

**SELMA LAS PALMAS COURTYARD APARTMENTS**

1535-1555 North Las Palmas Avenue

6700-6718 West Selma Avenue

CHC-2018-1040-HCM

ENV-2018-1041-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—April 26, 2018](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [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-2018-1040-HCM  
ENV-2018-1041-CE

**HEARING DATE:** May 17, 2018  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1535-1555 North Las Palmas Avenue and  
6700-6718 West Selma Avenue  
Council District: 13 – O'Farrell  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Central Hollywood  
Legal Description: Rancho La Brea Tract, Lot PT  
Sec 10 T1S R14W

**EXPIRATION DATE:** May 29, 2018

**PROJECT:** Historic-Cultural Monument Application for the  
SELMA LAS PALMAS COURTYARD APARTMENTS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** Cross Roads Properties I, LLC  
c/o Morton La Kretz  
6671 Sunset Boulevard, Suite 1575  
Hollywood, CA 90028

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

**PREPARER:** Charles J. Fisher  
140 South Avenue 57  
Highland Park, CA 90042

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Melissa Jones, Planning Assistant  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application  
Commission/ Staff Site Inspection Photos--April 26, 2018

## **FINDINGS**

- The Selma Las Palmas Courtyard Apartments "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent and highly intact example of a multi-family residential property in the Hollywood Regency architectural style and a notable example of courtyard housing.

## **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.

## **SUMMARY**

The Selma Las Palmas Courtyard Apartments consist of three two-story apartment buildings located at the southwest corner of North Las Palmas Avenue and West Selma Avenue in Hollywood. Constructed in 1939 by engineer Joseph J. Rees for Aetna Construction Company, which was owned by developer and philanthropist Ben Weingart, the subject property was designed in the Hollywood Regency architectural style. Weingart's company continued to own the building until 1985.

1535 and 1545 North Las Palmas are rectangular in plan and feature full, enclosed courtyards, while 1555 is C-shaped and features a north-facing half courtyard open to Selma Avenue. All the buildings are of wood frame construction with smooth stucco cladding and have hipped roofs of composition shingle above the street and courtyard-facing elevations, and flat, parapeted roofs over the remaining elevations. Fenestration consists of multi-lite steel fixed and casement windows, multi-lite wooden double-hung sash windows, and bay windows. All buildings share identical features, like the centered primary entrances on the east-facing elevations, and the outward extension of the central bays surrounding them. Grass courtyards are surrounded by concrete walkways, and units feature individually designed multi-paneled doors, with a variety of broken and solid triangular pediments, straight lintels, and other designs. Second story balconies surround the courtyards with diamond-patterned steel railings, and interiors feature hardwood floors, built-in cabinetry, and plain wainscoting in the dining rooms. Each building is differentiated by its detailing on the primary, east-facing elevations--1535 Las Palmas features wrought iron columns at the primary entry and fluted pilaster corners, 1545 Las Palmas features a scroll pediment over the primary entry and quoins at the corners, and 1555 Las Palmas features rusticated brick around the primary entry and plain corners. There is a row of one-story garages at the rear of the buildings.

The subject property appears to have only undergone minimal alterations over the years that includes the addition of metal security gates over the primary entries of 1535 and 1545 Las

Palmas Avenue, and the removal of a square column from the primary entry of 1545 Las Palmas, at unknown dates.

The subject property was identified as eligible for listing at the state level both individually and as a contributor to a potential historic district in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

## **DISCUSSION**

The Selma Las Palmas Courtyard Apartments successfully meets one of the Historic-Cultural Monument criteria.

The Selma Las Palmas Courtyard Apartments "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction" as an excellent and highly intact example of a multi-family residential property in the Hollywood Regency architectural style, and a notable example of courtyard housing. The hallmarks of the Hollywood Regency style, as exhibited by the subject property, are hipped roofs, steel casement windows, stucco cladding with brick veneer, and the use of Neoclassical design elements such as fluted pilasters, pediments, and iron railings. The subject property also retains other characteristic features that include hardwood floors and built-in cabinetry.

Courtyard apartments are one of four multi-family housing types that became popular during California's population boom after World War I. Courtyard apartments are distinguished by several different types, but most commonly they are two stories in height, have a U- or O-shaped configuration with a central courtyard, and have pedestrian access incorporated into the courtyard with vehicular access at the periphery. The Selma Las Palmas Courtyard Apartments is a notable representative of this typology, as it includes the following characteristic elements: O-shaped configurations; central open spaces; garages at the rear; orientation of the interior living spaces toward the central courtyard; and rectangular interior floor plans. The footprint of the subject property has remained the same since 1939 and retains integrity in its site plan, orientation, and interior configurations.

The applicant argues that the subject property is also "identified with historic personage(s) or with important events in the main currents of national, state, or local history" for its association with developer and philanthropist Ben Weingart, and "reflects the broad cultural, economic, or social history of the nation, state, or community" as a representative of the idolized Hollywood lifestyle in the mid-20<sup>th</sup> century. However, the information provided in the application does not support these findings. Although Ben Weingart was a significant community leader, he is not directly associated with the subject property and the property does not represent his significant contributions. Weingart never resided at the subject property. Weingart's company, Aetna Construction Company, built the residential property and the parent company, Consolidated Hotels Incorporated, owned the property for several decades. Further, the subject property better represents courtyard housing as a type of multi-family residential development rather than a reflection of cultural, economic, or social history.

The Selma Las Palmas Courtyard Apartments is highly intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

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

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

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

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

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

Categorical Exemption ENV-2018-1041-CE was prepared on April 30, 2018.

### **BACKGROUND**

On March 15, 2018, the Cultural Heritage Commission voted to take the property under consideration. On April 26, 2018, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.

























