	\$499.52
Carry Over FROM Tran# 198428	\$487.24
Total Due:	\$986.76
Check:	\$986.76

06LA 96150

12. ATTACHMENTS



010804200634688

August 4, 2011

855 S Serrano Ave



Permit #: **11016 - 40000 - 19540**
 Plan Check #: X1ISP02826 Printed: 10/04/11 11:42 AM
 Event Code:

Bldg-Alter/Repair Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 10/04/2011
--	---	--

L TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 53290-C		LT 1		M B 1303-43/44	132B193 1195	5093 - 010 - ***

3. PARCEL INFORMATION
 Area Planning Commission - Central Community Plan Area - Wilshire
 LADBS Branch Office - LA Census Tract - 2125.00
 Bldg. Line - 10 Near Source Zone Distance - .5
 Council District - 10
 Certified Neighborhood Council - Wilshire Center - Kore
ZONES(S): R4-2

4. DOCUMENTS
 Z1 - Z1-1940 Wilshire Cntr/Koreatown R CRA - Z1 1940 KOREATOWN
 Z1 - Z1-2374 Los Angeles State Enterpris CDBG - BID-Wilshire Center
 ZA - ZA-18068 CDBG - LARZ-Central City
 ORD - ORD-67461 CDBG - SEZ-Los Angeles State Enterpr

5. CHECKLIST ITEMS
 Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s):
 Short, Garedean 855 Serrano Ave # 12 LOS ANGELES CA 90005
 817 South Serrano Llc 26 Sail View Ave RANCHO PALOS VERDES CA 9027:
 Tenant:
 Applicant: (Relationship: Agent for Contractor)
 Miguel Serrano - (714) 210-5993

7. EXISTING USE (23) Miscellaneous Bldg/Struct	8. DESCRIPTION OF WORK TEAR OFF EXISTING ROOFING. RE-ROOF WITH TORCH DOWN.
--	--

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
 BLDG. PC By: DAS PC By:
 OK for Cashier: Ozzie Radford Coord. OK:
 Signature: *[Signature]* Date: *10/04/2011*

LA Department of Buildings and Safety
 LA 01 47 292422 10/04/11 11:44AM

For inspection requests, call toll-free (888) LA4BUILD (524-2845).	
Outside LA County, call (818) 482-0001 or request inspections via	\$525.00
www.ladbs.org. Cashier/Call Center agent, call 311 or	\$12.60
(866) 4LACIT (432-880) or Public Affairs, call (213) 473-3231.	\$11.79
SYSTEMS DEVIATION FEE	\$27.00
PLANNING SURCH W/O #: 11619540	\$20.12
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT	\$16.56
STATE GREEN BUILDING SUR	\$3.00
BUILDING PLAN CHECK	\$27.00

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$68,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	672.45
Permit Fee Subtotal Bldg-Alter/Re	525.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	12.60
O.S. Surcharge	11.29
Sys. Surcharge	33.88
Planning Surcharge	33.12
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	16.56
State Green Building Surcharge	3.00
Permit Issuing Fee	27.00

Sewer Cap ID: Total Bond(s) Due:

P110164000019540FN

Total Due: \$672.60
 Carry Over TO Trans# 292423# \$672.65

2011LA69238

12. ATTACHMENTS



855 Serrano Avenue Tract Map



James M. Wood Blvd.



City of Los Angeles Department of City Planning

4/4/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

855 S SERRANO AVE

ZIP CODES

90005

RECENT ACTIVITY

CHC-2017-1351-HCM

ENV-2017-1352-CE

CASE NUMBERS

ORD-67461

ZA-18068

TT-53290-CC

CHC-2010-357-HCM

ENV-2010-358-CE

ENV-2000-4118-CE

Address/Legal Information

PIN Number	132B193 1195
Lot/Parcel Area (Calculated)	19,129.4 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H3
Assessor Parcel No. (APN)	5093010BRK
Tract	TR 53290-C
Map Reference	M B 1303-43/44
Block	None
Lot	LT 1
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 #	2125.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R4-2
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1940 Wilshire Center / Koreatown Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	High Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	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
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	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.

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)	5093010018
Ownership (Assessor)	
Owner1	SHORT,GAREDEAN
Address	855 S SERRANO AVE # 12 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$88,306
Assessed Improvement Val.	\$35,321
Last Owner Change	04/11/2006
Last Sale Amount	\$105,001
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	310.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010019
Ownership (Assessor)	
Owner1	SANTAMARIA,ABIGAIL AND KIM,KEVIN
Address	855 S SERRANO AVE UNIT 21 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$365,000
Assessed Improvement Val.	\$362,000
Last Owner Change	04/11/2007
Last Sale Amount	\$655,006
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX

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.

Number of Units	0
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,750.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010020
Ownership (Assessor)	
Owner1	OLIVER,JIM AND
Owner2	MILLER,JEFFREY A
Address	2583 GLENDOWER AVE LOS ANGELES CA 90027
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$105,445
Assessed Improvement Val.	\$146,033
Last Owner Change	04/19/2006
Last Sale Amount	\$87,000
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	1,200.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010021
Ownership (Assessor)	
Owner1	CHON,CHRIS AND MIJA
Address	855 S SERRANO AVE UNIT 23A LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$528,122
Assessed Improvement Val.	\$199,629
Last Owner Change	10/18/2013
Last Sale Amount	\$9
Tax Rate Area	6657
Deed Ref No. (City Clerk)	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.

Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,390.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5093010022
Ownership (Assessor)	
Owner1	BERNSTEIN,JASON
Address	855 S SERRANO AVE NO 31A LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$323,232
Assessed Improvement Val.	\$402,885
Last Owner Change	07/21/2006
Last Sale Amount	\$629,006
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,750.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5093010023
Ownership (Assessor)	
Owner1	DUCREST,JONATHAN
Address	855 S SERRANO AVE UNIT 32A LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	DUCREST, JONATHAN
Address	855 S SERRANO AVE APT 32A LOS ANGELES CA 90005
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$103,555
Assessed Improvement Val.	\$412,150
Last Owner Change	01/15/2015

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.

Last Sale Amount	\$498,004
Tax Rate Area	6657
Deed Ref No. (City Clerk)	6-166
	593627
	51543
	5-687
	1992520
	1992519 +
	1567760
	1532001
	1020151
	1014895
	0-433-4
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	1,200.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010024
Ownership (Assessor)	
Owner1	HUNTER,TIM TR TIM HUNTER TRUST
Address	855 S SERRANO AVE NO 33 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$320,600
Assessed Improvement Val.	\$459,400
Last Owner Change	08/21/2012
Last Sale Amount	\$9
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,390.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010025
---------------------------	------------

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.

Ownership (Assessor)	
Owner1	FLANNERY,KATHERINE P TR KATHERINE P FLANNERY TRUST
Address	855 S SERRANO AVE UNIT 41 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$390,000
Assessed Improvement Val.	\$337,000
Last Owner Change	10/28/2015
Last Sale Amount	\$9
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,750.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5093010026
Ownership (Assessor)	
Owner1	ALSCHULER,FREDERICK AND VALENTYNE,AMBER
Address	855 S SERRANO AVE UNIT 42 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$109,250
Assessed Improvement Val.	\$435,968
Last Owner Change	04/02/2015
Last Sale Amount	\$526,505
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	1,200.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

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.

Assessor Information

Assessor Parcel No. (APN)	5093010027
Ownership (Assessor)	
Owner1	PANTALEO,JEFFREY
Address	855 S SERRANO AVE 43 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$322,300
Assessed Improvement Val.	\$472,700
Last Owner Change	06/13/2007
Last Sale Amount	\$0
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	3
Number of Bathrooms	3
Building Square Footage	2,390.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010028
Ownership (Assessor)	
Owner1	PEREZ,RICHARD L
Address	3730 MT DIABLO BLVD STE 335 LAFAYETTE CA 94549
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$353,245
Assessed Improvement Val.	\$387,389
Last Owner Change	03/21/2006
Last Sale Amount	\$0
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,750.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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.

Building 4	No data for building 4
Building 5	No data for building 5
Assessor Information	
Assessor Parcel No. (APN)	5093010029
Ownership (Assessor)	
Owner1	COSME,SHANE J AND
Owner2	NOBLE,DARRIN J
Address	855 SERRANO AVE 52 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$266,400
Assessed Improvement Val.	\$240,600
Last Owner Change	04/19/2007
Last Sale Amount	\$527,005
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	1,200.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information	
Assessor Parcel No. (APN)	5093010030
Ownership (Assessor)	
Owner1	HONG,GENE
Address	503 N BEACHWOOD DR LOS ANGELES CA 90004
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$465,000
Assessed Improvement Val.	\$460,000
Last Owner Change	08/15/2016
Last Sale Amount	\$925,009
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	3
Number of Bathrooms	3

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.

Building Square Footage	2,390.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010031
Ownership (Assessor)	
Owner1	PEREZ,RICHARD L
Address	3730 MT DIABLO BLVD STE 335 LAFAYETTE CA 94549
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$117,744
Assessed Improvement Val.	\$129,520
Last Owner Change	03/21/2006
Last Sale Amount	\$0
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	600.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Assessor Information

Assessor Parcel No. (APN)	5093010032
Ownership (Assessor)	
Owner1	FONG,CLIFFORD S
Address	855 S SERRANO AVE APT 53 LOS ANGELES CA 90005
Ownership (Bureau of Engineering, Land Records)	
Owner	Not Available
Address	Not Available
APN Area (Co. Public Works)*	0.029 (ac)
Use Code	010E - Residential - Single Family Residence - Condo Conversion
Assessed Land Val.	\$97,401
Assessed Improvement Val.	\$140,692
Last Owner Change	12/09/2011
Last Sale Amount	\$220,002
Tax Rate Area	6657
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	1928
Building Class	CX
Number of Units	0

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.

Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	420.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
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)	0.53114448
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
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	Olympic
Reporting District	2033
Fire Information	
Bureau	Central
Batallion	11

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.

District / Fire Station	29
Red Flag Restricted Parking	No

CASE SUMMARIES

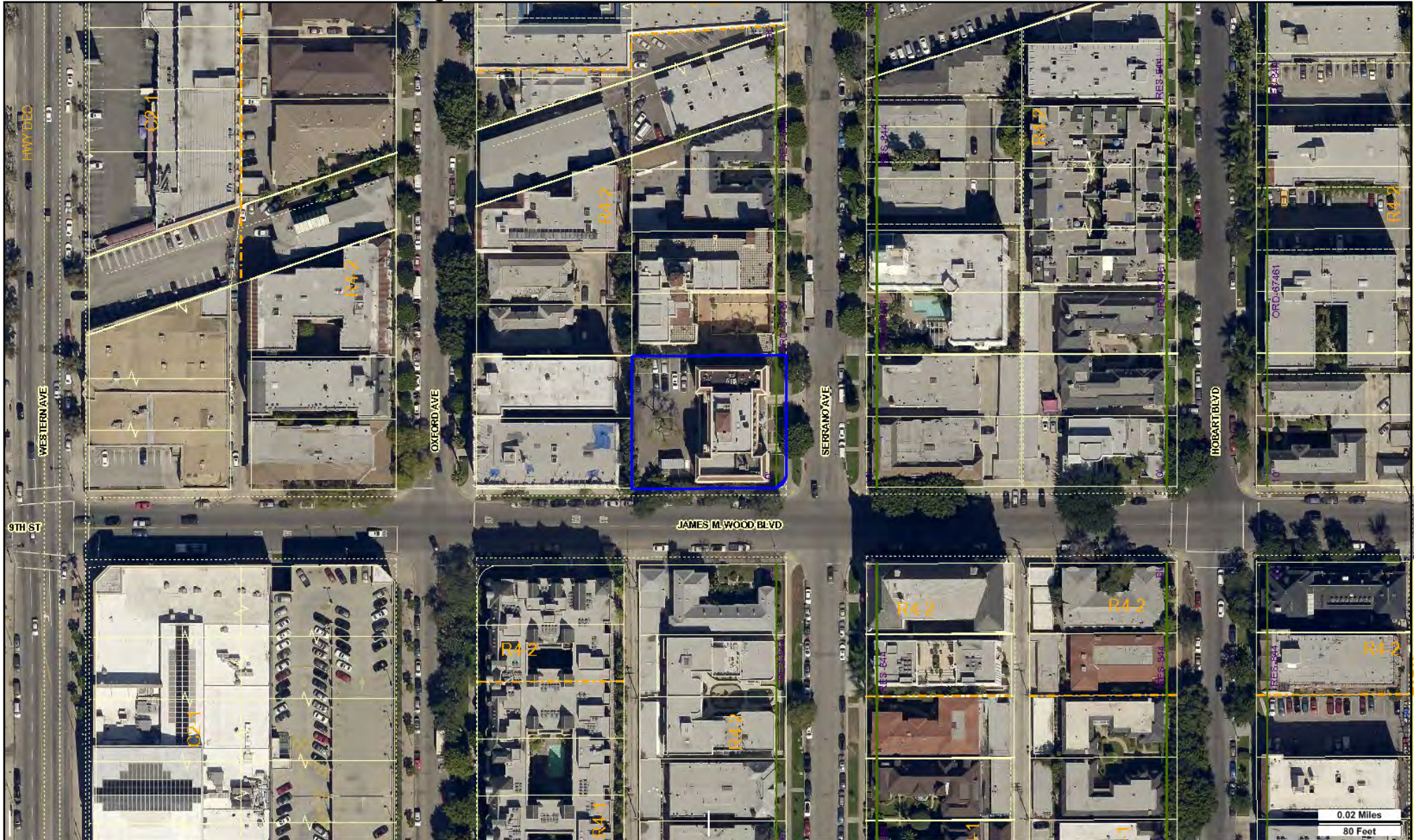
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	TT-53290-CC
Required Action(s):	CC-CONDOMINIUM CONVERSION
Project Descriptions(s):	TENTATITVE TRACT MAP FOR EXISTING 15-UNIT APARTMENT TO BE CONVERTED TO 15-UNIT RESIDENTIAL CONDOMINIUM.
Case Number:	CHC-2010-357-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.
Case Number:	ENV-2010-358-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DESIGNATION AS A HISTORIC-CULTURAL MONUMENT.
Case Number:	ENV-2000-4118-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TENTATITVE TRACT MAP FOR EXISTING 15-UNIT APARTMENT TO BE CONVERTED TO 15-UNIT RESIDENTIAL CONDOMINIUM.

DATA NOT AVAILABLE

ORD-67461

ZA-18068



Address: 855 S SERRANO AVE

APN: 5093010BRK

PIN #: 132B193 1195

Tract: TR 53290-C

Block: None

Lot: LT 1

Arb: None

Zoning: R4-2

General Plan: High Medium Residential



HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT CHATEAU CHAUMONT
2. STREET ADDRESS 855 S. SERRANO AVENUE
CITY LOS ANGELES ZIP CODE 90005 COUNCIL DISTRICT 10
ASSESSOR'S PARCEL NO. 5580-023-034
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT NO. 53290, CHATEAU CHAUMONT CONDOMINIUM, AS PER MAP
IN BOOK 1303, PAGE 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
BLOCK N/A LOT(S) 1 (UNITS 12A, 21A, 22A, 23A, 31A, 32A, 33A, 41A, 42A, 43A, 51A, 52A, 53A, 61A, & 62A) ARB. NO. N/A
RANGE OF ADDRESSES 849 THRU 859 S. SERRANO AVENUE AND 3401 THRU 3431 W. JAMES M. WOODS BLVD.
4. PRESENT OWNER CHATEAU CHAUMONT HOMEOWNERS ASSOCIATION (SEE ATTACHED LIST OF OWNERS)
STREET ADDRESS 855 S. SERRANO AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90005 PHONE (213)381-1809
OWNER IS: PRIVATE X PUBLIC
5. PRESENT USE CONDOMINIUM ORIGINAL USE APARTMENT BUILDING

DESCRIPTION

6. ARCHITECTURAL STYLE FRENCH RENAISSANCE

7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

(SEE DESCRIPTION WORKSHEET)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT CHATEAU CHAUMONT

10. CONSTRUCTION DATE: FACTUAL 1928 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: KENNETH MACDONALD, JR.
12. CONTRACTOR OR OTHER BUILDER: HERBERT M. BARUCH
13. DATES OF ENCLOSED PHOTOGRAPHS: JULY 31, 2009 & DECEMBER 30, 2009
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
ALTERATIONS: KITCHENS AND BATHROOMS REMODELED IN UNITS 21A, 32A, 41A, 42A AND 52A AT TIME OF CONVERSION TO CONDOMINIUM. FIRE REPAIR IN 1953 MAY HAVE DONE SOME CHANGES. LOBBY FLOORING HAS BEEN REPLACED.
15. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
16. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

17. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) BUILT IN 1928, THE CHATEAU CHAUMONT IS AN EXAMPLE OF THE TYPE OF LUXURY APARTMENT BUILDING THAT EVOLVED IN 1920s LOS ANGELES. THE STRUCTURE WAS BUILT FOR MARIE JULIE PELLISSIER, THE WIDOW OF LOS ANGELES PIONEER SHEEP FARMER TURNED LAND BARON, GERMAIN PELLISSIER. THE BUILDING WAS DESIGNED BY THE ARCHITECT, KENNETH MACDONALD, JR. WHO FIRST CAME TO LOS ANGELES IN 1923 TO DESIGN THE SPRING STREET ARCADE BUILDING FOR THE SAN FRANCISCO PARTNERSHIP HE SHARED WITH HIS FATHER. THE BUILDING WAS DESIGNED AS A REPRESENTATION OF THE LUXURY APARTMENTS IN PARIS, THE BIRTHPLACE OF THE OWNER AND HER HUSBAND AND WHERE THEY WERE MARRIED PRIOR TO COMING TO LOS ANGELES IN 1876. GERMAIN PELLISSIER PURCHASED 200 ACRES OF LAND IN WHAT BECAME THE WILSHIRE CENTER AREA, WHICH HE USED FOR RAISING SHEEP. BY THE END THE 1890S HE HAD BEGUN SELLING THE LAND FOR DEVELOPMENT. HE RETAINED CHOICE PARCELS AND AFTER HIS DEATH, THE FAMILY DEVELOPED THEM.
18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LA CITY DIRECTORIES, VARIOUS LOS ANGELES TIMES ARTICLES, VARIOUS SOUTHWEST BUILDER AND CONTRACTOR CITATIONS AND ARTICLES BY THE ARCHITECT.
19. DATE FORM PREPARED DECEMBER 19, 2009 PREPARER'S NAME CHARLES J. FISHER
ORGANIZATION OWNER'S REPRESENTATIVE STREET ADDRESS 140 S. AVENUE 57
CITY HIGHLAND PARK STATE CA ZIP CODE 90042 PHONE (323) 256-3593
E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE CHATEAU CHAUMONT IS A 6 STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORES

FRENCH RENAISSANCE, RECTANGULAR PLAN APARTMENT-CONDOMINIUM

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

PLAN SHAPE (SEE CHART)

STRUCTURE USE (RESIDENCE, ETC.)