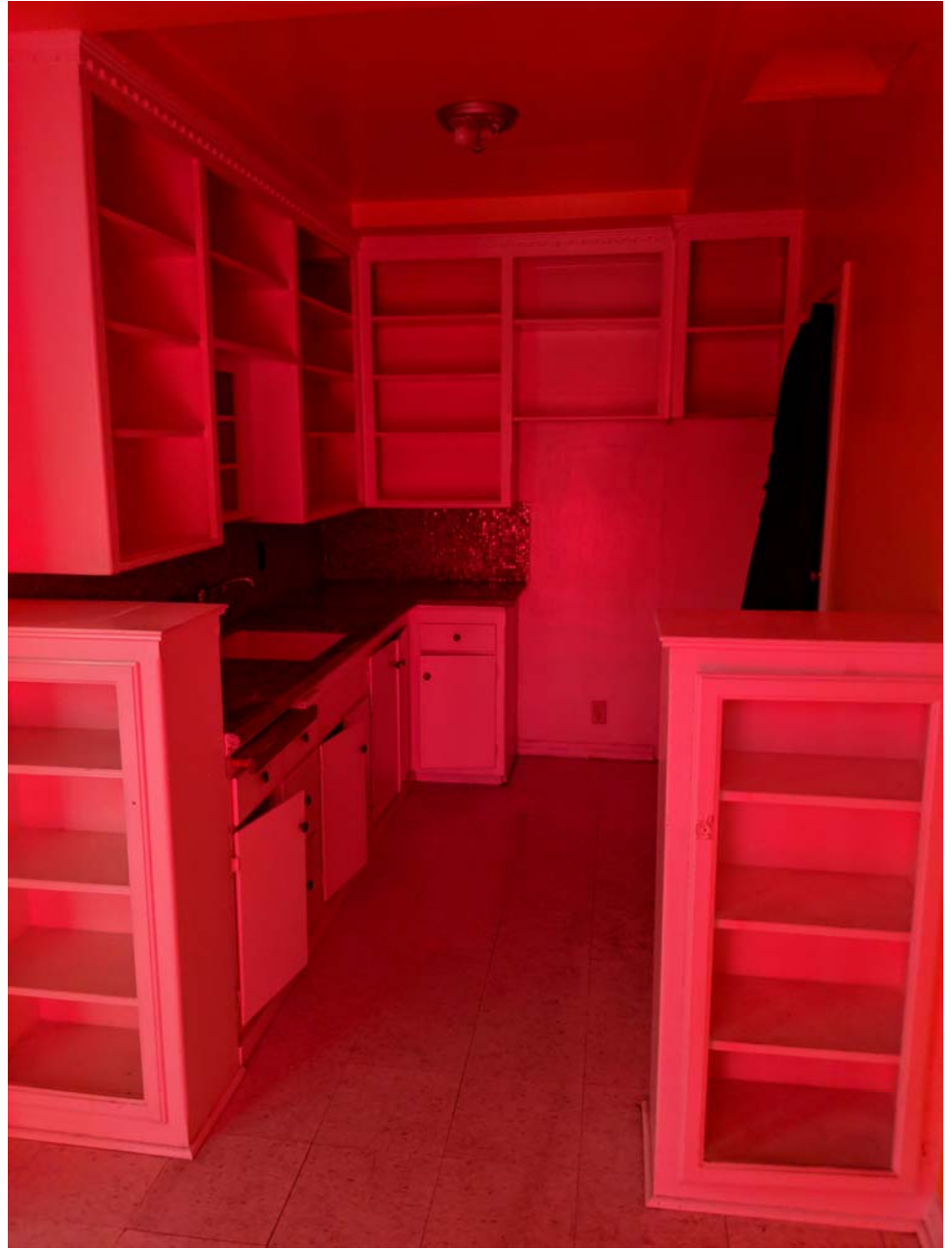






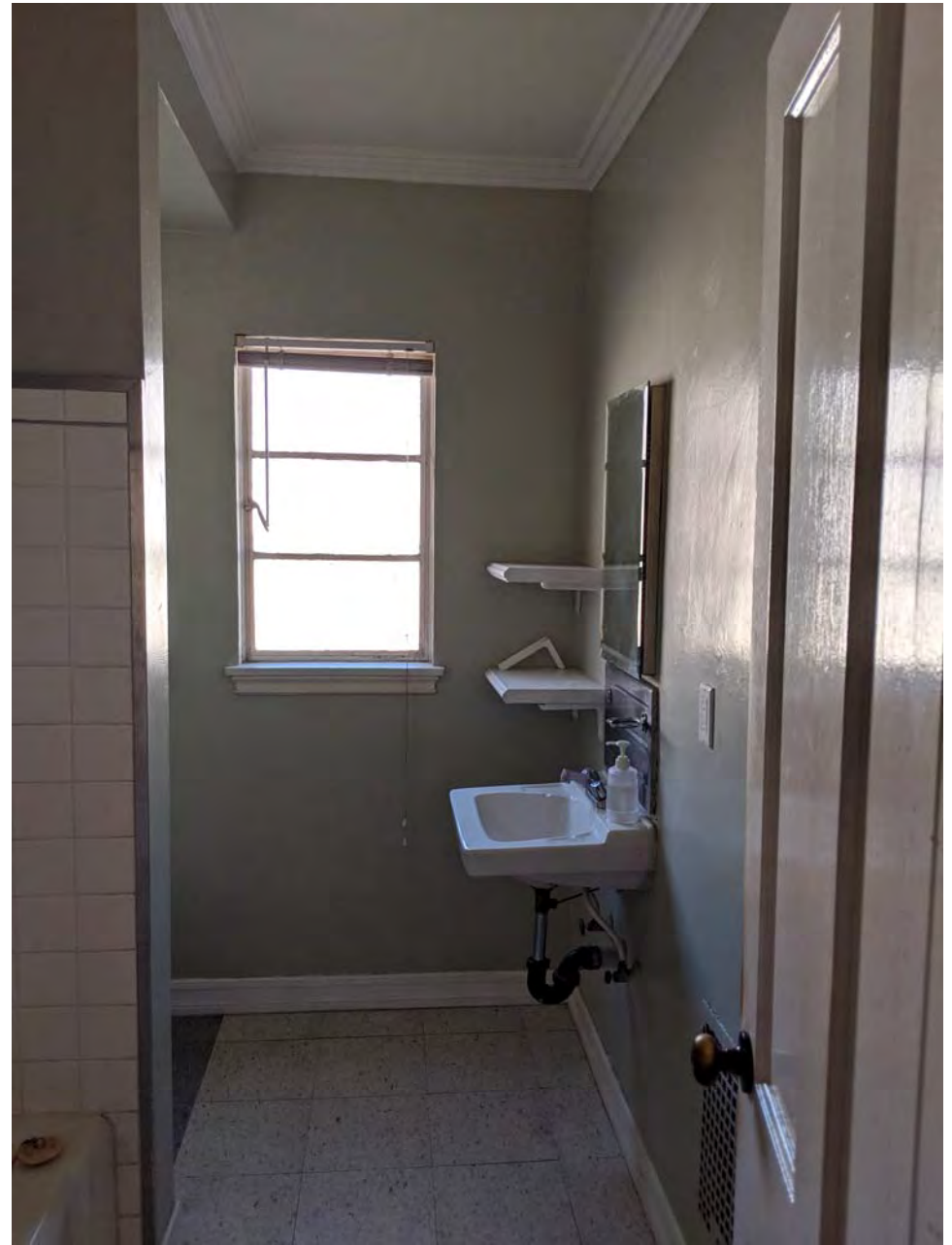








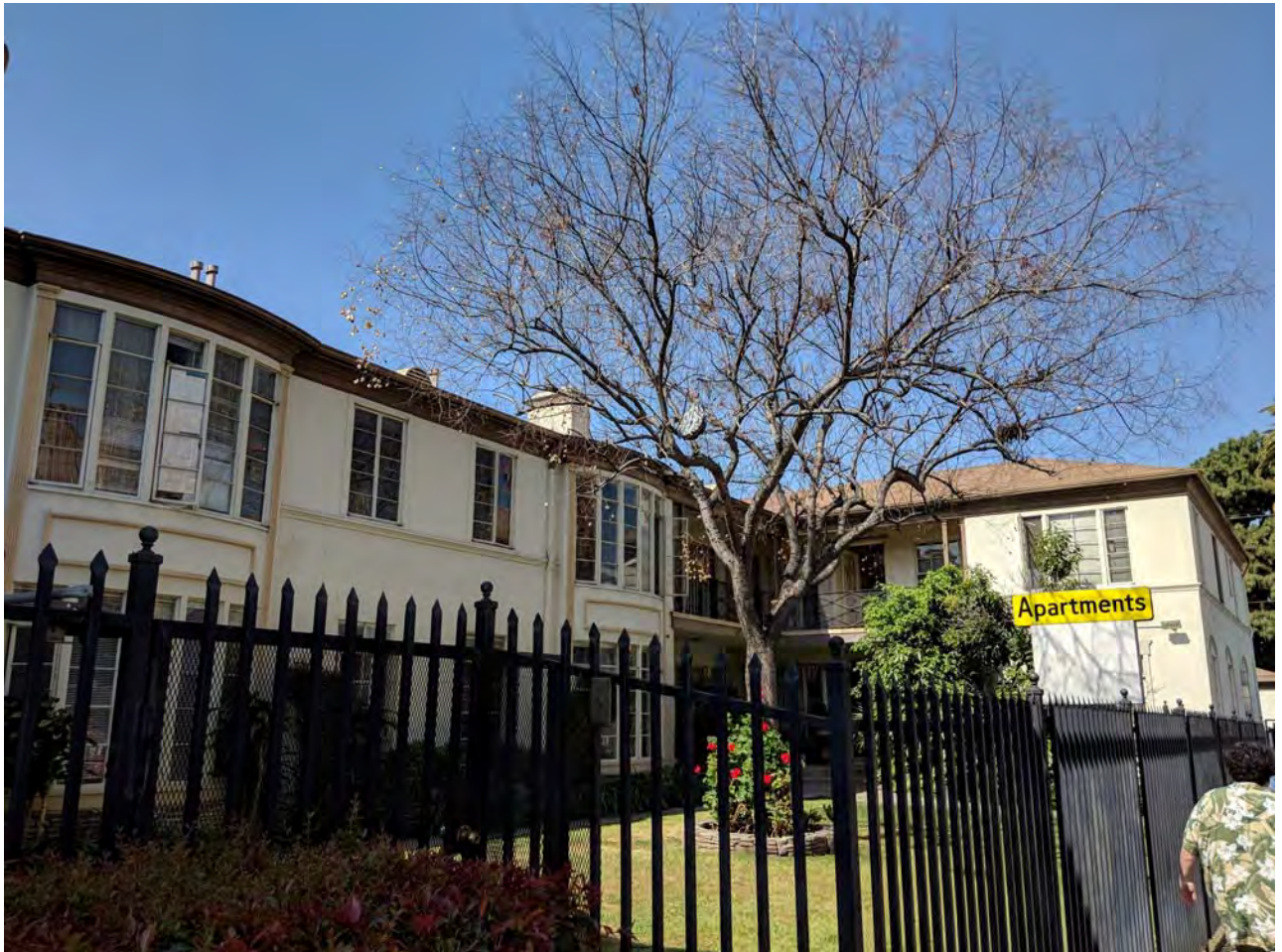




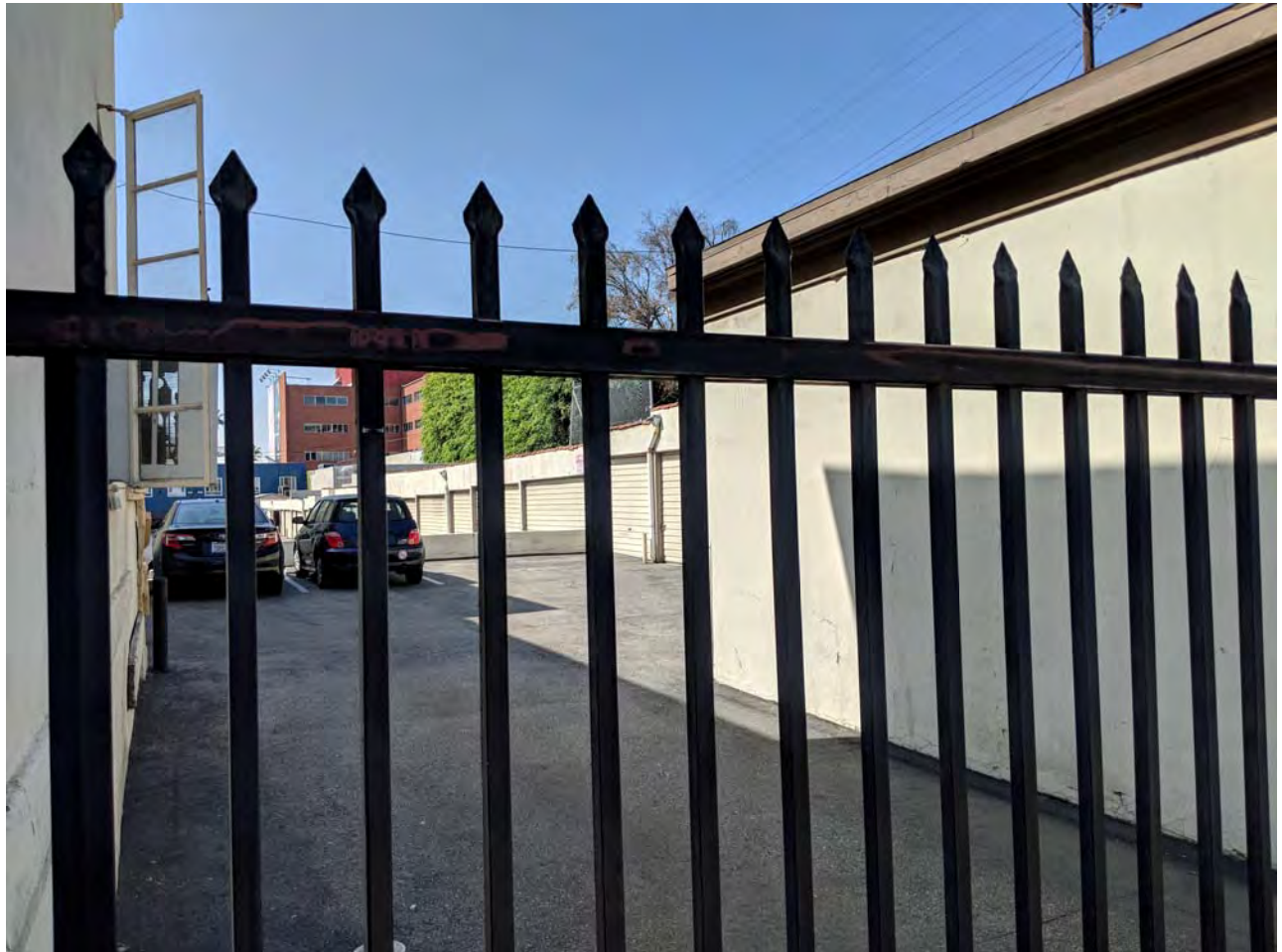














COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 13
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PROJECT TITLE Selma Las Palmas Courtyard Apartments	LOG REFERENCE ENV-2018-1041-CE CHC-2018-1040-HCM
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PROJECT LOCATION  
 1535-1555 North Las Palmas Avenue and 6700-6718 West Selma Avenue, Los Angeles, CA 90028

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
 Designation of the Selma Las Palmas Courtyard Apartments as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
x CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Selma Las Palmas Courtyard Apartments** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE April 30, 2018
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

\_\_\_\_\_  
 NAME (PRINTED)

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 DATE

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2018-1040-HCM  
ENV-2018-1041-CE**

**HEARING DATE:** March 15, 2018  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 1535-1555 North Las Palmas Avenue and  
6700-6718 West Selma Avenue  
Council District: 13 – O'Farrell  
Community Plan Area: Hollywood  
Area Planning Commission: Central  
Neighborhood Council: Central Hollywood  
Legal Description: Rancho La Brea Tract, Lot PT  
Sec 10 T1S R14W

**PROJECT:** Historic-Cultural Monument Application for the  
SELMA LAS PALMAS COURTYARD APARTMENTS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** Cross Roads Properties I, LLC  
c/o Morton La Kretz  
6671 Sunset Boulevard, Suite 1575  
Hollywood, CA 90028

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

**PREPARER:** Charles J. Fisher  
140 South Avenue 57  
Highland Park, CA 90042

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

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

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

Attachment:            Historic-Cultural Monument Application



## **SUMMARY**

The Selma Las Palmas Courtyard Apartments consist of three two-story apartment buildings located at the southwest corner of North Las Palmas Avenue and West Selma Avenue in Hollywood. Constructed in 1939 by engineer Joseph J. Rees for Aetna Construction Company, which was owned by developer and philanthropist Bert Weingart, the subject property was designed in the Hollywood Regency architectural style. Weingart's company continued to own the building until 1985.

1535 and 1545 North Las Palmas are rectangular in plan and feature full, enclosed courtyards, while 1555 is C-shaped and features a north-facing half courtyard open to Selma Avenue. All the buildings are of wood frame construction with smooth stucco cladding and have hipped roofs of composition shingle above the street and courtyard-facing elevations, and flat, parapeted roofs over the remaining elevations. Fenestration consists of multi-lite steel fixed and casement windows, multi-lite wooden double-hung sash windows, and bay windows. All buildings share identical features, like the centered primary entrances on the east-facing elevations, and the outward extension of the central bays surrounding them. Grass courtyards are surrounded by concrete walkways, and units feature individually designed multi-paneled doors, with a variety of broken and solid triangular pediments, straight lintels, and other designs. Second story balconies surround the courtyards with diamond-patterned steel railings, and interiors feature hardwood floors, built-in cabinetry, and plain wainscoting in the dining rooms. Each building is differentiated by its detailing on the primary, east-facing elevations--1535 Las Palmas features wrought iron columns at the primary entry and fluted pilaster corners, 1545 Las Palmas features a scroll pediment over the primary entry and quoins at the corners, and 1555 Las Palmas features rusticated brick around the primary entry and plain corners. There is a row of one-story garages at the rear of the buildings.

The subject property appears to have only undergone minimal alterations over the years that includes the addition of metal security gates over the primary entries of 1535 and 1545 Las Palmas Avenue, and the removal of a square column from the primary entry of 1545 Las Palmas, at unknown dates.

The subject property was identified as eligible for listing at the state level both individually and as a contributor to a potential historic district in the March 2009 Community Redevelopment Agency Historic Resources Survey of the Hollywood Redevelopment Area prepared by Chattel Architecture, Planning & Preservation, Inc. in collaboration with PCR Services Corporation and LSA Associates, Inc.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, 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: Selma Las Palmas Courtyard Apartments		Historic name of property	
Street Address: 1535 N. Las Palmas Avenue		Zip: 90028	Council District: 13
Range of Addresses on Property: 1535-55 N Las Palmas Ave & 6700-18 Selma Ave		Community Name: Hollywood	
Assessor Parcel Number: 5447-029-001	Tract: Rancho La Brea, T1S, R14W	Block: Sec 10	Lot: Ptn NW¼
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

## 2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1936	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: Private Development
Architect/Designer: J. J. Rees (engineer)	Contractor: Aetna Construction Company (owner builder)		
Original Use: Apartment buildings	Present Use: Apartment buildings		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	If "No," where?:		

## 3. STYLE & MATERIALS

Architectural Style: Hollywood Regency		Stories: 2	Plan Shape: Square & U-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Wood	
	Cladding Material: Stucco, smooth	Cladding Material: Stucco & rustic brick	
ROOF	Type: Hipped	Type: Hipped	
	Material: Composition shingle	Material: Composition shingle	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Steel	Material: Steel	
ENTRY	Style: Centered, open	Style: Paneled doors to units	
	Material: Metal gate	Material: Wood	

## 4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state or community
<input checked="" type="checkbox"/>	Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 5. ALTERATION SUMMARY

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

1.	1940	Dining room in Unit No. 16 at 1545 N. Las Palmas converted to office as change in construction for manager.
2.	1995	Roofing redone in uniform composition shingles, per original. (One building had been changed to fiberglass.)
3.	Unknown Date	Security gates installed at entries to 1535 and 1545 N. Las Palmas
4.		
5.		
6.		
7.		
8.		

## 6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by a historic resources survey(s)	Survey Name(s): Hollywood CRA Survey & Survey LA
Other historical or cultural resource designation(s):		

## 7. WRITTEN STATEMENTS

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

- A. Proposed Monument Description** – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- B. Statement of Significance** – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 8. CONTACT INFORMATION

### Applicant

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

### Property Owner

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

Name: Cross Roads Properties LLC		Company: Harridge Development Group	
Street Address: 6671 W. Sunset Boulevard, Suite 1575		City: Hollywood	State: CA
Zip: 90028-7176	Phone Number: 323-463-5611	Email: mail@harridgedevelopment.com	

### Nomination Preparer/Applicant's Representative

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

## 9. RELEASE

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

<input checked="" 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 checked="" 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 checked="" 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.

Charles J. Fisher

Name:

10-9-2017

Date:

Charles J.  
Fisher

Signature:

Digitally signed by Charles J. Fisher  
DN: cn=Charles J. Fisher, o, ou,  
email=arroyoseco@hotmail.com, c=US  
Date: 2014.06.06 11:09:19 -07'00'



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 10. SUBMITTAL

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

### APPLICATION CHECKLIST

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Nomination Form                            | 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations<br>(include first construction permit) |
| 2. <input checked="" type="checkbox"/> Written Statements A and B                 | 7. <input checked="" type="checkbox"/> Contemporary Photos   |
| 3. <input checked="" type="checkbox"/> Bibliography                               | 8. <input type="checkbox"/> Historical Photos  |
| 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Façade | 9. <input checked="" type="checkbox"/> ZIMAS Parcel Report   |
| 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documents      |  |

*Mail the Historic-Cultural Monument Submittal to the Office of  
Historic Resources or email PDF to [lambert.giessinger@lacity.org](mailto:lambert.giessinger@lacity.org)*

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

## *Selma Las Palmas Courtyard Apartments* *Architectural Description*

The Selma Las Palmas Courtyard Apartments consist of two full square courtyard buildings at 1535 and 1545 N. Las Palmas Avenue and a third half courtyard at 1555 N. Las Palmas Avenue. The two story buildings are constructed in the Hollywood Regency style. The two larger buildings are built in a square with the building plan surrounding an open garden, while the smaller third building has a U-shaped layout forming a half courtyard. The three buildings were all built together and share many commonalities in design, but each was given a unique look through the use of different detailing treatments.