WITH A CONCRETE FINISH AND CONCRETE TRIM.

MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.)

MATERIAL (WOOD, METAL, ETC.)

ITS MANSARD ROOF IS COVERED CLAY SHINGLES AND ROLLED COMPOSITION, GLASS AND WOOD

ROOF SHAPE (SEE CHART)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES)

WINDOW MATERIAL

MULTI LIGHT CASEMENT, DOUBLE HUNG AND FIXED PANE WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE (DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A ARCHED PORCH ACROSS THE FRONT FACADE BETWEEN TWO WINGS THAT RISE ABOVE IT

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A DOUBLE MULTILIGHT WOODEN DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A SYMMETRICAL DESIGN THAT CONSISTS OF AN H-SHAPED FOOTPRINT FROM THE SECOND

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES, NUMBER AND SHAPE OF DORMERS (SEE CHART);

STORY TO THE ROOF, WITH A CENTRAL BONDING SECTION SET IN ABOVE THE FIRST FLOOR PORCH, WHICH IS EVEN

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

WITH THE TWO WINGS, FLANKING THE PORCH ARE THE TWO GARAGE ENTRANCES WHICH ALSO EXIT AT THE REAR OF

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FREZZES; TOWERS OR TURRETS; BAY WINDOWS; HALF-TIMBERING; HORIZONTALITY;

THE BUILDING. A SMALL PENTHOUSE UNIT IS SITUATED AT THE CENTER OF THE MAIN ROOF. THE MANSARD ROOF IS

VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

ON ALL FOUR SIDES OF THE BUILDING, INCLUDING DETAILS. A SERIES OF SEVEN SMALL GABLED DORMER WINDOWS

ADDITIONAL DEFINING ELEMENTS

ARE ACROSS THE FRONT OF THE ROOF. THE PENTHOUSE LOCATION IS SUCH THAT THE WINDOWS ARE NOT REPEATED

ADDITIONAL DEFINING ELEMENTS

IN THE REAR. SMALL CRESTS PROTRUDE FROM EACH OF THE ROOF CORNERS WITH RECTANGULAR CHIMNEYS AT THE NORTH

ADDITIONAL DEFINING ELEMENTS

AND SOUTH ENDS OF THE ROOF. CONCRETE BANDS SURROUND THE PROJECTING FACES OF THE ROOF. A CORNICE BAND

ADDITIONAL DEFINING ELEMENTS

IS AT THE BASE OF THE ROOF WITH SMALL SQUARE DECORATIVE ABOVE EACH OF THE FIFTH FLOOR WINDOWS. A

ADDITIONAL DEFINING ELEMENTS

SECOND CORNICE WITH DENTILS IS BELOW THE FIFTH STORY, ATOP A SECOND BAND THAT ALSO HAS THE SQUARE

ADDITIONAL DEFINING ELEMENTS

DETAILS ABOVE EACH WINDOW. SCORING IN THE CONCRETE GIVES THE IMPRESSION OF A CUT-STONE BLOCK SURFACE.

ADDITIONAL DEFINING ELEMENTS

A LARGE CREST IS LOCATED ABOVE THE FRONT ENTRY. GARDENS SUPPORTED BY A RUBBLE-LIKE FLAGSTONE WALL

ADDITIONAL DEFINING ELEMENTS

SURROUND THE FRONT AND SIDES OF THE BUILDING, WITH A PARKING LOT AT THE REAR.

ADDITIONAL DEFINING ELEMENTS

SIGNIFICANT INTERIOR SPACES INCLUDE A LARGE LOBBY WITH THIN TRIM FRAMING VARIOUS ITEMS IN THE WALL

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDING AND TRIM; SPECIAL GLASS WINDOWS;

SUCH AS VENTS AND TWO LARGE MIRRORS. THE TRIM ALSO FRAMES VOIDS, MAKING IT MORE A DECORATION. A

ORNATE COLLAGE; PLASTER MOLDING; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

SIMPLE CROWN MOLDING ALONG THE WALLS AND COLUMNS. THE LOBBY IS FLANKED BY PARKING WITH FORMER

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

UNIT AT REAR. UNITS CONTAIN DECORATIVE TRIM & ELABORATE MANTELS. THERE ARE THREE UNITS PER FLOOR &

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

TWO IN THE PENTHOUSE.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE CHATEAU CHAUMONT IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
FRENCH RENAISSANCE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND / OR

HISTORICAL SIGNIFICANCE

THE FRENCH RENAISSANCE WAS BUILT IN 1928
NAME OF PROPOSED MONUMENT YEAR BUILT

KENNETH MACDONALD, JR., MARIE JULIE PELLISSIER AND FRENCH RENAISSANCE DESIGN WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

20. DEVELOPMENT OF LOS ANGELES BECAUSE MACDONALD WAS THE ARCHITECT OF A NUMBER OF ICONIC BUILDINGS THAT HELPED DEFINE THE DEVELOPMENT OF LOS ANGELES, INCLUDING THE SPRING STREET ARCADE BUILDING, THE GLENDALE SOUTHERN PACIFIC STATION, THE FOLDED WINGS PORTALS AT VALHALLA MEMORIAL PARK IN BURBANK. IN 1926 HE DESIGNED AN INNOVATIVE GARAGE BUILDING THAT STOOD AT THE HEIGHT LIMIT AND USED ELEVATORS TO MOVE THE VEHICLES TO THE LEVELS. THIS BUILDING WAS DEMOLISHED IN 1991 TO MAKE WAY FOR AN EVEN LARGER GARAGE BUILDING. MACDONALD ALSO WROTE ARTICLES ON DESIGN FOR ARCHITECT AND ENGINEER AND HIS IDEAS WERE UTILIZED BY OTHER ARCHITECTS INCLUDING THOSE IN THE MODERN MOVEMENT. MARIE JULIE PELLISSIER WAS THE WIDOW OF GERMAINE PELLISSIER, WHO WAS ONE OF THE LARGE LANDOWNERS AND LATER DEVELOPERS OF THE WILSHIRE DISTRICT OF LOS ANGELES. THE PELLISSIERS CAME TO LOS ANGELES FROM PARIS IN 1876 AND BECAME A PART OF THE LARGE FRENCH COMMUNITY THAT HAD GROWN UP IN THE AREA SINCE DURING THE MEXICAN PERIOD. INITIALLY HE USED THE 200 ACRES HE ACQUIRED FOR RAISING SHEEP, THEN A MAJOR PART OF THE AREA'S ECONOMY. BY 1900, THE VALUE OF THE LAND WAS SUCH THAT HE BEGAN SUBDIVIDING IT AND SELLING IT OFF AT A HANDSOME PROFIT. AFTER GERMAIN'S DEATH, MARIE JULIE PELLISSIER AND THE FAMILY BEGAN PROMOTING THE LAND AND DOING LARGER DEVELOPMENTS, WHICH HIT THEIR CLIMAX IN 1930 WITH THE COMPLETION OF THE ART-DECO PELLISSIER BUILDING (HCM # 118). PELLISSIER SQUARE (TRACT NO. 2189) WAS SUBDIVIDED OUT OF

CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED

80 ACRES OF THE FAMILY LAND IN 1913 BY L. H. MITCHEL, WHOSE SON, HOYT, WAS MARRIED TO THE PELLISSIER'S DAUGHTER, ADELAIDE. THE FIRST HOUSE WAS MISSION REVIVAL MANSION AT 697 S. SERRANO WHICH REPLACED TO OLD RANCH HOUSE AND WAS TO REMAIN THE PELLISSIER HOME UNTIL AFTER MARIE'S DEATH IN 1947. THE TRACT HAD RESTRICTIONS THAT REQUIRED HOUSES TO BE AT LEAST \$10,000.00 IN VALUE (ABOUT \$1,500,000.00 TODAY) AND A 40 FOOT SETBACK. BY THE 1920S, AS THE AREA BECAME WILSHIRE CENTER, THE AREA BECAME A NEIGHBORHOOD OF LUXURY APARTMENT BUILDINGS, BEGINNING IN 1923 WITH THE CONSTRUCTION OF SAN MARINO VILLAS (HCM #870) AND MIRA MONTE TERRACE, WHICH WAS AN EARLY COOPERATIVE THAT WAS ESSENTIALLY AN 18-UNIT CONDOMINIUM, BOTH JUST TO THE SOUTH OF PELLISSIER SQUARE. THIS TREND BROUGHT IN SOME OF THE MOST UNIQUE APARTMENT STRUCTURES IN THE CITY CONCENTRATED IN THE ONE NEIGHBORHOOD. THIS TREND WAS HELD OFF FOR SEVERAL YEARS WITHIN PELLISSIER SQUARE ITSELF DUE TO A LEGAL CHALLENGE ON THE ORIGINAL COVENANTS FOR TRACT NO. 2189, WHICH QUESTIONED WHETHER APARTMENTS WOULD BE ALLOWED IN THE TRACT. THE RULING, IN 1927, STATED THAT THE RESTRICTIONS WERE ONLY ON SETBACKS AND VALUATIONS, NOT ON USE. THIS GAVE THE PELLISSIER'S AND THEIR BUYERS THE RIGHT TO BUILD THE APARTMENTS. THE CONSTRUCTION OF CHATEAU CHAUMONT WAS DONE AT THE SAME TIME AS THE ADJACENT SIR FRANCIS DRAKE APARTMENTS AND EL ENCANTO APARTMENTS, FACING HOBART BOULEVARD AT THE REAR OF CHATEAU CHAUMONT. MRS. PELLISSIERS VISION FOR THE BUILDING WAS TO RECREATE THE TYPE OF STRUCTURE THAT WAS THE SIGNATURE BUILDING IN HER NATIVE PARIS. THE BUILDING WAS CONSTRUCTED OF POURED REINFORCED CONCRETE WITH A COST OF \$140,000.00. HOWEVER, THE COST WAS SHOWN AT \$500,000.00 IN THE LOS ANGELES TIMES IN THE BEGINNING AND IN EXCESS OF \$340,000.0 IN A LATER ARTICLE. THAT ARTICLE ALSO NOTED THAT THE TWELVE APARTMENTS WOULD EACH HAVE WOOD BURNING FIREPLACES. THE PENTHOUSE WAS NOT INCLUDED IN THAT COUNT, NOR WAS THE MANAGERS APARTMENT. THE BUILDING NOW HAS FIFTEEN UNITS INCLUDING THE TWO IN THE PENTHOUSE AND THE MANAGER'S UNIT, ALL BEING INDIVIDUALLY OWNED AFTER BEING CONVERTED TO CONDOMINIUMS BY JEFFREY A. MILLER IN 2006. THE CHATEAU CHAUMONT IS A CONTRIBUTOR TO THE PROPOSED WILSHIRE CENTER NATIONAL REGISTER DISTRICT. IT MEETS THE FIRST CATEGORY AS A REPRESENTATIVE OF THE BROAD SOCIAL HISTORY OF LOS ANGELES AS THE LARGE LUXURY APARTMENTS HELPED TO TRANSFORM THE WILSHIRE DISTRICT INTO AN UPSCALE EXTENSION IN THE WESTERN DEVELOPMENT OF THE CITY OF LOS ANGELES, THE SECOND CATEGORY WITH IT'S DIRECT CONNECTION WITH THE PIONEER PELLISSIER FAMILY THAT WAS RESPONSIBLE FOR MUCH OF THE EARLY DEVELOPMENT OF THE WILSHIRE AREA.

Kenneth MacDonald, Architect (1881-1937)

By Charles J. Fisher

Kenneth MacDonald, Jr. was born in Louisville, KY, on January 20, 1881 to Kenneth and America MacDonald. His father was an established architect in that city. Young Kenneth decided to follow his father's profession and studied architecture at the University of Pennsylvania and upon graduation, began work as a draftsman in his father's office.

After the 1906 San Francisco Earthquake, MacDonald opted to move to that city to partake in the many contracts for reconstruction projects there. He quickly went to work in the office of George A. Applegarth, assisting in the design of the Canterbury Hotel and the Adolph Spreckels Mansion, among other projects. Later that year, he went in to partnership with Charles Edward Hodges.

He also met and married San Franciscan Anita Mae Davis. The couple had two children, Barbara, born June 17, 1913 and Winfield, born on February 16, 1918. In 1919, he had a near death bout with the influenza that killed thousands in the United States that year.

In 1908 he began working as a contributing author for the "Architect and Engineer of California" magazine. In the November 1915 issue he made a statement that was to become synonymous with the Modern Movement: "The home should be a part of the landscape and inseparable from it in both form and color." The idea at that time clearly was exemplified in the Craftsman design, however that was a style that little of his work was done in. Most of his homes had the more Mediterranean look. He was never to design a pure Modernist home.

After his mother's death in 1914, his father relocated to San Francisco and the two formed the partnership, MacDonald and MacDonald. A number of fine residences and commercial buildings were produced over the next several years, however, by 1920, the senior MacDonald had remarried and essentially retired from the business. His son eventually formed a new partnership with Maurice Couchot.

In 1923 the firm was hired to design the Mercantile Arcade Building for a group of San Francisco investors. Over \$5,000,000.00 had been capitalized for the construction of the building which was to fill the width of the block between Spring Street and Broadway, designed as two separate structures along both sides of an alley named Mercantile Place. The sides were connected by an arched arcade over the street, with a large skylight forming the main arcade. Today the building is better known as the Spring Street Arcade Building.

A second major commission came in a short time later for the Southern Pacific Rail Station in Glendale. The Spanish Colonial Revival structure with its ornate entrance became an instant landmark. As more commissions began to come in, MacDonald opted to end the partnership with Couchot and set up shop in Los Angeles, initially in the Bract Shops Building and then in the Arcade Building he had designed, where he ran a large office under the name of Kenneth MacDonald, Jr. and Company.

The firm specialized in commercial and hotel buildings with a growing business in the cutting edge of multi-story garage design. In 1927, a 13-story structure on Spring Street next to the Angelus Hotel had three circular elevators for lifting cars to the various floors, for which he held the patent, giving the building a capacity for 1,000 cars.

MacDonald continued to design residences and apartment buildings as well, usually in European, styles, such as the luxury Chateau Chaumont that he designed in the Wilshire Center area for Marie Julie Pellissier in 1928, which uses the French Renaissance style to capture the feel of similar buildings in the owners native Paris.

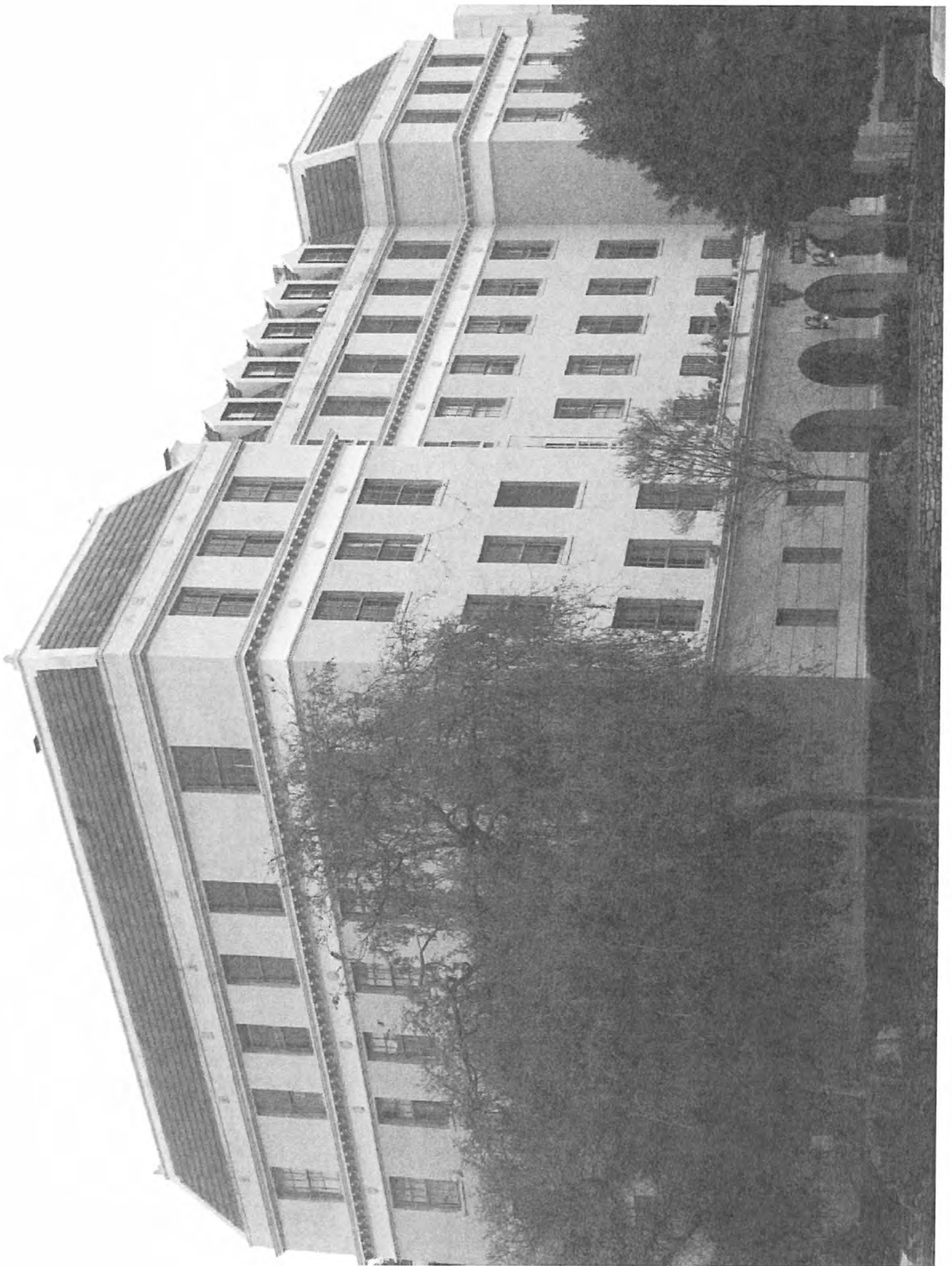
MacDonald was also commissioned to design Valhalla Memorial Park in Burbank. The design included a 15-story mausoleum and an elaborate entry portal. The portal, costing \$140,000.00 is today known as the Folded Wings Shrine in honor of aviators and its proximity to the Hollywood Burbank airport. The mausoleum was eventually scaled back considerably for financial concerns as well as the close airfield.