The main or entrance to each of the full courtyard buildings is a covered patio located at the center of the front façade with a tile floor, entered via a decorative porch flanked by narrow fluted square pilasters. The entrance to the building at 1535 Las Palmas is topped with a rigid awning supported by decorative wrought iron pillars. The 1545 building entry is topped with a classically detailed broken pediment with small a low arched parapet above it at the roof level decorated by a Classical drapery detail at the center of the pediment. The 1555 building has a single front door set in a rusticated brick façade, with a classical broken pediment. Each building is slightly different in detailing.

Apartments are entered via the courtyard with individually designed doors and frames, each appearing unique from the rest. Some have broken pediments, some have solid triangular pediments, others are straight lentils, etc., with multi-paneled doors. Decorative door openings also lead to the parking garages in the rear. The second level balconies surround the courtyards and have decorative steel railings with a diamond pattern. The buildings all have hipped composition shingle-covered roofs, dotted with several stucco-clad chimneys and small arch metal vents.

Windows are mostly multi-light steel casements or multi-light steel fixed, while some smaller windows have multi-light wooden double hung sashes. Some are on wide three sided bays and others are on square bump outs.

The three front facades all have unique details:

The front façade of the 32-unit “A” building at 1535 Las Palmas has two semi-circular window bays and arched lentils above the larger windows at the first floor level, excepting the two that flank the entry, which have square recessed surrounds. The central section surrounding the entry is set forward. A double banded freeze is set between the floors broken by the bays, which have rectangular freezes between the upper and lower windows. Fluted square pilasters are at the building corners, broken by the freeze and half pilasters on the lower corners of the central portion. A single band is across the front at the base of the first floor windows. This building is the most modern looking of the three. The roofline has a simple lined closed cornice

The front façade of the 32-unit “B” building at 1545 Las Palmas has two squared window bays topped with small arched pediments and straight lentils with simulated capstones above the larger windows at the first floor level, except those in the central section. A single band is across the front at the base of the windows except at the central section, which is set forward and has a rusticated brick bulkhead. The corners of the building and the central section are decorated with large quoins. The roofline has shallow open eaves. This building has the most classical detailing of the three.

The front façade of the 16-unit “C” building at 1555 Las Palmas has a rusticated brick surface across at the first floor level, flanked by brick quoins at the corners. The entry to a front apartment is flanked with sets of casement windows topped by palladian style arches in brick with capstones with sunburst designs below the arches. A small octagonal window is set directly above the entry. The roofline has closed eaves with a decorative band at the base. This building is the most eclectic of the three

The courtyards are large grassy surrounded by concrete walkways. There are low walled beds for trees, roses and other planting within the courtyards. The edges of the well-manicured courtyards are lined with cypress trees and bushes, including bird of paradise. Drains are set in the grassy areas to keep water from flooding the courtyard.

The buildings are plain on the rear facades, excepting for the steel casement windows. Across from them are a series of 1-story garages with tile coping on the low parapets.

The interiors of the building have hardwood floors, built-in cabinetry, plain wainscoting in the dining rooms.



# Selma Las Palmas Courtyard Apartments

## 1535, 45 & 55 N. Franklin Avenue

### Significance Statement

The Selma Las Palmas Courtyard Apartments represent one of the finest examples of Hollywood Regency styling in the Hollywood area. They are significant for their architectural quality and integrity, and remain virtually unaltered. The buildings located on a large lot at the corner of Las Palmas Avenue and Selma Avenue, between Sunset and Hollywood Boulevards in an area that is synonymous with Old Hollywood. The complex is also associated with Ben Weingart, having been built for his company, Consolidated Hotels Inc. and retained by him and the Weingart Association until 1985.

**“Hollywood Regency”**, which is sometimes called **“Regency Moderne”**, is a design style that describes both interior design and landscape architecture characterized by the bold use of color and contrast often with metallic and glass accents meant to signify both opulence and comfort. It is named for the movie-making industry of southern California as typified by the glamorous homes and estates of the actors and actresses of Hollywood's "Golden Era", roughly from the 1920s through the 1950s, and typified by the work of interior designers, such as Dorothy Draper and Billy Haines. The term "Hollywood Regency" appears to have originated with Draper in the 1920s. It remains a current and lively area of design work both inside and outside of southern California.

It is a style meant to feel frivolously overdone and pleasantly, extravagantly unbalanced, yet sleek and modern, not unlike the Rococo style and in contrast to the strict, repetitive ornament of styles such as Beaux Arts. By the 1930s, it had become a decorative variant of the Streamline Moderne for exterior designs. This was to give the Modern style a bit of a classical bent, bringing elements of earlier styles into the facades.

The three buildings show a commonality in their layout and massing, as well as materials and surfaces, but each captures its individual look through the use of different design elements in each building. This concept even goes further within each building by giving each unit a unique entry. The Hollywood Regency style in many respects is an amalgamation of both Modernism and classicism. It is also paired with traits of more traditional styles, such as Spanish Colonial Revival,

French Provincial and Italian Renaissance, giving input into evolving styles, such as Neo-Classicism.

The layout of the buildings reflect the view of the time of the Hollywood lifestyle, with the expansive courtyards that were designed to give the resident a sense of living in a Hollywood movie. This was the epitome of the California lifestyle, taking full advantage of the weather and the locale in the middle of the “Movie Capital of the World”. The feeling conveyed was not that one was living in an apartment, but rather that one was living in a dream.

They were built by the Aetna Construction Company, which was also owned by Ben Weingart, at a cost of \$200,000.00 for the three buildings, plus an additional \$4,500.00 for the five garages. There is no architect on the permits, but the engineer was Joseph J. Rees.

Born in Grodno, Russia (Poland after World War I, U.S.S.R after World War II and now Belarus) on March 19, 1894 as Joseph Rzepniewsky. He received his training as a civil engineer while he and his wife, Eugenia, were living in Liverpool, England, before immigrating to the United States in 1913. He became a United States citizen a decade later, living at the time on Malabar Street in Boyle Heights.

It is possible that the Aetna Construction Company had an in-house architect. However, three years earlier the firm had retained architect Clarence Justin Smale to design an apartment at 827-37 S. Hobart Boulevard. Smale was the architect of several theaters, including the Loyola in Westchester (HCM 259) and a number of fine homes, such as the Monsignor O’Brien Residence (HCM 861). Smale also designed apartment buildings. The buildings at Selma and Las Palmas are highly detailed, a Smale characteristic, in other buildings that he designed.

Nothing has been found, as of yet, to see if there was a long-term relationship between Smale and the Aetna company. Future research may establish that connection or identify another highly skilled architect that worked with the construction company.

Aetna Construction, Inc. is listed as the owner/builder of the Selma/Las Palmas Courtyard Apartments, but county assessor’s records show Consolidated Hotels Incorporated. The Aetna concern was a wholly-owned subsidiary of Consolidated Hotels, a company that ran both hotels and apartment buildings. After World War II, the Aetna firm was to become one of the largest developers of single family

homes in Southern California, with subdivisions in the San Fernando Valley, the South Bay, Alhambra and Orange County. The company focused on buyers who were recent veterans utilizing the GI Bill for funding. The largest of these ventures was the establishment of the city of Lakewood on 3,000 acres of land that Weingart bought in the early 1950s. The 18,000 home development that Aetna did there, partnering with Mark Taper and Louis Boyer heralded a fundamental shift in population patterns that were to transform Los Angeles into one of the nation's primary urban centers. Lakewood was looked upon as the West Coast version of New York's famous Levittown.

Consolidated Hotels, Inc. was founded in 1928 by Ben Weingart, who was to become one of the richest men in California and one of the most generous. Born Benjamin Weingarten in Louisville, Kentucky on September 26, 1888 to immigrant Jewish parents. His German-born father died in an accident before he was 5 and his Russian mother passed shortly afterwards. He was soon in an orphanage in the Atlanta, Georgia area until a local woman took an interest in him and raised him as her own. She was a devout Christian Scientist and he converted to that religion, but never lost touch with his Jewish roots. Weingart usually listed his birthplace as Atlanta, rather than Louisville.

As a teenager he moved to Detroit and worked pushing a clothing cart in the garment district and then in San Francisco where he briefly sold encyclopedias. In 1906, when he was 18 he relocated to Los Angeles and worked for the Diamond Laundry Company driving a horse wagon, but within a decade he was working as a hotel manager. He was also an inventor, building a robot that could respond to piano chords, worked with high-speed counter, long before the pocket calculators were invented and designed and received patents on various items, such as a vacuum cleaner that could reach under furniture, to a newfangled toilet paper holder.

He married his wife, Stella, in 1916 and soon bought his first hotel, a rundown building on Skid Row. He made the building more profitable by converting most of it to apartments and soon owned several other buildings. Years later, as a wealthy man, he was asked why he still retained his Skid Row holdings and his response was "The poor need a place to live."

Weingart was to acquire substantial real estate holdings, including hotels, apartment buildings and boarding houses. He also owned a variety of businesses from laundries to jewelry companies. He was also a partner for several years in a Los Angeles brokerage house. Even during the Great Depression, Weingart's

holdings grew with announcements of construction appearing frequently in the Los Angeles Times.

Many of the new buildings were sold once they were fully occupied, but a few were retained by the company, including the Selma Las Palmas Courtyard Apartments, which were eventually transferred into Weingart's own name in 1948. A decade later he put it under Tragniew, Inc., a real estate holding Company he owned (Tragniew is Weingart spelled backwards).

What Ben Weingart is best remembered for is the Weingart Foundation, which he and Stella founded in 1951 as a charitable venture to help the needy by providing grants and other support designed to improve the capacity and effectiveness of nonprofit organizations delivering quality services in health, human services, and education to people and communities who face the most obstacles to opportunity.

Since its founding the Weingart Foundation has served the underserved. The foundation was started with about \$15,000,000.00 in money from the Weingarts. By the time of Ben Weingart's death in 1980, it had over \$176,000,000.00 and has over \$750,000,000.00 in assets and has granted more than \$950,000,000.00 to support a variety of Southern California social services, educational and community programs.

When he was 86, Weingart was placed in a conservatorship due to advancing dementia and the apartments were put into the B. W. Foundation, which was managed by the Weingart Foundation, on March 2, 1978. Weingart passed away two and a half years later, on December 22, 1980. The Foundation sold the property five years later.

The land that the buildings are on was previously owned by Joseph Hurd Walker, a pioneer resident of Hollywood. Walker had purchased a 2.5 acre portion of the Northwest Quarter of Section 10, Township 1 South, Range 14 West. In the 1920s he sold the Southern portion of the land, where the Hollywood Reporter Building now stands. In April 1936, Walker allowed the First Baptist Church of Hollywood to move a small office on to his land in order to facilitate the construction of a new church across the street. Later that year, he sold the family home to Linnie Peterson, who then moved the house and converted it to a duplex at 9303-05 Bandera Street, where it remain extant at the present time. He then sold his land to Consolidated Hotels Inc., which had the apartments built.

After Ben Weingart's death, much of his real estate was sold off. The Selma Las Palmas Courtyard Apartments were sold to a partnership headed by Kee Whan and Kyung Hee Ha, along with In Kyo and Ok Ja Han, Ok Suk and Busun Kim as well as with Sung Ho and Que Hee Lee on September 24, 1985. On April 26, 1993 the four couples placed it under Las Palmas Apartment c/o Olympic Property Management Company. A year later, on April 4, 1994, it was deeded to Louis and Carmen Harvey Warscham.

The apartments were sold to the Cross Roads Trust, with Morton La Kretz as the Trustee, on June 13, 1994. Finally, on June 20, 2002, they were placed Under Cross Roads Properties I, LLC, the present ownership of record.

The Selma Las Palmas Courtyard Apartments were flagged in Survey LA as eligible for an individual listing on the California Register. They are representative of the idolized Hollywood lifestyle in the Mid-20<sup>th</sup> Century, as the community had evolved into the place that dreams were made. They also meet the requirements for Los Angeles Historic Cultural Monument as an architectural type specimen of the Hollywood Regency style. They are also significant due to the longtime association with a major historic California individual in developer/philanthropist Ben Weingart.

# Selma Las Palmas Courtyard Apartments

## Bibliography

### Books:

- Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books  
McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990, Alfred A. Knopf  
McMillian, Elizabeth....Deco & Streamline Moderne Architecture in L.A....©2004, Schiffer Pub LTD

### On-Line Sources:

- Art Deco and Moderne.....Architectural Style of America and Europe  
Ben Weingart.....Weingart Foundation  
Foundation Overview.....Weingart Foundation  
Streamline Moderne.....Wikipedia  
The Incredible Story of Ben Weingart by Deke Keasbey.....Tierra Properties  
The Weingart Foundation by Elizabeth Green.....chroniclesofsocialchange.org

### Los Angeles Times Articles:

- Chain Extends Holdings.....August 17, 1930, Page D5  
Hostelry Chain Adds Ten Units.....October 8, 1930, Page A5  
New Apartment Building's Cost to Be \$74,500.....June 28, 1936, Page E3  
Two Realty Sales Exceed \$100,000.....July 10, 1938, Page 13  
Rental-Home Project Built.....July 21, 1940, Page E2  
Encino White Oak Park Opens Formally Today.....July 2, 1950, Page E4  
The Life and Many Loves of Ben Weingart.....September 3, 1981, Page B3  
Hollywood Haunt Makes a Comeback by Pat Morrison.....March 12, 1987, Page B1