In 1929, MacDonald designed a 40-story hotel building to be constructed at Wilshire Boulevard and La Brea Avenue, with a central tower plan similar to the Los Angeles City Hall. The property was located just outside Los Angeles City limits and did not fall under the city ordinance that limited

buildings to about 13-stories or 150 feet in height. However, the Great Depression began a short time after MacDonald's lavish Byzantine design was released and the financing for the structure soon dried up.

The MacDonald Company struggled through the early 1930's doing smaller jobs and bidding on various public works projects. In 1936, he designed the auditorium for the Los Feliz Elementary School, which was to be one of his last projects.

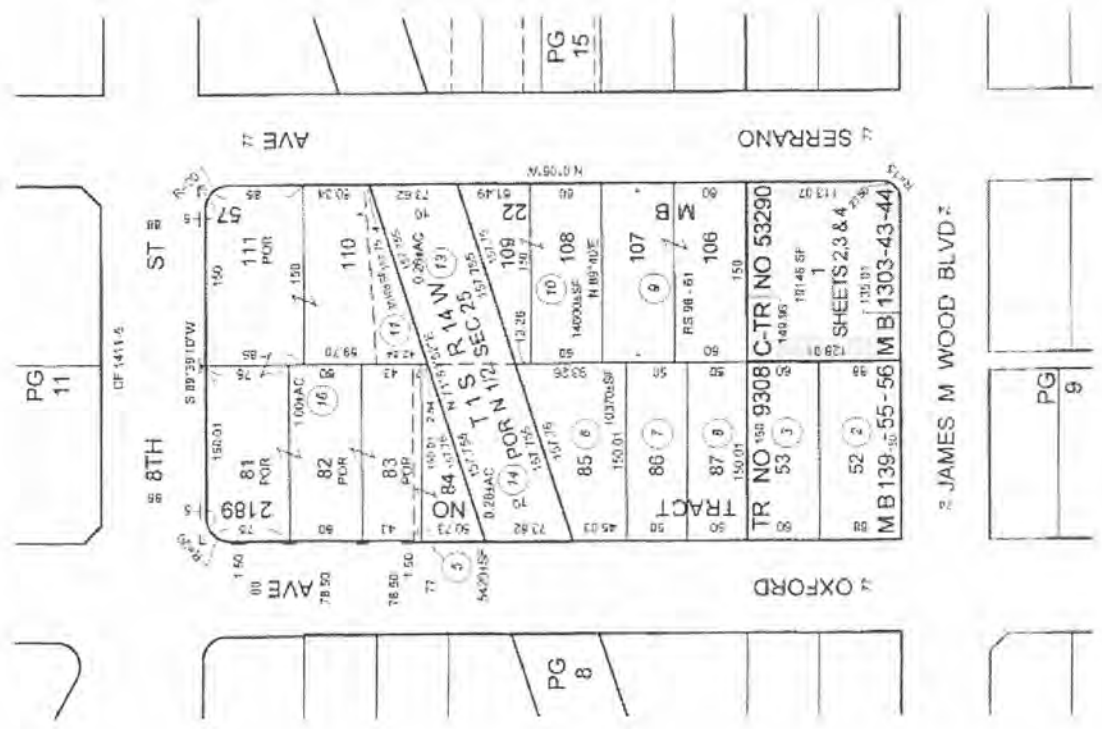
On December 21, 1937, Kenneth MacDonald, Jr. died suddenly in his home at the age of 56. He was buried in the Bay Area, where he was joined by his father three years later. Back in 1919, shortly after recovering from the influenza, MacDonald seemed to grasp the meaning of our lives, writing the words in *Architect and Engineer*. "Every man his own Architect".



2006



MATTING AND GIS SERVICES SCALE 1" = 100'



PG 11

PG 8

PG 15

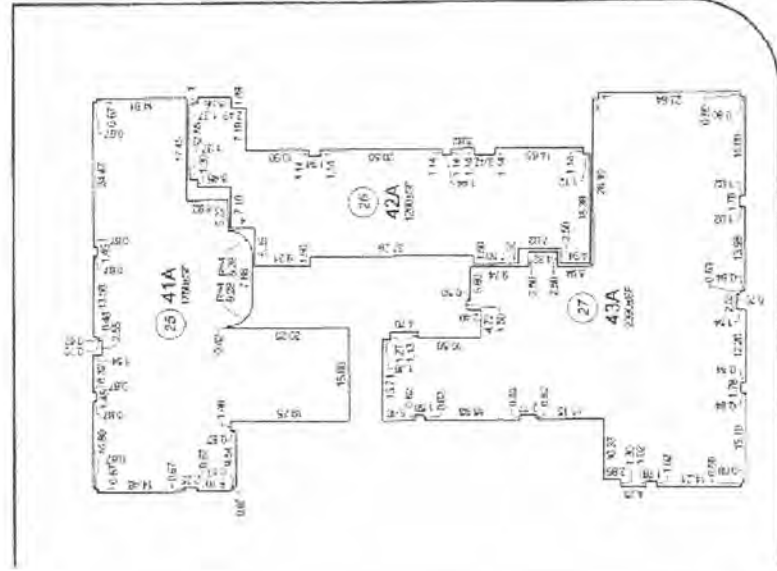
PG 9

JAMES M WOOD BLVD

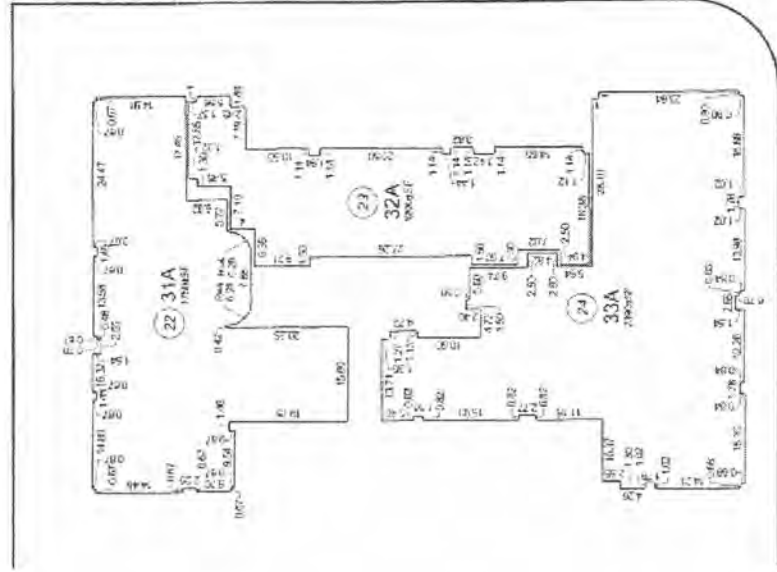
2006



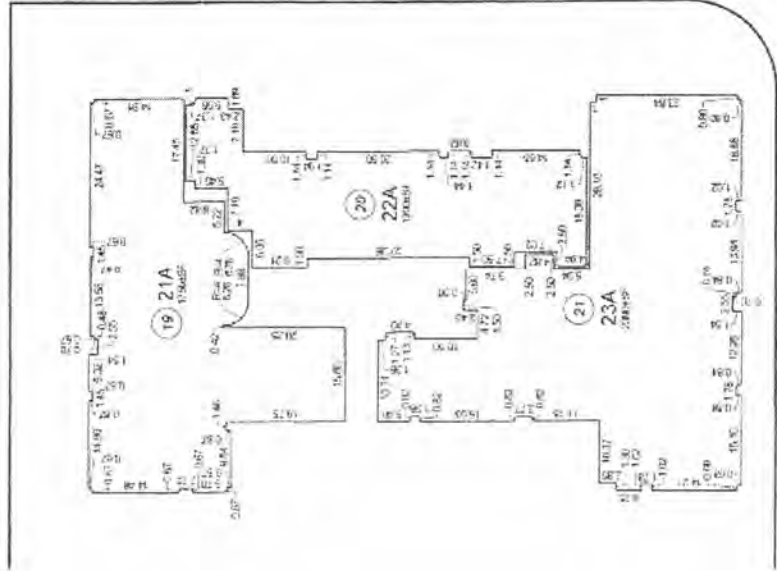
MATCHING AND DIS
 SERVICES



4TH FLOOR



3RD FLOOR



2ND FLOOR

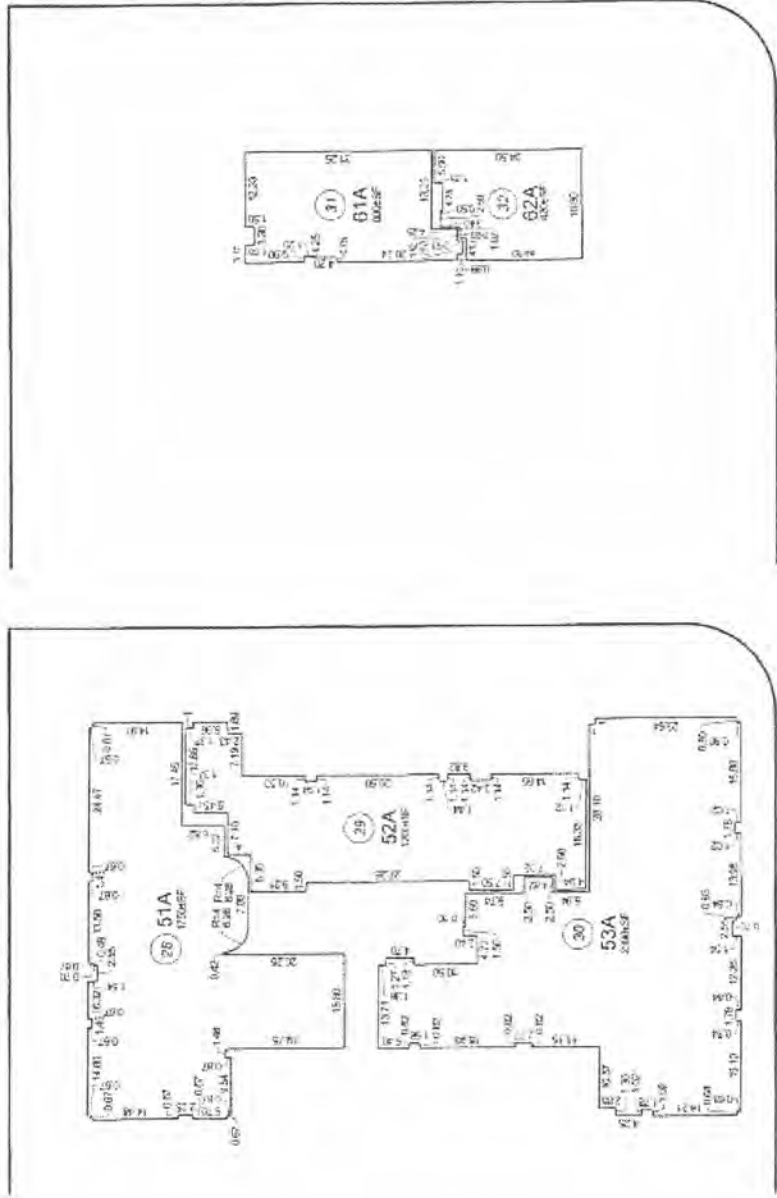
SUBDIVISION OF AIRSPACE
 CONDOMINIUM TRACT NO 53290

FOR COMMON AREA SEE SHEET 1
 SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS OF UNITS

2006



MARKING AIRWAYS
SERVICES



5TH FLOOR

6TH FLOOR


SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 53290

FOR COMMON AREA SEE SHEET 1
SEE RECORDED CONDOMINIUM PLAN FOR ELEVATIONS OF UNITS

"FIRE - A CRIME"

We are equipped with two Pacific Coast Factories to manufacture

METAL DOORS—Tin, Kalamein, Composite, Hollow Steel and Bronze,—Swinging, Sliding, Folding, Elevator, Van Kannel Revolving Doors, and Wilson's Steel Rolling Doors.

METAL WINDOWS — Underwriters, Hollow Metal of all kinds, Kalamein, Bronze and Steel Sash.  See the **SIMPLEX METAL WINDOW**.

UNITED STATES METAL PRODUCTS CO. OF THE PACIFIC COAST

525 Market St., San Francisco

750 Keller St., Los Angeles

Agents and Branches in all Coast Cities.



The Architect and Engineer

Terms of Subscription.
\$1.50 per Year

of California

Single Copy,
25 Cents

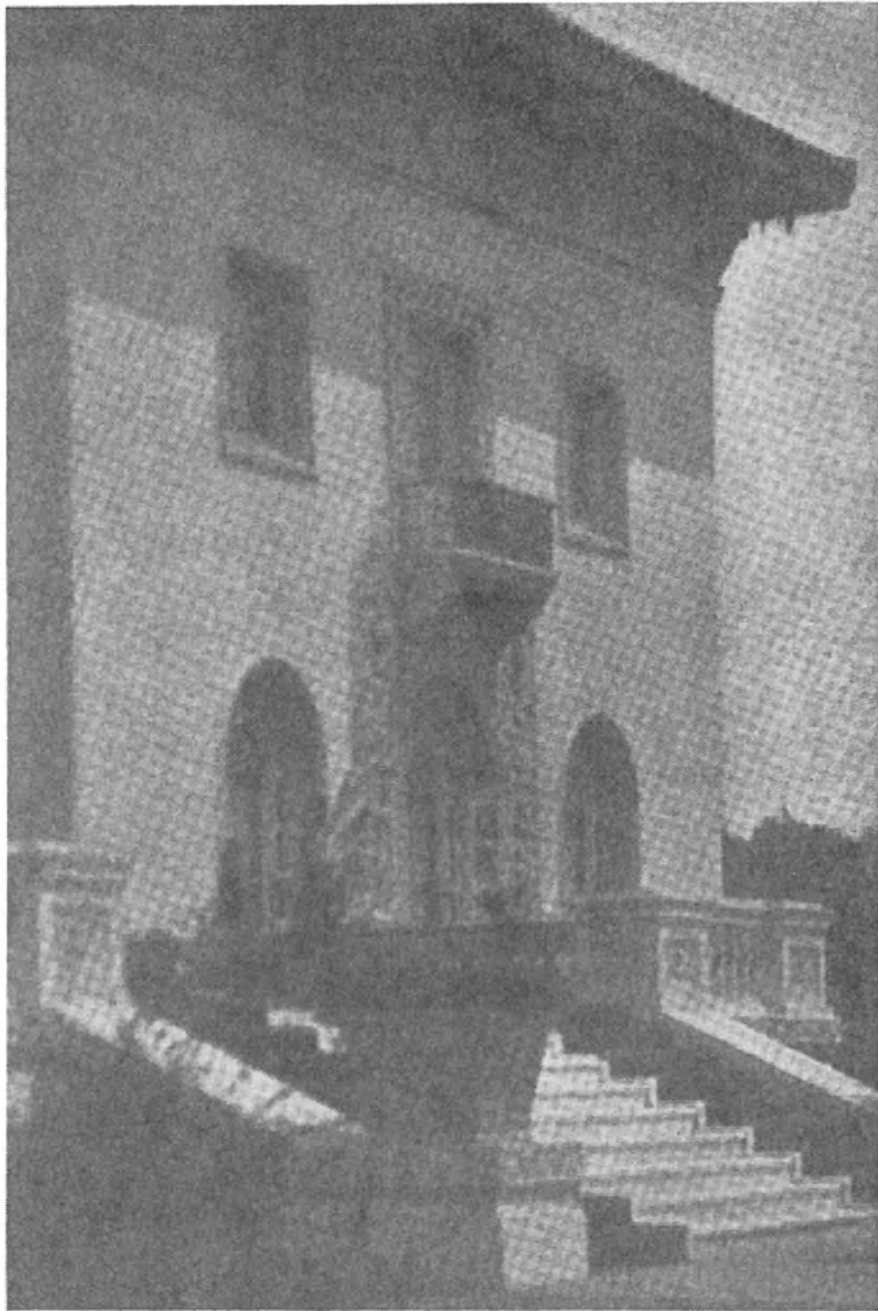
Pacific Coast States

Issued monthly in the interests of Architects, Structural Engineers, Contractors and the Allied Trades of the Pacific Coast.
Entered at San Francisco Post Office as Second Class Matter.