**Additional Data Sources:**

Hollywood CRA Survey (SurveyLA data sheet) 2009 (Attached)

Los Angeles City Building Permits (Attached)

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

World War I Draft Registration Records









5547 20

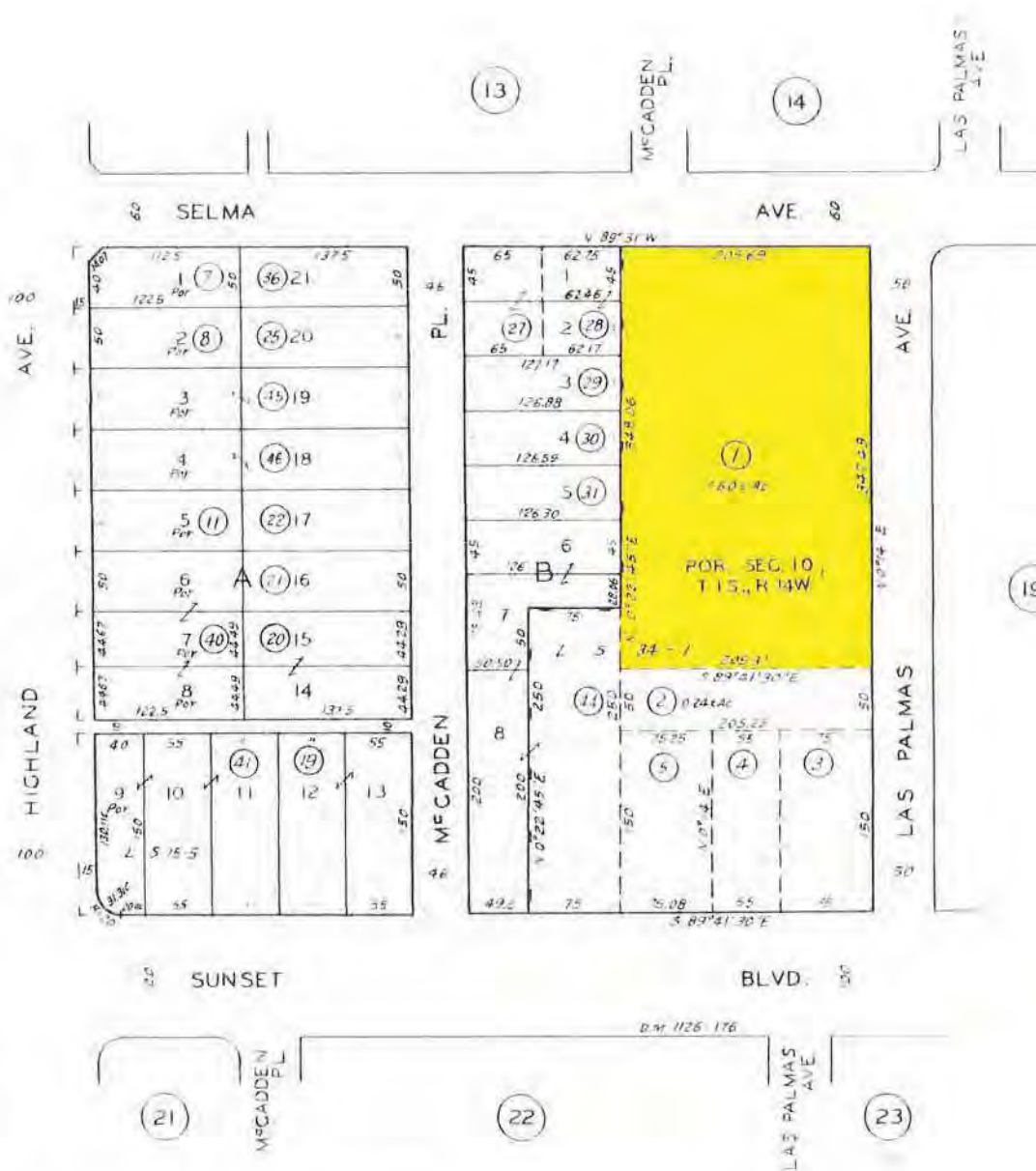
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1985

BK. 5548

CODE 67

FOR PREV. ACQ. M. 1010-20



RANCHO LA BREA - P. 1-289-290

DAVIDSON TRACT - M. B. 5-153

A. 315.06 MAP COUNTY OF LOS ANGELES CALIF.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 3CB

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 1535 N LAS PALMAS AVE

P1. Other Identifier: \_\_\_\_\_

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

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

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

c. Address: 1535 N LAS PALMAS AVE City: LOS ANGELES Zip: 90028

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

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

APN:5547020001

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

**A) Property Type:** residential, Courtyard apartments **B) Setting (general):** mixed/no dominant use **C) General characteristics. Architectural Style:** Colonial Revival, elements of **Plan:** irregular **No. Stories:** 2, 3 buildings **Siding/Sheathing:** stucco: smooth, All Visible, brick surrounding entrance or one building, corner quoins on another **Roof:** hipped, medium, narrow eaves, cornice **Construction:** wood frame **D) Specific features. Fenestration:** metal, casement, front, side **Secondary Entrance:** front, single door, distinctive entry, pediments or awning over each door **Chimney:** front **G) Alterations or changes to the property. Retains integrity:** high, setting, location, materials, workmanship, association, design feeling...(continued on next page)

\*P3b. Resource Attributes: (List attributes and codes) HP03

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

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



P5b. Description of photo:

(View, data, accession #)

01/20/09

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1939

Assessor

\*P7. Owner and Address:

CROSS ROADS PROPERTIES I LLC  
6671 W SUNSET BLVD (STE 1575)  
HOLLYWOOD, CA 90028

\*P8. Recorded by:

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

\*P9. Date Recorded: 01/21/2009

\*P10. Survey Type: (Describe)

Intensive

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

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

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archeological Record  District Record  Linear Feature Record  Milling Station Record  
 Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 4

\*Resource Name or #: (Assigned by recorder) 1535 N LAS PALMAS AV

\*Recorded By: Jenna Snow

\*Date: 01/21/2009

Continuation  Update

P3a. Description (continued): **H) Setting (immediate):** mature landscaping, driveway, fences

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 3 of 4

\*NRHP Status Code 3CB

\*Resource Name or #: (Assigned by recorder) 1535 N LAS PALMAS AVE

B1. Historic Name: \_\_\_\_\_

B2. Common Name: 1535 N LAS PALMAS AVE

B3. Original Use: multi-family B4. Present Use: multi-family

\*B5. Architectural Style: Colonial Revival

\*B6. Construction History: (Construction date, alterations, and data of alterations)

Year constructed: 1939

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: J.J. Rees (engineer only) b. Builder: Aetna Construction Company (owner and contractor)