Contents for November

	PAGE
Front Motif, House of Mr. Louis Saroni, San Francisco - - -	Frontispiece
Residence Design - - - <i>Kenneth MacDonald, Jr., Architect</i>	29
A Southern California Architect's Visit to the Fair - - - <i>Charles G. Odd</i>	48
Clay Products and Their Modern Application - - - <i>W. E. Dennison</i>	51
Fine Arts Palace Will Outlast Present Generation - - -	53
Some Sub-Stations of the Pacific Gas & Electric Company - - - <i>Ivan C. Fricstad</i>	55
Schools for a Generation - - - <i>William L. Woollett, Architect</i>	69
Who Is an Architect? - - - <i>Chas. C. Rich, Architect</i>	71
A Message from the East - - - <i>R. Clipston Sturgis</i>	73
Good Concrete in Road Construction - - - <i>Wm. B. Gester, C. E.</i>	77
The Odd Fellows Hall, Oakland, California - - -	79
The Efficient Conduct of Building Operations - - - <i>Grant Fye</i>	85
The Architectural Side of City Planning - - - <i>Geo. B. Ford</i>	90
The Engineering Contractor - - - <i>Halbert P. Gillette</i>	95
State and Federal Irrigation Work in California - - -	101
Editorial - - -	104
With the Architects and Engineers - - -	108

(Index to Advertisements, Page 8).



*FRONT MOTIF, HOUSE OF MR. LOUIS SARONI, SAN FRANCISCO
MACDONALD AND MACDONALD, ARCHITECTS*

Frontispiece
The Architect and Engineer
of California
for November, 1915.

THE
Architect and Engineer
Of California

VOL. XLIII

NOVEMBER, 1915

No. 2.

Residence Design

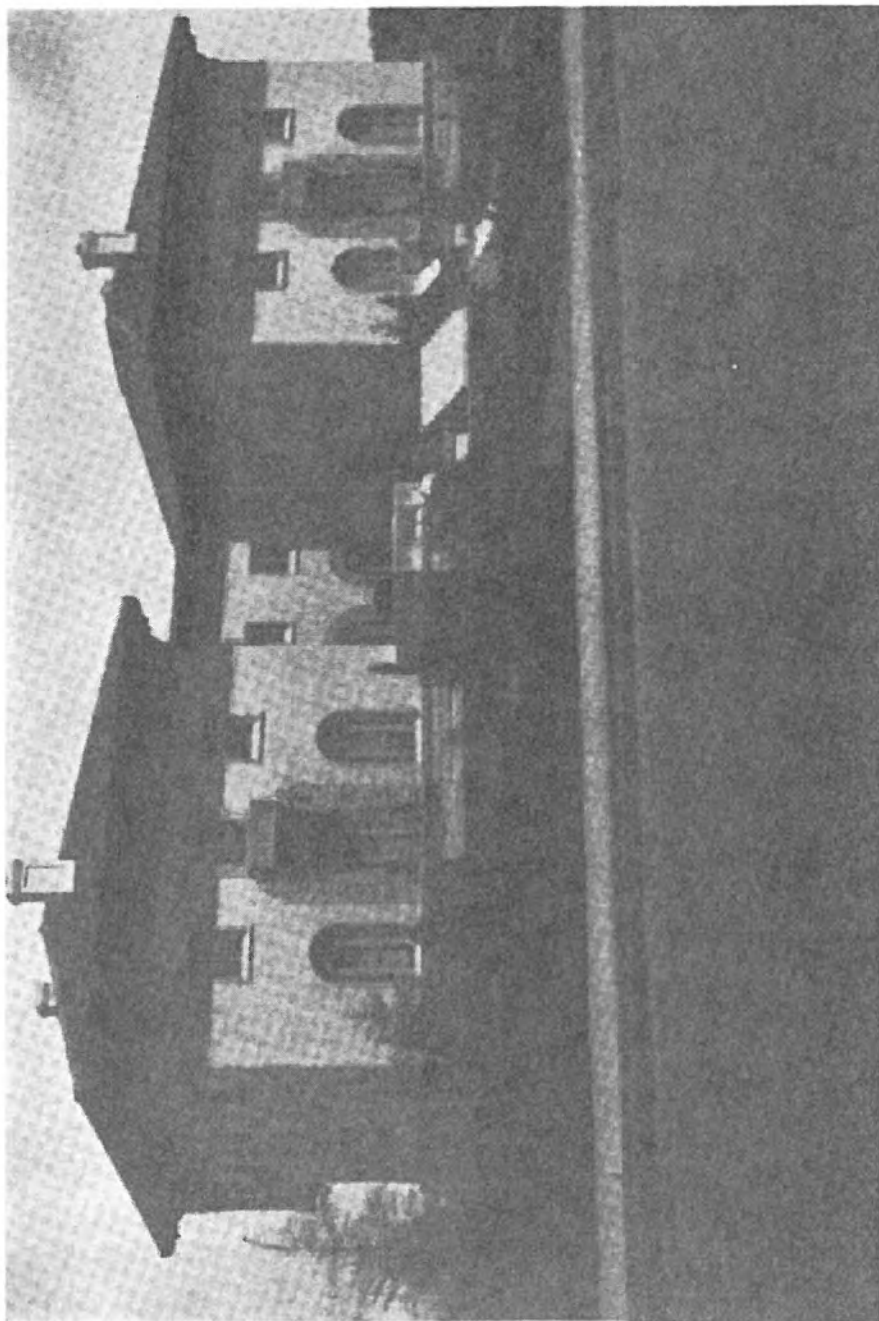
By KENNETH MacDONALD, Jr., Architect

SHALL it be a house or a home? What a vast difference there is between the two? The former is usually just something to look at and the latter is a place to live in. There are probably ten houses built to every home. The larger domicile, in price over say \$50,000, is rarely or never a home. It is sometimes called by local newspapers a mansion. This word spells servants, luxury, too much food, automobiles and usually indigestion.

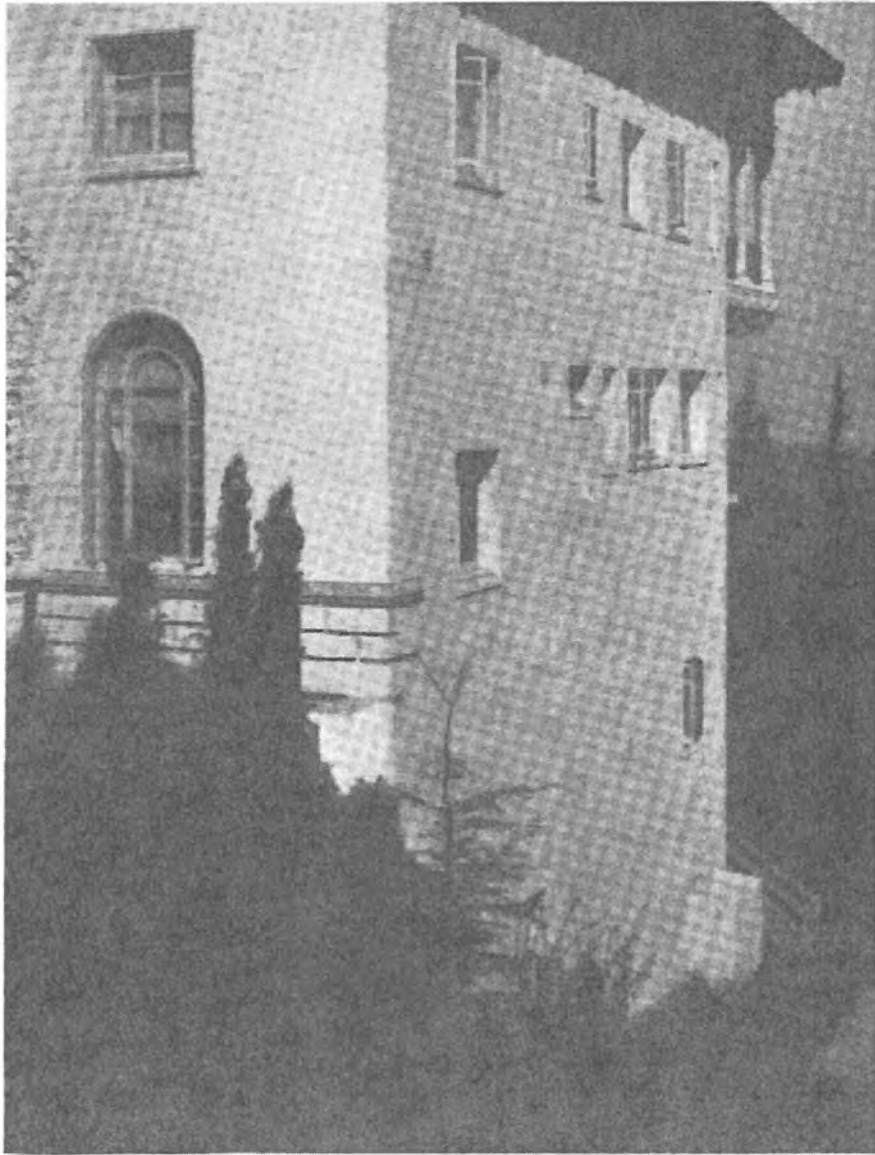
The mansion is the work of the architect proper. It is dignified and correct. It is usually a group of rooms forced within a pet facade appropriated from a foreign country without rhyme or reason. We have to do it to satisfy the vanity of the client who, when rich, insists upon making a showing. Are we justified in always leaning on the reputation of the old masters? Is it manly or truly American for us to always transplant our architecture when the opportunity presents itself? For this reason very few of the larger houses in this country are creditable. Their design is in a foreign language and in only a few cases has an attempt been made to even translate it into our own words. We lack pride in our own architecture. We lack the courage of our convictions. Residence architecture requires an entirely different temperament from what is required to design public or monumental buildings.

The residence architect must be an artist, he must be a lover of nature and a painter of it. He should know flowers. The home should be a part of the landscape and inseparable from it in both form and color. There is no better proof of this than in the work of Charles A. Platt, who for many years was a landscape architect and who became a designer of residences simply because the people of good taste saw no better way to get a harmonious result than by having the house made a part of the garden instead of having it take too important a part on the landscape. Mr. Platt's houses look like they have always been there. He seems to have taken only the American work as a precedent, the Colonial or Georgian influence predominating. His work is that of a gentleman and a man of culture. It seems that no word more accurately describes it than "elegance." His ornament is never sharp and crisp with newness but gives the impression of having been worn and softened by years of use. He seems to have placed each bit of ornament because he felt the actual need of it. Never can one wish to take any of it away.

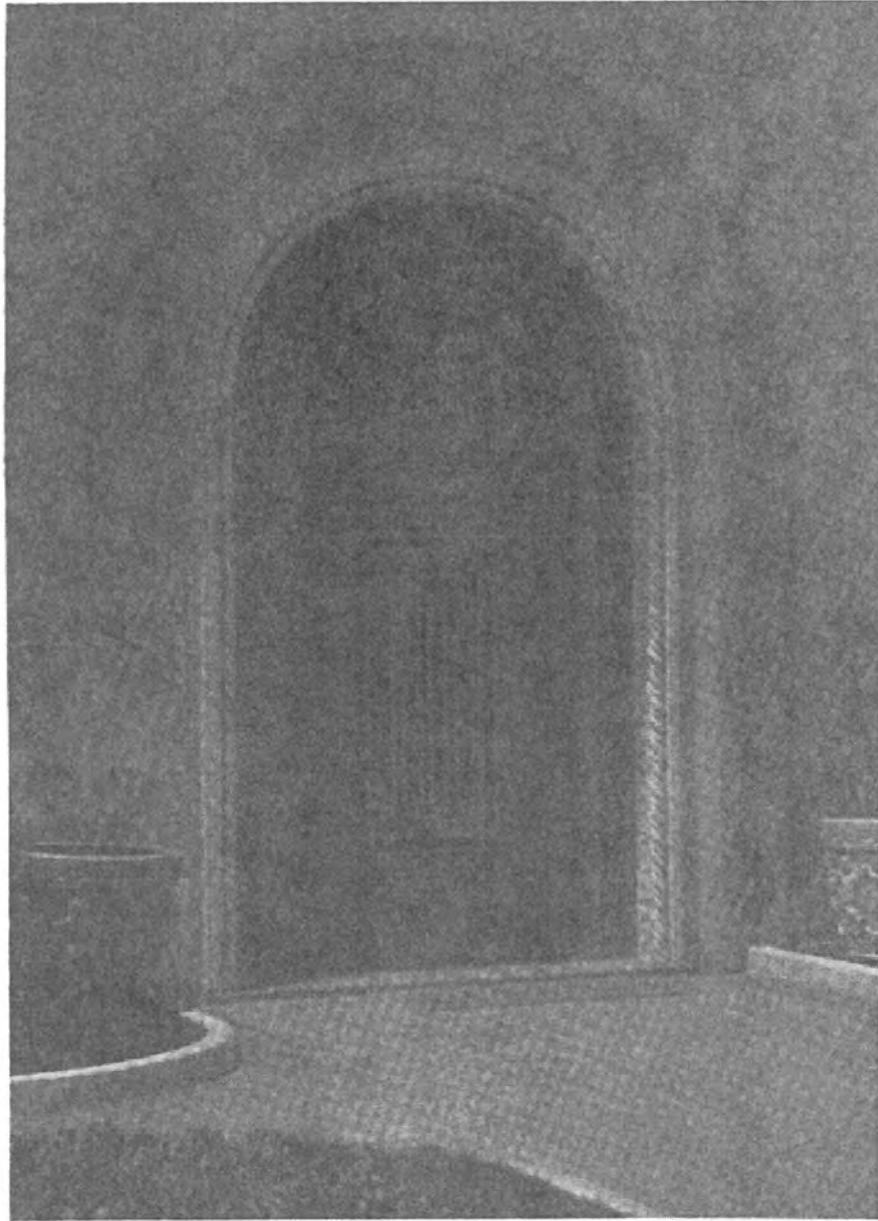
From the appearance of some houses, although correct in every sense of the word, one almost feels that the architect knew too much about architecture, had traveled too much, had too many ideas. It would be best for the work of this country if the architects of Virginia and Maryland could never see anything but the Colonial work and could go on developing it until



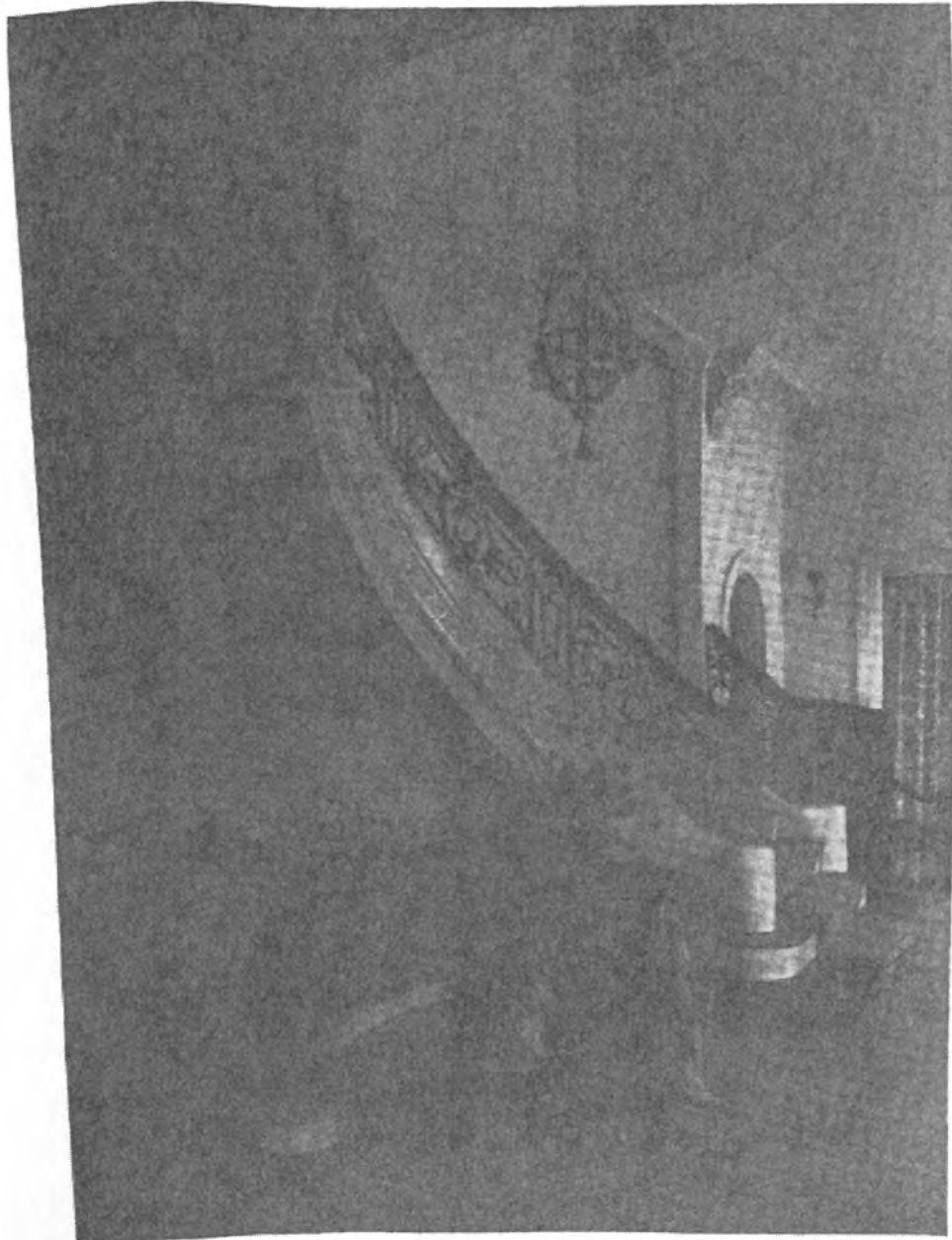
JACKSON STREET FRONT, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS



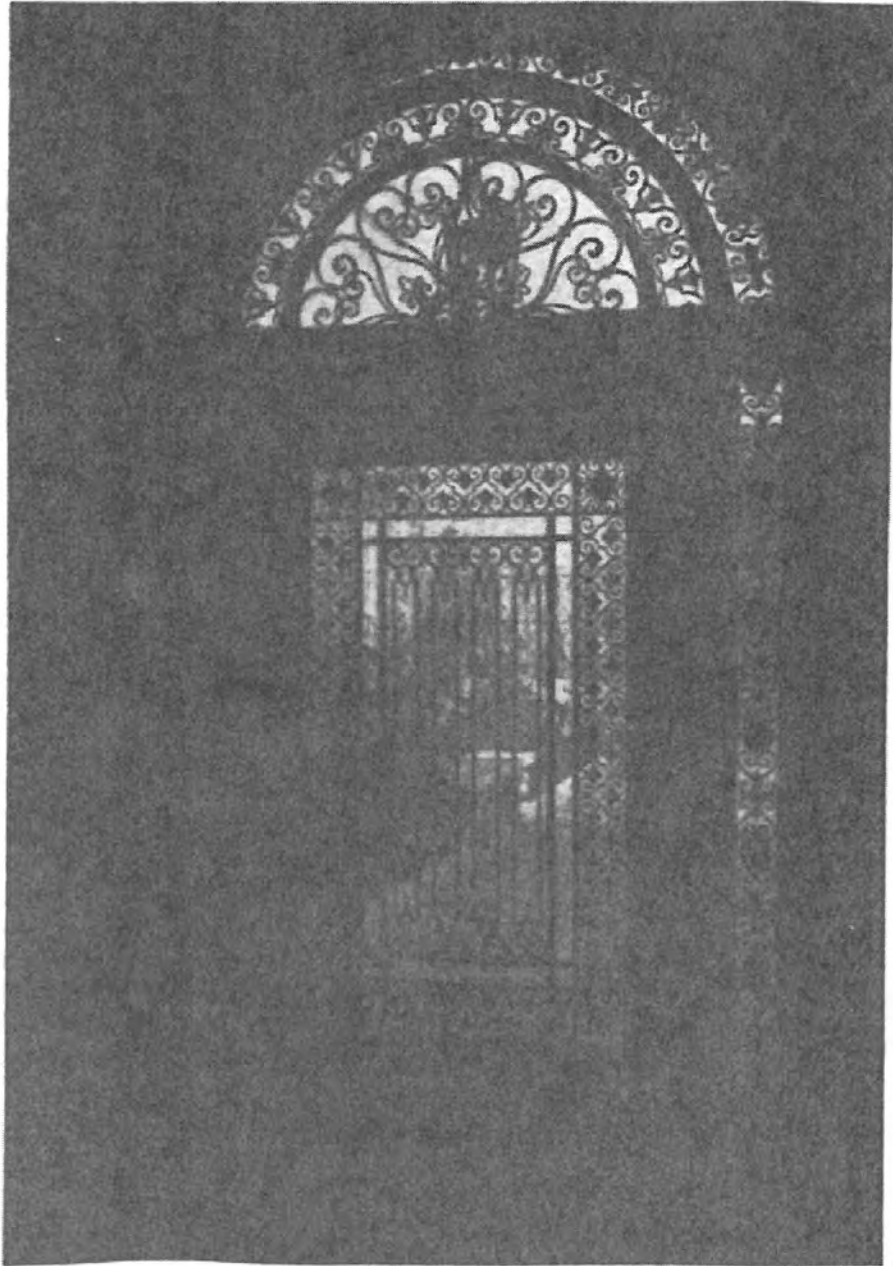
*SIDE PERSPECTIVE, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS*



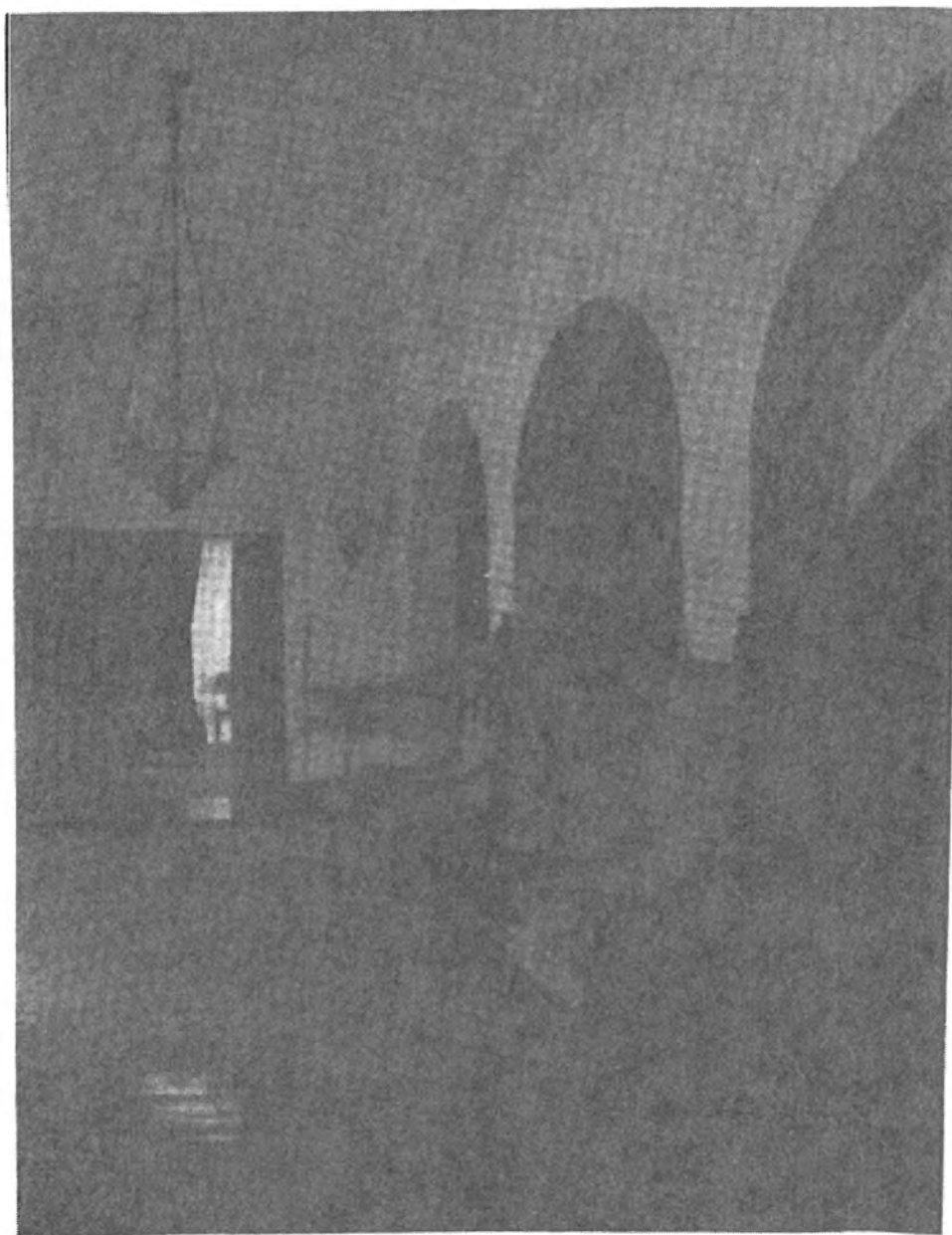
MAIN ENTRANCE, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS



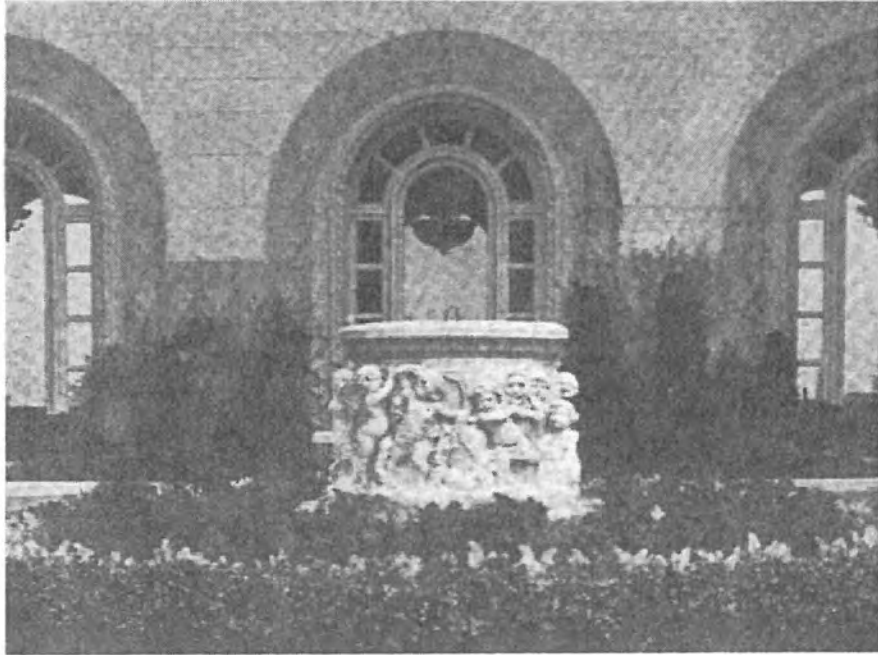
RECEPTION HALL AND STAIRCASE, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS



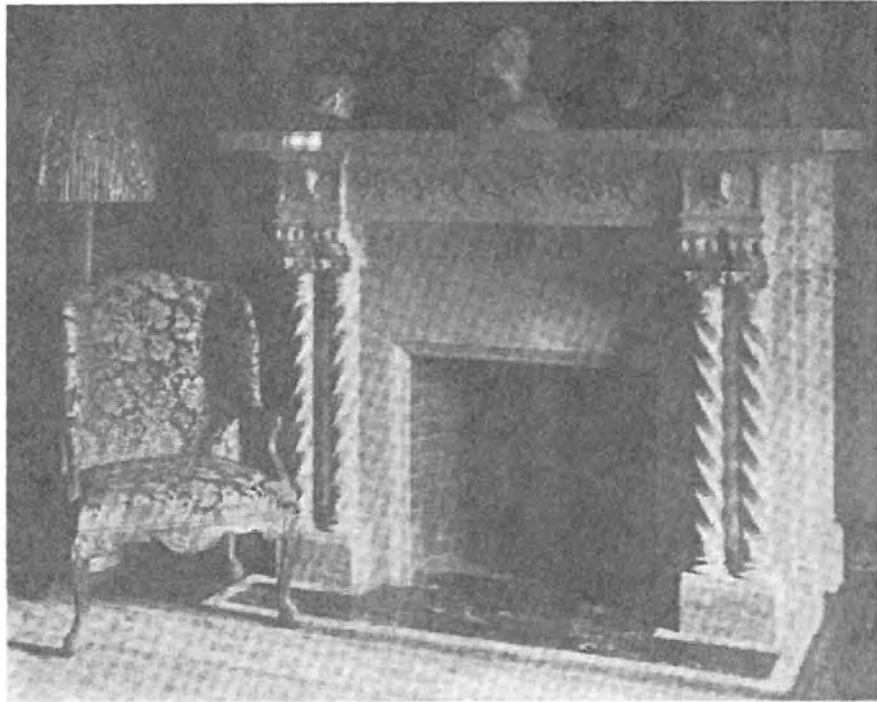
ENTRANCE GRILL, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS



AN ENTRANCE VESTIBULE, HOUSE OF MR. LOUIS SARONI
MACDONALD AND MACDONALD, ARCHITECTS



*FOUNTAIN AND PATIO, HOUSE OF MR. LOUIS SARONI
MacDonald and MacDonald, Architects*



*LIVING ROOM MANTEL, HOUSE OF MR. LOUIS SARONI
MacDonald and MacDonald, Architects*

it would give America something of her own. This could also be said of the Spanish Missions of California. Such a style in the hands of Mr. Elmer Grey for instance, could gain for California an architecture entirely her own as a natural development of her birthright.

The California residence is undergoing a radical change on account of the popularity of outdoor sleeping. This will give rise to many forms of porches sheltered from the weather and will eventually force the bedroom into the dimensions of a dressing room.

Materials for residence work should be gathered, if in the country, from the neighboring timber or quarries if possible. This always gives an appropriate character and generally if no artificial coloring is applied, will produce a harmonious color scheme.

In residence work more than in any form of architecture the interior arrangement of the rooms can be made to express itself on the exterior.

The ideal way to design a country house would be to live on the premises in a temporary structure for a time and when the winds and sunshine are well understood to design the house in accordance with these. There is a natural propriety in using southeastern light for bedrooms and libraries, a western light in winter for baths and winter apartments and a northern light for picture galleries and such places where a steady light is needed. The culinary department should be on the northern side on account of the heat which is naturally generated in these rooms.

The exterior design of residence work is probably influenced more by the old Tudor examples than by any others. The Englishman is very domestic, he loves his home, works his own garden and usually builds a wall around it. He cares little for what the outside of this wall looks like, but inside one will invariably find all the picturesque beauty that flowers and vines can produce.

Houses with such accessories are the homes we learn to love.

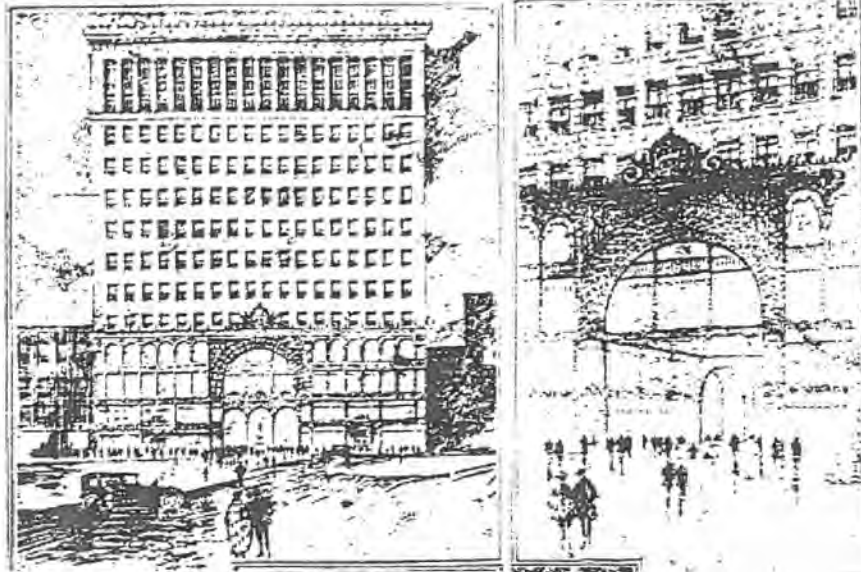
* * *

A Lombard Tower

A new departure in American architecture has just been completed at the University Museum in Philadelphia. It is an addition to the general structure in the shape of a lofty tower 100 feet in diameter, which, like the rest of the building, is inspired by the Lombard architecture of the fourteenth century. This tower is one of the few structures ever erected without regard to cost. The word to the architects and builders was to spare no expense to make the tower itself all that art and money could achieve, for it is intended to be in and of itself one of the chief exhibits of the museum.

The tower contains in its lower story a perfectly circular auditorium 100 feet in diameter, with a flattened dome all lined with tile of a peculiar construction to get the best acoustic properties. It is believed to be the finest auditorium in America. The upper story of the tower is 100 feet in diameter, 100 feet high, with a dome, and all lined with light gray tiling. It is lighted entirely from the top and is an amazing piece of architecture because of its beautiful tone and its admirable proportions. The walls are six feet thick. The room is for exhibition purposes. With the completion of this addition the museum authorities are preparing to spend a million dollars more in extending the galleries to accommodate the rapidly accumulating specimens of archaeology and ethnology from all over the world.

Dedicated to Los Angeles' Growth



Views of large structure

Upper left drawing shows two of proposed buildings. At the right is the plan for the arcade, indicated at the bottom by a line of the location of the arcade, as it will look when completed.

ARCADE DESIGN RECEIVED

Imposing Twin Office Buildings to be Feature of Vast Mercantile Place Improvement

Sketches of the winning design for the new \$2,400,000 office and arcade building to be erected on Historic Mercantile Place, between Fifth and Sixth streets and extending from Broadway to Spring streets, were received yesterday by A. C. Blumenthal & Co., from San Francisco, where the competition was held.

The site was purchased several months ago from Adolph Bensch by a group of San Francisco business men, who have formed a new company under the name of the Mercantile Arcade Realty Company, with a capitalization of \$2,000,000 for the purpose of improving the property. For the site approximately \$1,600,000 was paid.

Blumenthal and Cauchot of San Francisco were the winners of the architectural competition, and will direct and supervise the erection of the structure, which will be among the largest and finest buildings in Los Angeles.

The plan proposed by Blumenthal and Cauchot calls for the erection of twin twelve-story office buildings on both the Broadway and Spring street frontages, connected by a three-story arcade, roofed over with glass, so as to provide a maximum of light.

The first three stories of both office buildings will be designed for stores and shops, to correspond with the arcade, which will have a width of forty feet between side fronts, providing a walk for pedestrians through the middle of

(Continued on Third Page)

ARCADE DESIGN IS RECEIVED

(Continued from First Page)

the block. High speed elevators in the shops on the upper floors will be installed at the center of the arcade, while the elevators of the office buildings will also be available for the arcade shops.

The length of the arcade from street to street will be 225 feet, creating a new shopping street with a total frontage of 450 feet in the center of the block.

The two office buildings will be alike in design and finish, but the Spring street frontage will be especially designed for occupation by financial and investment banking firms, while the Broadway building will be designed for occupation by general commercial offices.

Through the center of the arcade there will be a series of tiled showcases for the use of the merchants on the two upper floors of the arcade building. In all, according to preliminary plans, there will be about thirty-five shops on the street level, exclusive of the stores on the ground floor of each of the office buildings. The two office buildings will contain about 400 offices.

The new structure, Mr. Blumenthal said yesterday, will be the largest building erected by private enterprise in the city of Los Angeles, and it will be, he said, one of the finest structures of its kind in the world. Throughout there will be elaborate ornamentation through the use of wrought iron and decorative tiles.

The financing of the project was carried out entirely by San Francisco capital. Leading negotiations, Mr. Blumenthal said, are already under way, and more than 50 per cent of the above have been received. About two-thirds of the basement, which will extend under the entire building, will be occupied by a Leighton cafeteria, making it the largest cafeteria in the world. It will have a seating capacity for 1500 people. For the purpose of handling the leasing and management of the structure, a special department will be organized by the Blumenthal Company.

Construction work is scheduled to start on April 1, when four steam shovels will be put on the ground for the excavation work. Day and night shifts will be employed to carry on the work, in order that it may be rushed to completion as rapidly as possible. Present plans call for the completion of the structure by Jan. 1, 1924.

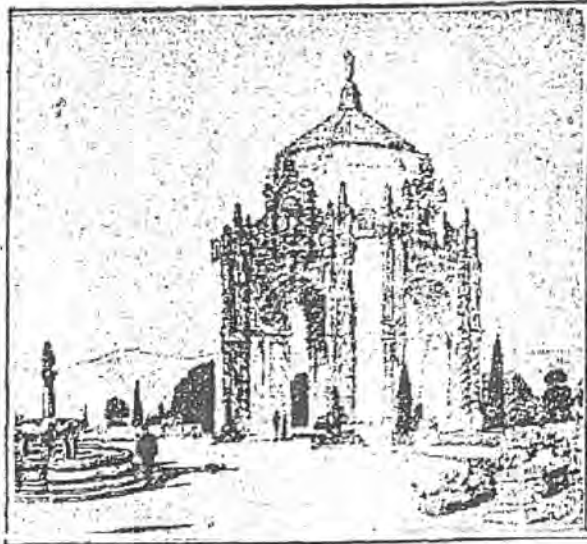


Click for <http://jpg1.lapl.org/00084/00084060.jpg>
Image
Title(s) Glendale train station [graphic] / photo by Michael Haering.
Photographer Haering, Michael
Order 00084060
Number
Filing Herald-Examiner Collection
Information HH_b064_f4_i16
Publisher 1983.
Description 1 photographic print : b&w ; 29 x 36 cm.
Series SPNB
Title supplied by cataloger.
Notes
Reproduction may be restricted; contact the Los Angeles Public Library for more information.
LAPL 00084060
The Glendale Southern Pacific Railroad Depot (now known as Glendale Amtrak/Metrolink Station) was designed in the Mission Revival Style by architects Maurice Couchot and Kenneth MacDonald, Jr. and built by the Southern Pacific Railroad in 1923; replacing an older one that dated as far back as 1883. It was added to the National Register of Historic Places on May 2, 1997 - #97000376, and has undergone an extensive renovation since then. The Glendale train station is located at 400 Cerritos Avenue. Photograph caption dated November 3, 1983 reads, "The Glendale train station, built in 1924, was abandoned and decrepit until Amtrak arrived in 1971."
Historical Notes
Summary
Subject(s) Glendale Amtrak/Metrolink Station (Glendale, Calif.)
Railroad stations California Glendale
Architecture Spanish influences. California Glendale

Other Entries Glendale (Calif.)
MacDonald, Kenneth
Couchot, Maurice

GATEWAY INTO MEMORIAL PARK

Picturesque and Dignified in Effect



Planned for Valhalla Memorial Park

WORK on a proposed memorial entrance to the Valhalla Memorial Park at Burbank will start in the near future at a cost of \$125,000, it was announced yesterday by Kenneth MacDonald, Jr., & Co. Specifications provide for the finest materials that can be obtained for the purpose, making it one of the finest structures of its kind in the West.

The architectural character will be similar to the ecclesiastical nonsectarian work done in Spain. An attempt will be made to give a dignified and picturesque effect without the usual coldness and severity which characterizes cemetery work.

A central motif, or arch, will be fifty feet in each direction and about eighty-five feet in height. Inside of it there will be arranged rest rooms for patrons, premises for the attendants, besides a beautiful flower shop.

Accentuating the sides of this memorial archway there will be ornamental flanking motifs, including benches of stone, and plinths, upon which will be set ornamental urns to carry flowers. In the foreground there will be a replica of a famous Spanish fountain.

An approach to the memorial arch will be 150 feet in width and about 100 in depth. Actual construction of this memorial is a realization of a part of the program of the management. The combined area of the entire Valhalla project, which is entered through this archway, is 117 acres. The management intends to carry out in as far as possible the same beautiful style of architecture in all future improvements that are to be made.

Due to the great fertility of the soil the growth of the lawn, flowers and shrubs has exceeded the expectations of those interested. Piping of the grounds of Valhalla is so complete and extensive that it permits Los Angeles to boast of possessing the largest independent sprinkling system ever installed, containing 7000 disappearing sprinkler heads and more than thirty miles of piping, supplied by water from its own wells.

SALES SUCCESS METHODS TOLD

Los Angeles Times (1886-Current File); Jun 27, 1926;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. E7

SALES SUCCESS METHODS TOLD

*Realty Firm's Force Hears
Noted Lecturer*

*Declares Preparation to Sell
is Secret*

*Full Knowledge of Goods
Cited as Vital.*

The successful salesman is the man who is sold on his country, his city and his organization, Harry Chamberlain declared in his address, "Resourceful Salesmanship," delivered before the organization of the W. Ross Campbell Company. Mr. Chamberlain has been connected with the National Cash Register Company where he conducted the school for salesmen of that organization.

"Salesmanship is nothing more than exchange of values," said Mr. Chamberlain. "It is the ability to make a man want what he needs. Creative salesmanship is the great need of the day. A creative salesman sees a need before his prospect, and points it out to him."

"The secret to the success of selling is found in the preparation for the sale. A sale should be carefully built in the mind of the salesman before it is ever submitted to the prospect. Naturally the salesman should be thoroughly familiar with whatever he intends to sell. If the

PERMITS DOUBLE JUNE RECORD

*Huntington Park Shows Rise
Over Month Last
Year*

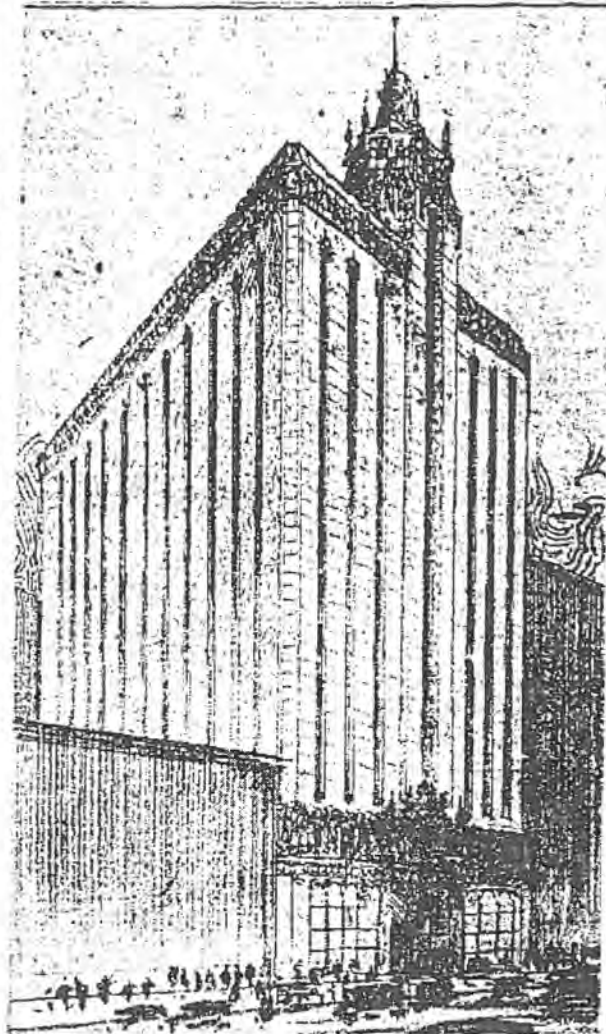
HUNTINGTON PARK, June 26.—During the early part of the last week the valuations in building permits for the month of June doubled the valuations of the permits issued during the entire month of June, 1925, the total that year being \$67,510. Indications are, with three days yet to go, that the month of June will show total valuations greater than any month during the present year.

prospect is able to confuse him with questions the sale is lost for a salesman on the defensive is irreparably handicapped.

"The hardest thing in the world to sell is something that you know little of. This is especially true today when the buyer usually knows as much as the seller. It is the salesman's job to keep a step ahead of his prospect at all times."

"The power of selling cannot be put in any man. It is there. If a man is unable to sell, something is preventing it from coming out. A man who is unable to influence other men is at a disadvantage, not only in selling but in all other walks of life."

Garage of a Thousand Cars



To Rise on Spring Street

A new height-limit garage building is planned for Spring street between Fourth and Fifth. It is estimated that the total investment involved will reach \$1,000,000. Kenneth McDonald designed the structure.

HUGE AUTO PARK TO RISE

*Local Capitalist Plans to Construct Building for Use
of Motoring Shoppers*

A height-limit garage building is planned for Spring street. Actual construction work will begin within sixty days, according to Kenneth McDonald, who designed the structure. The building will be erected on property adjoining the Angelus Hotel, between Fourth and Fifth street, facing Spring. Approximately \$1,000,000 is involved in the project. Mr. McDonald declared. The owner of the garage is Frank C. Hill, vice-president of the estate of D. S. Hill, Inc.

"In order to meet the need of traffic for parking in the metropolitan area, Mr. Hill is constructing the 'garage of a thousand cars,'" Mr. McDonald said.

The building will be divided into three towers, each to contain about 300 cars. Each tower will be emptied and filled by the use of a circular, high-speed elevator which can be opened on any side. Each elevator will be equipped with a

revolving platform operated by an electric motor. It is estimated that it will take about one minute and thirty seconds to deliver a car to a customer.

"The delivery boys will reach any floor in the minimum time by means of a constantly moving belt or conveyor, which will run from the basement to the roof and return," the designer continued.

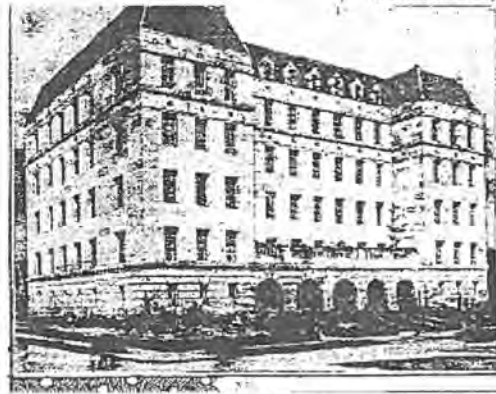
The Anderson Garage interests of San Francisco are said to have agreed to lease the building.

THREE PROJECTS FOR SKYLINE

Two Million-Dollar Units Announced



GUARDIAN BUILDING



NEW APARTMENT HOUSE



NEW GARAGE BUILDING

Structures to Cost \$2,500,000

A TOTAL of \$2,500,000 is involved in the construction of two height-limit buildings and a \$500,000 apartment house, one of the thirteen-story structures already under construction and the other two buildings to be erected soon in Los Angeles.

The \$2,000,000 plan was obtained by the Guardian Holding Corporation which plans immediate construction of a height-limit \$1,000,000 garage structure at 218-224 South Broadway. The front of the structure will have 200 offices and the rear will be a garage of 250-car capacity. Occupants of the building may leave their cars on the lower floor or drive into the elevator which will take them and their car to their office floor. The building will be known as the Guardian Building and owned by Broadway Office, Inc.

Another height-limit building with a 1000-car capacity as a garage is already under construction by the estate of D. F. Hill on a lot 50 by 150 feet on Spring street east to the Angelus Hotel of Fourth. The garage will have three circular elevators and shafts to each of the thirteen floors. It was especially designed by Architect Kenneth Macdonald.

A six-story Class A apartment building will be erected at a cost of \$500,000 by Mrs. Marie Julia Pellissier at the corner of Serrano avenue and Ninth street. Occupying the center of the property, the building will have gardens on all four sides, with French Renaissance design being used in the four, five and six-room apartments. There will be an automobile lobby on the first floor.

Each of the three buildings was designed by Kenneth Macdonald, architect.

COSTLY BUILDINGS TO GO UP

Leases Involving \$1,475,000 in Remington-Rand Deal Also Announced Among Projects

Announcement of two leases involving \$1,475,000 and contemplation of a height-limit building at the corner of Twelfth street and Grand avenue was contained in statements yesterday regarding the establishment of the newly incorporated \$100,000,000 Remington-Rand Company in a two-story structure at the Twelfth and Grand intersection.

Having leased the site for ninety-nine years from Frank Shaeffer for a consideration of \$1,400,000, the A. D. Van Vranken Company, brokers, yesterday announced that it has subleased the property to the Remington-Rand Company for five years for \$75,000.

ANOTHER BUILDING

The present two-story building which will be headquarters for the newly formed concern, will be supplanted by a height-limit structure within about three years, it has been intimated by the Remington-Rand Company, according to Mr. Van Vranken. The unit will become the western headquarters for the company, to replace the 45,000 square feet of floor space available in the present building. The structure will be built by the Van Vranken company.

The Remington-Rand business service is a combination of the Enigma, Librarian Bureau, Baker-Vawter Company, Safe Cabinet Company, Dalton Adding Machine Company and the Powers Tabulating Machine Corporation.

Los Angeles is the first city selected by the Remington-Rand organization in which to establish its complete service under one roof, according to word received by the Chamber of Commerce from J. H. Rand, Jr., head of the organization.

The organization last Wednesday opened its new service with R. B. Carter as district manager. This city was selected as the first in which to establish its new service because Los Angeles is in the front line of civic progress and business enterprise, Mr. Rand stated in his telegram of congratulations on the opening.

OTHER STRUCTURES

One height-limit \$1,000,000 garage building is under way next to the Angelus Hotel at Fourth and Spring streets and announcement was made yesterday of a ninety-nine-year lease

costing \$2,836,808 made by the Guardian Holding Corporation, which will start construction soon on a \$1,000,000 height-limit office and hotel building at 218-224 South Broadway.

Plans for both structures have been devised by Kenneth MacDonald, architect, who also has completed the design for a six-story Class A apartment building costing \$500,000 which will be constructed immediately at the northwest corner of Ninth street and Serrano avenue. The apartment will be built by Mrs. Marie Julie Pfeilhaber, the contract having been let to H. M. Barush and the management to Henry De Roulet Company.

The property on which will be erected the office and garage structure was leased by the Guardian concern from the Andrew J. Copp estate. The transaction was handled by the Finance Brokerage Company. The front half of the building will be divided into 200 large offices, while the rear half will accommodate 200 automobiles. The building will be known as the Guardian Building and will be owned by Broadway Offices, Inc.

GARAGE PROJECT

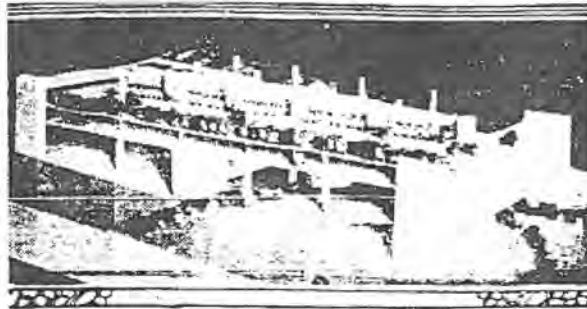
What is planned as the most modern garage structure in the country is being erected by the estate of D. P. Hill, Inc., on an 80 by 150 foot site on Spring street next to the Angelus Hotel. The thirteen-story structure will be completed by January 1, 1928. The usual garage system would allow only forty-five cars to the floor, but by the use of three large circular elevators, each carrying three automobiles and equipped with automatic turntables, a total of more than 1000 automobiles can be accommodated in the building.

The structure will be built in three sections with three different elevators, which will allow management of the garage space by three different concerns. Manlifts to be used by service men in getting autos from different floors, also are included in the plans of Architect MacDonald who devised the system.

NEW PARKING PLAN ANNOUNCED
Los Angeles Times (1886-Current File); Jul 7, 1929;
ProQuest Historical Newspapers Los Angeles Times (1841-1986)
Pg. 133

NEW PARKING PLAN ANNOUNCED

Skyscrapers May House Automobiles



View of Proposed Building

LOS ANGELES soon may have limit-height buildings as a solution of its parking problems under plans prepared by J. J. Roche, manager of the Merchants Parking Company, 902 Broadway Arcade Building. Roche proposes structures advantageously placed in downtown districts as a solution of the difficulty now encountered by shoppers in finding a place to park. The organization is seeking advantageous sites for such structures.

Under Roche's plan now in effect on a smaller scale and which is said to be endorsed by downtown merchants as a relief from the present parking difficulties, the company sells scrip to merchants. The scrip so purchased by the merchant is given to the customer in an amount commensurate with the amount of the purchase. The scrip is acceptable at any one of

sixteen centrally located parking stations and garages who in turn then clear the scrip for payment through the Merchants Parking Company. In this way the downtown merchant provides a parking space for his customer without the expense of owning or maintaining a parking station of his own.

The Merchants Parking Company would augment its present plan with limit-height buildings of fifteen floors, five of them being beneath street level. The buildings would cost approximately \$1,750,000 each and face three streets. They would consist of approximately seventy-eight city streets one above the other on which four cars could pass and in which thousands of automobiles could be parked.

Plans for the proposed structure have been prepared by Kenneth MacDonald, Jr., architect. Roche, with a number of associates, is seeking a location for the first structure of this type.

SKYSCRAPER HOTEL SKETCHED

Forty Stories to Tower Over Wilshire



Architect's Drawing of \$5,000,000 Structure That Will Adorn Boulevard

PARRISH TO ASK CLOSING OF CITY JAIL

Health Commission to Get Report Showing Minor Through Poor Ventilation

Dr. Overton Parrish, city health officer, yesterday stated that unless he will be authorized to the Health Commission that the County Jail be closed to the health of the prisoners and the city because of its poor ventilation and foul air.

He described conditions at the jail as very bad and said that if there in the building, used by the officers, have an adequate light of air while some of them are connected directly with the cell blocks getting foul air.

A new State law which became effective Tuesday provides for a regular physician being on duty at all times in all jails containing more than 200 prisoners and Dr. Parrish stated that he also will recommend that the Health Board ask the City Council to provide for such service.

For the jail and jail to be well served, physicians will be required, providing work is in jail each hour, 24 hours per day.

The first sketch of the sketch of the proposed \$5,000,000 forty-story hotel for the Wilshire district released yesterday by Kenneth MacDonell, Jr., the architect, reveals a striking similarity of the structure to the design of the new City Hall.

Like the municipal structure, the proposed hotel to be erected in the vicinity of Wilshire Boulevard and Copley Drive, the first ten stories rising over a large area and are topped by a central tower, which however, will rise considerably higher than the City Hall tower.

Charles E. O'Connell and A. W. Root, local real estate brokers and developers have the option on the site for the proposed hotel, and the financing program is understood to be well under way. The location is outside the city limits and the builders will not be handicapped by the height ordinance.

On completion of the structure the builders and developers plan to acquire additional contiguous acreage on which to lay out a golf course and extend for the healthy.

Wagy Estate Bond Million

A bond of \$1,000,000 was issued at 1010 Loma Vista, 20 South Arcadia Boulevard daughter of the late A. C. Wagy, broker, who Business Judge Dimes considered naming the daughter administratrix yesterday. The only other heirs mentioned are the widow, Annie M. Wagy, and another daughter, Elizabeth A. Wagy.

The estate consists largely of stocks and bonds. Wagy was one of the members of the Los Angeles Stock Exchange and was in the Wilshire Heights home for many years. He died at Berkeley Beach, July 24, last.

It's Still Warm and Will be So for Day or Two

None of yesterday's weather is forecast for today by the United States Weather Bureau.

Predicted thunder showers which have struck Southern California yesterday are during the last forty-eight hours may be expected to repeat the weather soon.

The thermometer climbed to 84 last night after some drizzle late last night, 80 deg. The accompanying humidity will condition, moderate high with 45 per cent saturation.

Thunder and showers will be felt and warm, the showers predicted and heavier rain may be expected to prevail about the next.

EXEMPTION PETITION FILED

Property owners yesterday filed a petition with the City Council asking the City an abatement of its tax toward the proposed extension of Duhring Drive, southeast from Beechwood. The tax referred to the Sunset (Owens) and Whittier (Owens) streets.

CRAIL GETS INVITATION
 Representative Crail of Los Angeles, a one of the few members of House of Representatives of California, was invited to attend the opening and inspection of the new project located at Kew-Forest, New York, September 5.

BIRTHDAY BOOK
 PAGE 7



MR. AND MRS. GERMAIN PELLISSIER
 Mrs. Pellissier (Marie Julie Durand) makes her home at 667 South Serrano Street.



THE pictures on this page are included among the photographic reproductions from original daguerotypes, tintypes, ambrotypes and albumen prints of Los Angeles persons made by the Curtis Edmund Studio, now being shown in the exhibit rooms of the Public Library, in connection with the coming observance of the 150th anniversary of the city's founding.

SEÑOR DON GUADALUPE ESTUDILLO

Born in San Diego in Ramona's "marriage plot"; was given San Jacinto Grant for services with Army of Spain. Mother was Victoria Dominguez, property of Mrs. Arthur Wright (Guadalupe Estudillo).



JUDGE MURRY MORRISON

Aided in writing the first Constitution of California; his wife was a daughter of Dr. Thomas Jefferson White, and a sister of Mrs. E. J. C. Kewen, mother of Mrs. William Thatcher Merrill of South Pasadena.



WIDNEY FAMILY

Left to right: Seated, Miss Arabella Widney, Mrs. Arabella McCloy Widney, the mother, and Miss Elizabeth Widney (Leggins), who still is living; standing, Samuel Widney, Dr. Joseph P. Widney, Judge Robert M. Widney, and William W. Widney, whose son is Erwin W. Widney, Judge Widney promoted and built, in 1872, Los Angeles' first street-car line.



SEÑOR DON IGNACIO del VALLE

He and Abel Serrano were the only persons listed in the Los Angeles census of 1850 as "gardeners." His son, Reginaldo F. del Valle, later California State Senator and prominent in Los Angeles affairs, was born on the Plaza. The Camulos Rancho, setting of many of the scenes in "Ramona," belonged to the del Valle family.



MRS. E. C. WHITING

Wife of Mrs. Caroline Cole, and wife of Col. Volante, whom President Lincoln appointed U. S. District Attorney in Los Angeles, holding office from 1862 to 1865. Mrs. Whiting, a charter member of the Order of the Daughters of the Empire, died in 1902.



MRS. JOSEPH WARREN SUMNER (Mary DeLin) AND CHILDREN

Left to right: Alice Maude Sumner (Mrs. Andrew Brown), now eighty-three years of age; Mary Josephine Sumner, later Mrs. C. G. DeLong; and Elsie Fayson Sumner. Mrs. Brown's daughter, Elizabeth Brown, now is Mrs. Edward Marshall Palmer.



KATE AND LOLA WHITING

Kate became Mrs. A. J. Howard, mother of Mrs. E. Avery McCarty, and Lola, Mrs. J. J. Mellis. From a daguerrotype taken when the two were, respectively, four and six years of age.

PELLISSIER SQUARE.

Los Angeles Times (1946-1922); Apr 6, 1913.
ProQuest Historical Newspapers: Los Angeles Times (1851 - 1946)
p. VI

PELLISSIER SQUARE.

Eighty-acre Homestead of Wilshire District Pioneer to Be Subdivided Into High-Class Residence Sites.

The eighty-acre homestead of Germain Pellissier, which has been a landmark in the Wilshire district for thirty years, is to be subdivided and sold in residence lots. The tract will be known as Pellissier square and high building restrictions will be enforced. There will be 218 lots, ranging in size from 75x150 to 150x150. Wide streets, twelve-foot parkways set to Cocon Palms, six-foot walks, sewer, gas and water connections inside the curbs, and telephone and light wires in conduits, will be features of the improvements to be installed.

Knapp & Woodard, engineers, have just completed the survey of the property and contracts are being let. The tract lies between Wilshire boulevard and San Marino street and Hobart boulevard and Western avenue. It will be handled by L. H. Mitchell & Son, Hoyt Mitchell being a son-in-law of Germain Pellissier.

ACTIVITY AT PLANADA.

Plans Out for New House of Worship—Big Irrigation System Completed—School Site Donated.

PLANADA, April 5.—Plans have been adopted for St. Paul's Reformed Church of Planada and construction has commenced under the direction of the Rev. F. B. Ruf. The building will cost approximately \$4000.

The Planada Development Corporation has completed its irrigation system on the Wheeler tract, consisting of over two miles of underground twelve-inch concrete pipe from a 750,000-gallon reservoir. This reservoir is supplied by an eight-inch pump, operated by electricity and pumping from two twelve-inch wells. The controlling corporation is also to commence work on a similar system for 160 acres of the Holt tract. Eight lots have been donated by the Planada Development Corporation to the Merced County Supervisors. These are to be used as a site for a grammar school for the Planada district. Bonds to the amount of \$4000 have been voted and sold at a premium to the Merced Security Savings Bank. Plans have been accepted and bids are now being received for the erection of this structure.

Replaces Old Ranch House.



New home of Mr. and Mrs. Pellissier.

Fine residence in Pellissier Square tract, in Wilshire district.

PELLISSIER SQUARE.

The City Council last week accepted the plan submitted by L. B. Mitchell & Son for the subdivision of Pellissier Square, in the Wilshire district. A contract for grading the tract has been awarded to C. H. Hudson, the work to be done in thirty days. The only residence now on the property is the new home of Mrs. Germain Pellissier, a handsome modern structure. The place will be in keeping with homes to be erected after subdivision, as high restrictions are to be enforced. The Pellissier ranch house, on the tract, recently removed, stood on the place for over thirty years.

MOVEMENT AT GLENDALE.

New School Proposed—Improvements Ordered on Streets—Pacific Electric Applies for Franchise.

GLENDALE, April 12.—During the month of March, forty building permits were issued by Building Inspector Ranker, these having a total of \$47,474. With hardly an exception, these permits were for homes which will be occupied by newcomers when completed.

The Board of Trustees has passed a resolution ordering the improvement of portions of Second street, Third street, Salem street, Myrtle street, First street, Millford street, Sycamore avenue, Pioneer drive, Patterson avenue, Burnett street, Remington street and Pacific avenue. The aggregate length of this improvement work will be about two miles.

The enlarged committee that was appointed to investigate the school problem here has made a recommendation that bonds be voted to the amount of \$52,000, for the purchase of additional land and the erection of a school-house to cost \$25,000.

The Pacific Electric has made an application to the Board of Trustees for a franchise to run for fifty years on Broadway. This right of way starts at the south city limits on the Child's line, running north to a point 150 feet north of Broadway, thence west to Cedar street, thence on a curve to the corner of Broadway and Everett, thence along Broadway west to Glendale avenue.

BAY CITY DEVELOPMENT.

BAY CITY, April 12.—The Mercantile Construction Company is driving the piles for a sea wall along the ocean front at this place. A dozen teams are at work grading the ground at the head of Main street for the new pavilion. The Pacific Electric will immediately start the work on the new electric line from Long Beach to Bay City. Recent sales by the Bay-side Land Company are reported as follows: To W. W. Schryer, lot on Eleventh street; John McGurkin, lot on Main street; A. B. J. Gregg, lot on Eleventh street; Guido Caligara, lot on Thirteenth street; Herbert C. Williams, lot on Sixth street; W. B. Edmunds, lot on Sixth street.

BROADWAY LEASE.

C. H. Baker, the shoe merchant, has just signed a ten-year lease with the Metropolitan Building Company, for a storehouse in the six-story building to be erected at the northwest corner of Fifth street and South Broadway. The store will have a frontage of twenty-two feet on Broadway, a depth of 115 feet, connecting with an "L" with a frontage of ninety feet on Fifth street. As the present Baker store at No. 411 Broadway now covers a portion of the site of the proposed new building it is necessary for the store to be moved to temporary quarters, which have been secured at No. 418 Broadway. The removal will occur June 1.

PELLISSIER SQUARE.

Los Angeles Times (1886-1921): Jan. 25, 1913.
ProQuest Historical Newspapers Los Angeles Times (1851 - 1986)
Pg. VI12

PELLISSIER SQUARE.

The building restrictions for Pellissier Square, the new Wilshire district subdivision of L. H. Mitchel & Son, have just been announced. All residences between Wilshire and Eighth street are to cost at least \$40,000 and to be two stories or more in height. All residences between Eighth and San Marino must be two full stories in height and cost \$5000 or over. All houses are to front east or west, and none is to be erected less than forty feet from the front property line. On all corner lots the houses are to be set at least fifteen feet from the side line of the street.

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

Display Ad 194 - No Title
Los Angeles Times (1886-1923); Oct 19, 1913;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. 178

Pellissier Square

The Most Value in the Wilshire for
the Least Money

An extraordinary offering of perfect homesites in a section where elegance and exclusiveness go hand in hand. If you have tired of your present location and want to get something more suitable at a figure which affords splendid profit opportunity, consider Pellissier Square.

The Pellissier family held this property intact for years while the Wilshire has been built up all around it. Now, because of elimination of middlemen's profits, large lots can be sold at figures which astonish. Close by, in the same neighborhood as Pellissier Square, lots have been sold recently at almost double our opening prices. The best buys in the Wilshire today are certainly in Pellissier Square.

Pellissier Square improvements will include such attractive features as electric light and telephone conduits. All connections inside of curbs. No future tearing up of streets. Rare shrubbery and Cocos Plumosus palms for parkings. Specially designed lighting system—wide paved streets, and 6-foot sidewalks.

Only a few minutes' ride from the city. Visit Pellissier Square today either with us or by West Ninth St. car direct to tract, corner Wilshire and Western avenue.

L. H. MITCHEL & SON

General Agents

902 TITLE INSURANCE BLDG.

Home A1986.

Main 5253

PELLISSIER SQUARE.

Los Angeles Times (1886-1922); Jan 29, 1913.
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
P# 0712

PELLISSIER SQUARE.

The building restrictions for Pellissier Square, the new Wilshire district subdivision of L. H. Michel & Son, have just been announced. All residences between Wilshire and Eighth street are to cost at least \$10,000 and to be two stories or more in height. All residences between Eighth and San Marino must be two full stories in height and cost \$5000 or over. All houses are to front east or west and none is to be erected less than forty feet from the front property line. On all corner lots the houses are to be set at least fifteen feet from the side line of the street.



Pellissier Square

BEING HIGHLY IMPROVED

The improvements being put into Pellissier Square are worthy of considerable mention: in fact, the greater part of the comment by those whom we take out to this property is in regard to these improvements.

Because of one peculiar advantage Pellissier Square enjoys, it is possible to give an extra fine quality of workmanship. Some of these improvements we enumerate below:

A rich top soil is being hauled many miles to give Pellissier Square residents the opportunity to have the finest appearing lawns and grounds in the Wilshire district. This top soil is extremely rich in plant food and is being spread evenly over the entire tract.

The engineers, Knapp & Woodard, have produced in Los Angeles and suburbs some of the finest subdivision and landscape effects. In Pellissier Square a complete sewer and storm drain system will be installed: the wide streets will be paved under city specifications; cement work will be of the very best. Six-foot sidewalks. Gas mains will be laid throughout the tract. All sewer, gas and water connections will be brought inside of the curb, so that the streets and parkways will never be torn up.

Artistic electroliers will be installed at frequent intervals. There will be underground conduits for electric lights and telephone. The parkings between walks and curbs are to be extra wide and planted with rare shrubbery and trees.

The extraordinary condition that permits of these superior improvements is the fact that the Pellissier family has held this property for many years, and because of the saving of the middlemen's profit, a better grade of improvements can be put in and the lots still sold for prices considerably lower than asked for other sites in the same community.

Of Course This Great Advantage Should Interest You—

To buy first hand from the owners a home-site right in the heart of built-up Wilshire—exclusive and restricted—and at opening prices which give you \$30 per front foot profit at the very start!

It will pay you to investigate early. It is but natural that this exceptional offering should meet with a hearty welcome on the part of those who appreciate genuine value. Motor out today to the corner of Wilshire Boulevard and Western Avenue, and let us show you this property. Or take West Ninth Street cars. Reservations now being made. Our map and price list will interest you.

L. H. MITCHEL & SON

General Agents

902 Title Insurance Bldg.

A1986

Main 5253



COMMUNITY DEVELOPMENT

ZONING CHANGE YIELDS ACTIVITY

See Apartments Rise After Proliferation Building

Value of New Buildings Set at \$2,100,000 Total

Nine New Projects in Offing as Sales Revival

The action of June letter in the Public Works code which directed all cities to be restricted to that class, south of Santa street at Madison and Western, was immediately followed by intense building activity. Within the last six days there has been a building boom with an aggregate cost of \$2,100,000. Nine new projects are in the offing in the city.

The first of these is the new building at 1111 1/2 Street, corner of the Public Works Building. The Public Construction Company is owner and builder of the building. It is a five-story building with full basement, designed by architect Arthur C. Rowley and contains 120 units. The Western Loan and Building Company is the building contractor. The building, which is to be built on a lot 120 by 120, was completed and finished will represent an investment of \$200,000 and will contain 120 units arranged in fifty-five units of one, two and three rooms.

On the southeast corner of Santa and Ninth the Herbert M. Barrett Corporation has just completed a six-story Class A building for the Chemical Company. This building, designed by architect MacDonald, is a typical French Colonial. It contains 120 apartments of four, five and six rooms, all of which are unusually large. The three-story building is being finished with French pattern from Spain in setting. It cost in excess of \$200,000.

The Commodore Messer Building Company has three buildings in all-class and Class B building of 240 units on a lot 120 by 120 feet on Eastern adjoining the corner of Ninth street which, according to George Ward contractor and architect will cost \$200,000.

The El Encanto Apartments on Western adjoining the corner of Ninth street and corner of eighth street in total value of units and building. Ernest M. Merrill is the architect and the financing was arranged through the Mortgage Guaranty Company. The cost of building and furnishing will be \$200,000, according to Robert A. Phillips, owner.

Lois Street and Irving Street are building 22, Lombard Street building of four-story apartments on Oxford between Santa and Ninth and have planned a project of 120 units in the vicinity of the corner. This building was arranged through the American Mortgage Company, and is expected to cost \$200,000.

Arthur Ward & Co. are designers and builders of a five-story steel frame Class B building of 120 units on Western just south of Ninth street. This building, at-

Five of Apartments Featuring District's Structural Impetus



PERSIMMON GROWING TO BE PUSHED

Nov-Jair Farms Plan Site to Be First Attempted in Southern California

At the initial step in the new project for the extensive cultivation of persimmons on an extensive scale in the United States, work was started last week on the establishment of an overhead concrete system to be used for irrigation purposes at Nov-Jair Farms in the Persimmon Valley. It was announced yesterday by George T. Jackson, vice-president of Nov-Jair Farms, Inc.

Although oranges of Japanese production have been grown in California for fifty years or more, present growers do not take on more than 100 acres, Jackson pointed out. Persimmon acreage in California has more than doubled in the last five years, showing that interest in the oriental fruit as a winter crop is spreading, the official said.



Boulevard to Be Developed by Campaign

The White Horse Breckerton Association has just announced the inauguration of an intensive campaign for the promotion, exploitation and development of White Boulevard in Beverly Hills. Under the leadership of Leo Haddock, the importance of this thoroughfare and its attendant benefits to the community was well explained. Their spokesman will be announced.

An executive committee is backing up Haddock's efforts. The committee consists of C. D. Robertson, Walter G. McCarty, Walter C. Baker, Frank J. Watkins, Fred Barman, Jr., Fred L. Cook and others.

Corner Sold for \$50,000

Indicating a continued activity in Western Boulevard, P. J. Buckley & Co. announce another sale at the southeast corner of Western Boulevard and Muller avenue. The property is being sold as a Grade B two-story frame on a fifty-foot lot, fully residential character, with 124. The offered sale price is \$50,000.

Building-related activity has been a decided one and trend in the number of inquiries received by the commission for property in the Western and La Brea district. It further reveals that the realty department has recently filed more vacancies in the last month than in any month in the last three years.

TITLE GUARANTEE LIMITS EXTENDED

Following a year of work on the local title bond covering the territory which includes the city of Long Beach and the Signal Hill and Long Beach of California, W. Clark, vice-president of Title Guaranty and Trust Company, presented an assurance that the new system of coverage for selling insurance of title and policies of title insurance on these properties has been recognized by the company.

SEVEN THUNTED TO POLICE
C. C. Arnold and Thomas C. Smith, who recently purchased a cell range in Santa Catalina in California, were in the Van Nuys police department, yesterday, charged a hardware store and say to be tried to the police officer claiming the range was during the investigation.

THREE GENERATIONS ENJOY DAY AT BEACH
Los Angeles Times (1886-Current File); Jun 17, 1934;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. B6

THREE GENERATIONS ENJOY DAY AT BEACH



GRANDMOTHER, TOO, LIKES SALTY SEA AIR

Three generations were caught by the cameraman the other day at the Westport Beach Club, when Mrs. Germaine Pellissier enjoyed a day at the beach with her daughter and grand-daughters. They are shown above seated, Mrs. Pellissier and Mrs. Hoyt

H. Mitchel, and standing, Misses Germaine and Virginia Mitchel. Miss Virginia Mitchel is mending a broken ankle, and finds swimming in the salty surf out of her curriculum for the present. Miss Germaine is doing the family swimming.

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

VETERANS TOLD WHERE TO MAIL INSURANCE FEES

Los Angeles Times (1886-Current File); Mar 30, 1947;
ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. A3

VETERANS TOLD WHERE TO MAIL INSURANCE FEES

Veterans of World War II yesterday were urged to mail their insurance payments to the Veterans Administration in San Francisco rather than New York.

It was estimated that more than 3000 veterans in California, Arizona, Nevada and Hawaii each week were suffering delay of two weeks by sending payments to New York.

Correct mailing address for remittance of premiums is Veterans Administration Insurance Service, 180 New Montgomery St., San Francisco 5, Cal.

It also was pointed out that veterans of World War I should

continue to send their remittances to the Veterans Administration, Washington, D.C.

Consul Offers Data on Havana School

Information on summer school courses at the University of Havana is available at the Cuban Consulate, 233 S. Broadway, it was announced yesterday by Dr. Juan Manuel de la Puente y Lopez, Consul. The session runs from July 7 to Aug. 16.

Data on the school—older than all United States universities except Harvard—may also be obtained by writing to Secretario de la Escuela de Verano, Universidad de la Habana, Habana, Cuba.

Retired Oil Man Succumbs at 75

George H. Gillons, 75, retired petroleum engineer and oil company executive, died yesterday at a rest home here after a short illness.

A native of Canada, Mr. Gillons came to Riverside in 1899 and became an American citizen eight years later. In 1914-15 he established a refinery in what is now the E. Washington Blvd.-Santa Fe Ave. area and named it the Richfield Oil Co.

A son-in-law, Glen Bell of 1505 S. Hobart Blvd., with whom Mr. Gillons lived, recalled that it was this company that eventually became the present Richfield Oil Corp.

Lawsuit Recalled

Mr. Gillons also held patents on a refinery mechanism for "cracking" petroleum. Together with Edward P. Shaw, an associate, and the Richfield Oil Co., Mr. Gillons had sued another oil company for damages, charging use of his patent prior to its expiration Jan. 13, 1931. The suit was lost in Federal Court in 1931, and the ruling was finally upheld by the United States Supreme Court.

After Mr. Gillons sold out his interest in the company, he lived in retirement. A former member of several fraternal organizations, Mr. Gillons had been active in civic affairs. In later years he devoted time to his hobby of painting landscapes. One of these, showing an elk, will be donated to the San Diego Elks Lodge by a brother, John A., Past Exalted Ruler of the lodge. Besides his daughter, Aura B.

Bell, and the brother, Mr. Gillons leaves a sister, Mrs. F. B. Whitmore of 3216 Club Drive, and another brother, W. E., also of San Diego. His wife, Sallie Black Gillons, died three years ago.

Funeral services will be conducted at 10:30 a.m. tomorrow at Edwards Bros. Colonial Mortuary, 1000 Venice Blvd. Interment will be at Pomona.

Planning Chief to Speak

Charles B. Bennett, director of the Los Angeles Planning Commission, will speak to the Los Angeles Apartment Managers Association at 7:30 p.m. tomorrow at 3191 W. Seventh St.

Pioneer's Widow Succumbs at 86

Mrs. Marie Julie Pellissier, widow of Germain Pellissier, pioneer Los Angeles realty man and builder, died yesterday at her home, 637 S. Serrano Ave. She would have celebrated her 87th birthday on Wednesday.

Born in Paris, France, Mrs. Pellissier was brought to America by her parents in 1873. The family settled in San Francisco, where Mrs. Pellissier was married in 1876. Two years later the Pellissiers came to Los Angeles, where they purchased some 200 acres of land that now lies along Western Ave. between Pico and Wilshire Blvds. A building bearing the Pellissier name still stands at 3780 Wilshire Blvd.

Mrs. Pellissier leaves two daughters, Mrs. Marie Louise de Roulet and Mrs. Adelaide P. Mitchell, three grandchildren and six great-grandchildren.

Rosary will be recited at 8 p.m. tomorrow at the Pellissier residence. Requiem Mass will be celebrated at St. Basil Church at 9 a.m. Tuesday. Interment will follow at Calvary Cemetery.

Nebraska State Picnic Scheduled for Saturday

Former "Cornhuskers" will have their day Saturday when the Nebraska State Society holds its annual reunion picnic at Sycamore Grove. Hometown newspapers, coffee and identification badges will be available for all attending, according to Charles H. Randall, society president.

Building Permit History
855 S. Serrano Avenue
Los Angeles

- July 18, 1927: Building Permit No. 20279 to construct a 6-story 68' X 110'4" reinforced concrete apartment building (1900 bags of cement and 125 tons of reinf. Steel), on Lots 104 and 105, Tract No. 2189, Pellissier Square, at 855 S. Serrano Avenue.
Owner: Marie Julie Pellissier
Architect: Kenneth MacDonald, Jr. & Co.
Contractor: Herbert M. Baruch Corp.
Cost: \$140,000.00
- March 10, 1953: Building Permit No. 55315 to patch plaster, rebuild kitchen cabinets, hardwood flooring, paint. Fire damage repair. Less than 5% damage. No changes to existing.
Owner: Erle Krasna
Architect: None
Engineer: None
Contractor: Driver-Eddy Construction Co.
Cost: \$4,000.00
- August 10, 1964: Building Permit No. LA73562 to do wet sandblasting.
Owner: Jesse Pannell
Architect: None
Engineer: None
Contractor: I. Rublee
Cost: \$2,040.00
- March 28, 1974: Building Permit No. LA86833 to comply with fire safety requirements.
Owner: E. N. Clark
Architect: None
Engineer: None
Contractor: Wilson Desky Corporation
Cost: \$3,700.00

Chateau Chaumont Photographs



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, front dormers, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, South driveway entrance, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



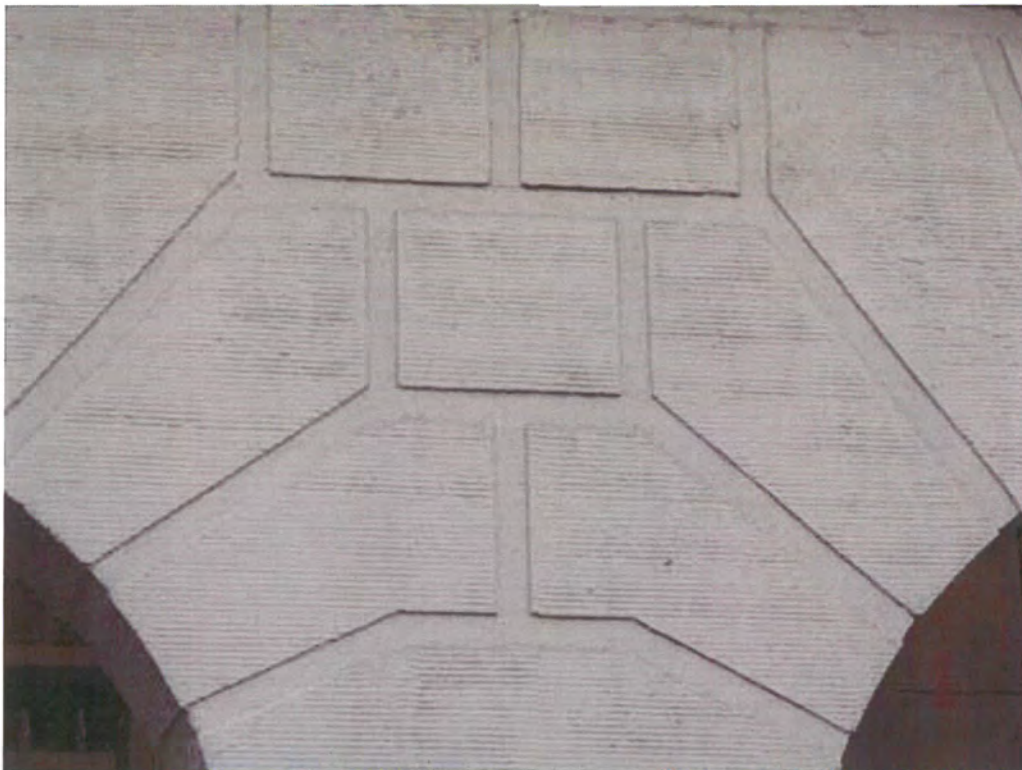
Chateau Chaumont, view showing penthouse, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, penthouse from rear, 855 S. Serrano Avenue (photograph by Charles J. Fisher)



Chateau Chaumont, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, scored concrete, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, front porch, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, front entry, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, crest above front porch, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, one of three porch lights, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, front door, 855 S. Serrano Avenue (Photograph by Charles J. Fisher)



Chateau Chaumont, main lobby, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, main lobby, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, main lobby, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, typical unit, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, typical unit, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, typical unit, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, typical unit, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, typical unit, 855 S. Serrano Avenue (Real Estate photo)



Chateau Chaumont, 855 S. Serrano Avenue (Real Estate photo)



City of Los Angeles
Department of City Planning

01/02/2010

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

855 S SERRANO AVE

ZIP CODES

90005

RECENT ACTIVITY

None

CASE NUMBERS

ORD-67461

ZA-18068

TT-53290-CC

Address/Legal Information

PIN Number:	132B193 1195
Lot Area (Calculated):	19,129.4 (sq ft)
Thomas Brothers Grid:	PAGE 633 - GRID H3
Assessor Parcel No. (APN):	5093010BRK
Tract:	TR 53290-C
Map Reference:	M B 1303-43/44
Block:	None
Lot:	LT 1
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
General Plan Land Use:	High Medium Residential
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Wilshire
Specific Plan Area:	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:	None
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	Adaptive Reuse Incentive Areas Specific Plan
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):	5093010018
APN Area (Co. Public Works)*:	0.029 (ac)
Use Code:	010E - Single Residence (Condominium Conversion)
Assessed Land Val.:	\$81,181
Assessed Improvement Val.:	\$32,472

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at <http://hdmas.lacity.org>. (*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

CLEN C. DAKE
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1272

EVA YLIAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **MAY 14 2010**

Chateau Chaumont Homeowners Association
855 S. Serrano Avenue
Los Angeles, CA 90005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2010-357-HCM**
CHATEAU CHAUMONT
855 S. SERRANO AVENUE

This is to advise you that, at its meeting of MAY 6, 2010, the Cultural Heritage Commission discussed the application for the above-mentioned property for possible declaration as a Historic-Cultural Monument.

The consensus of the Commission is that this property does not fall under the criteria in Section 22.171.7 of the Los Angeles Administrative Code. Therefore, the request has been declined.

In accordance with the City Charter Section 245, actions of the Cultural Heritage Commission shall become final at the expiration of the next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Louie
Seconded: Commissioner Scott
Ayes: Commissioners Dake, and Kennard
Nays: Commissioner Barron

Vote: 4-1



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Tom LaBonge, Fourth Council District
Charles J. Fisher
GIS

CHATEAU CHAUMONT
855 S. Serrano Avenue
CHC-2017-1351-HCM
ENV-2017-1352-CE

**Submittal to Commission Subcommittee for Reconsideration of Previously Declined
Historic-Cultural Monument Application**

January 25, 2017

CHATEAU CHAUMONT—COMPARE/CONTRAST STATEMENT ON FACTS AS SUBMITTED in 2010 vs. 2017

In 2010, the apartment building located at 855 S. Serrano Avenue, known as the Chateau Chaumont, was nominated as a Historic Cultural Monument. The applicants were the owner/residents, as the building has been a condominium for some years. They relied on their consultant to prepare the nomination, which was denied. It has come to light that unfortunately, several aspects of the nomination were in error; this included inaccurate identification of architectural spaces, misidentification of architectural features, mistakes and omissions in the historical significance of the building, and inadequate preparation for the Commission site visit, in which the prior consultant failed to arrange for them to tour appropriate spaces which would have demonstrated the architectural features and integrity required to meet the standards of an HCM.

Further, several statements made by the Staff reviewer are also without basis and appear to have been made without any investigation. Some of them relied on the misinformation provided in the nomination submission, but others appear to be a personal opinion, not based on fact.

The owners did not understand why the nomination had been rejected. Upon review of the nomination papers and Staff Report it became clear that there had been errors made in the original submission documents, compounded when Staff relied on those documents in making a decision, and made even worse when personal opinions were injected into the decision-making. In addition, the Commissioners were unable to perform an adequate site visit and thus denied the opportunity to see the evidence for themselves, in lieu of which they accepted the Staff Report.

The original nomination lists additions (sic), as opposed to alterations to the structure, as including, “the subdivision of the original penthouse, minor interior changes to units, replacement of lobby flooring, and window replacement on the exterior.” These statements completely mischaracterize the condition of the building. There have been no additions to the structure. There was no penthouse to be subdivided; the rooftop dormers were servant’s quarters. The only interior changes have been to

bathrooms and kitchens, not to floor plans or character-defining features. While the lobby floor has been replaced, there is the possibility that the original floor is actually underneath the marble tiles. It is my understanding that the day of the Commission/Staff site visit, the lobby was not on full view due to filming there. Also, and perhaps because of the confusion caused by filming, the Commissioners were not taken to any of the apartments. Therefore they never had an opportunity to actually see the original character-defining features which represent the architectural design.

The original HCM submission received a negative staff report. One of the “findings” on which the decision was based was staff’s conclusion that, “Except for a slight mansard-like roof form design, the Chateau Chaumont is only vaguely a French Renaissance style. Rather, the building employs a fairly standard use of Beaux-Arts inspired design and massing found in other 1920s apartment buildings in Los Angeles.” Described in the Los Angeles Times as “typically French throughout,” the building retains virtually all of its original materials, details, fittings, and fixtures. The report further states, “Decorative features are also minimal and are not particularly distinctive to the subject building itself.” This is also incorrect. All of the details were designed specifically for the building by the architect and it is the only French-style building in the immediate area. The Staff determination was not based on historical documentation, but rather a contemporary definition.

Another statement made in the Staff Report is the following: “The subject building’s association with Marie Julie Pellissier and the prominent Pellissier family, major landowners and developers of the Wilshire area, is compromised by the fact that many pre-WWII buildings in the Wilshire District are associated by development and ownership to the Pellissier family.” It is unclear where the reason/documentation for that statement came from. Research indicates that it was made in a vacuum. A review of the building permits of the buildings on Serrano between 8th and 9th, as well as for one block to the east and west reveals that, with the exception of the Chateau Chaumont, none of them were owned or built by a member of the Pellissier family. This is born out by newspaper articles which state who was building on specific adjacent and nearby lots. The Pellissier family owned the tract and they sold parcels to developers who then constructed apartment buildings. Further, the Chateau Chaumont was the first apartment building constructed in the area, leading the way for a plethora of other apartments of various designs. This is further verified by a review of the dates of the building permits. The Chateau Chaumont permit is dated July 18, 1927. The next closest date is one year later on July 23, 1928, a block away on Oxford Avenue. The statement that “many....are associated” is wrong; there are only two buildings in the area associated with the family: the Wiltern/Pellissier building and the Chateau Chaumont.

The Staff Report further states, “The site visit also revealed that the upper-floor dormer-style windows have been replaced with vinyl windows.” This is disingenuous as well as incorrect. There never was a site visit. The Staff member never went up to the top floor or into the apartments there to inspect the windows personally. He assumed that statements made as part of the nomination were correct, and unfortunately, that was not the case. The original nomination preparer never went up to the top floor either. An actual site visit would have revealed that it was physically impossible for it to have been a penthouse and that the dormers are original with original wood-frame casement windows set into the window frame. They are not and have never been vinyl.

The Staff member wrote in his decision, “Based on these findings and some integrity issues, the subject property does not appear to be eligible for local designation as a Historic-Cultural Monument.” In fact, there are no findings nor are there integrity issues. His conclusion was reached based on a misrepresentation of the facts and therefore must be disregarded.

The owners were ill-served by their previous consultant and the careless manner in which managed the project. They were further injured by a Staff Report that made conclusions based on seemingly invented narratives, as well as an understandable reliance on the nomination. These conditions necessitate a new nomination and a new hearing.

If there were only one or two mistakes, they might be overlooked or explained away. However, the number of errors completely mischaracterizes the building and its historic context and those statements should not be viewed casually. In historic preservation we (should) strive to be as accurate as possible. This building deserves the opportunity to be presented accurately. It was denied designation based on erroneous information and lack of a fair and legitimate site visit by the Commissions. Also, since the first nomination seven years ago there have been changes to the make-up of the Commission; the current members may have a different viewpoint. Although there is no codified rule as to when a new nomination may be sought, the custom has been that either new information has been found and/or that a five year period has elapsed. In this case both are true.

The building and its owners deserve to have a new hearing rather than have a determination made by a committee, without benefit of a presentation, context, and a representative.