\*B10. Significance: Area: Los Angeles Theme: \_\_\_\_\_

Period of Significance: \_\_\_\_\_ Property Type: Multi-family Property Applicable Criteria: \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Permits were issued for construction of the three apartment buildings located on this property in 1939. "Unit A" is located at 1535 N. Las Palmas Ave and "Unit B" is located at 1545 N. Las Palmas Ave. Units A & B are twins, each designed in 2-story square doughnut arrangements fronting Las Palmas Avenue. Both were designed with stucco exterior walls, built to contain 130 rooms and 32 families, and each were built at a cost of \$80,000. The third apartment building on the lot (not given a name) is located at 1555 N. Las Palmas Ave. It has a C-shape layout with the building arranged around green space and facing Selma Avenue. It was originally constructed as a 2-story, 16-family, 40-room...(continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP03

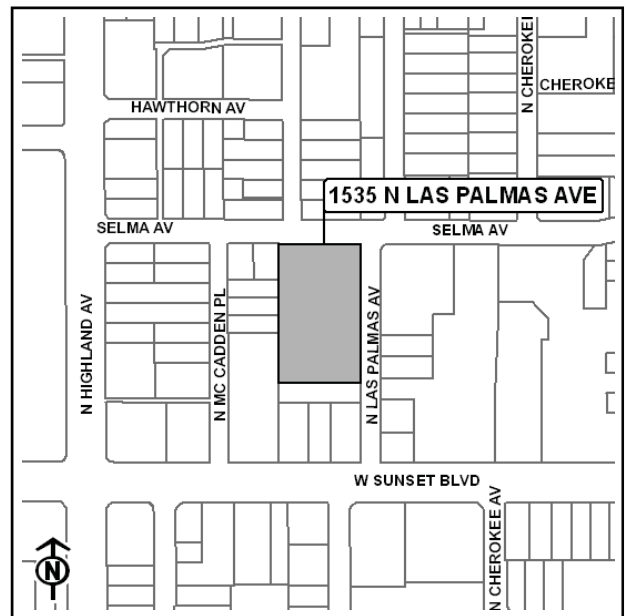
\*B12. References:

B13. Remarks:

\*B14. Evaluator: Jenna Snow

\*Date of Evaluation: 01/21/2009

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

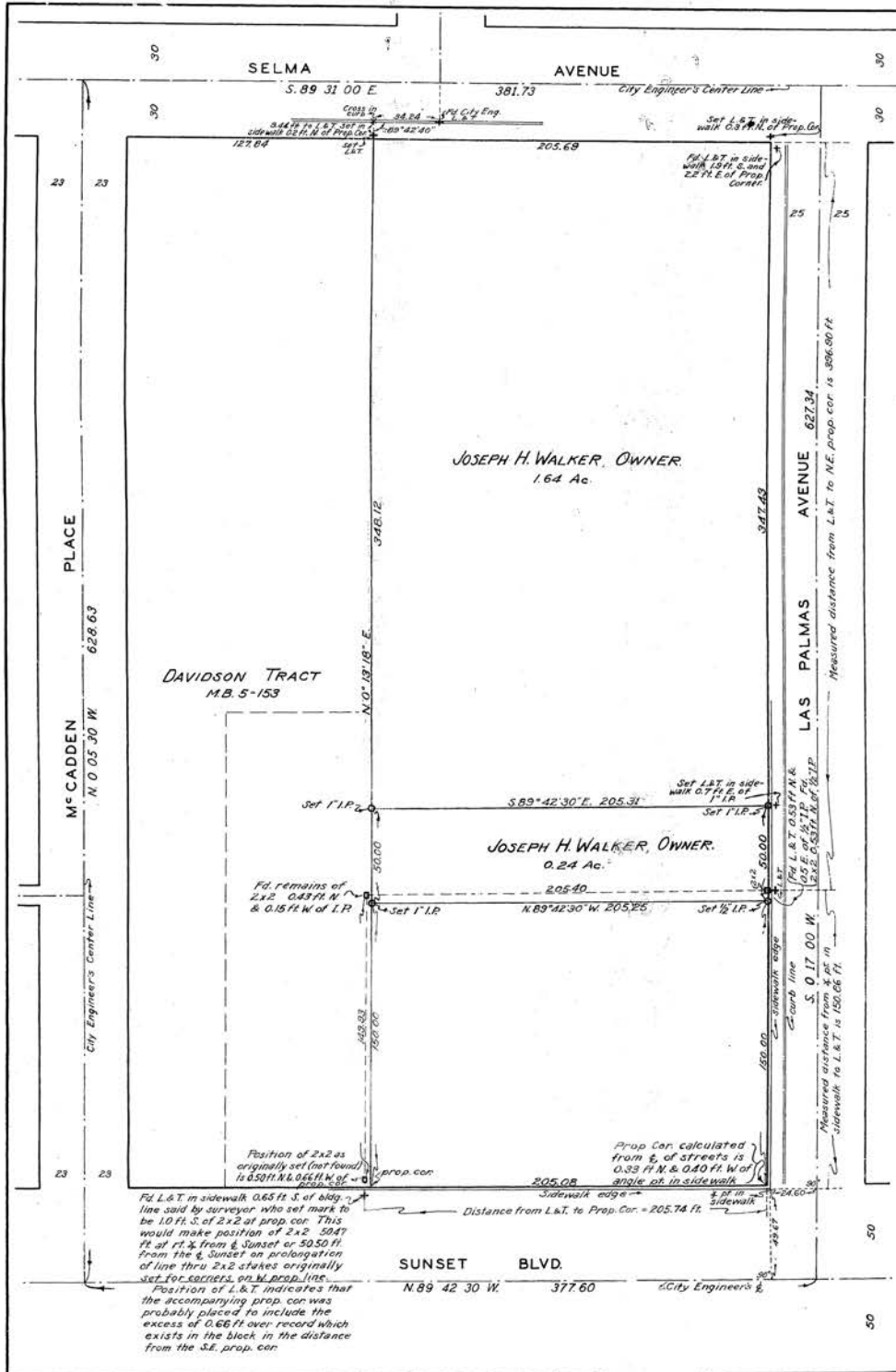
Trinomial \_\_\_\_\_

Page 4 of 4

Resource Name or #:(Assigned by recorder) \_\_\_\_\_

\*Recorded By: Jenna Snow \*Date: 01/21/2009  Continuation  Update

B10. Statement of Significance (continued): building, constructed at a cost of \$40,000. The original owner and contractor for all three buildings was Aetna Construction Company of 631 S. Witmer. There was no architect listed on the original building permit. The licensed engineer for all three buildings was J.J. Rees.



34+1  
 Filed Survey  
 Apr 25, 1934  
 7  
 34  
 of Surveys  
 S. Petrus  
 F.R.C.



# RECORD OF SURVEY

BEING A SURVEY OF A PORTION OF THE RANCHO LA BREA IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, INCLUDED IN THE BLOCK BOUNDED BY M'cadden Place, SELMA AVENUE, LAS PALMAS AVENUE AND SUNSET BLVD.

I, H. Fred Peterson, hereby certify that I am a Registered Civil Engineer of the State of California and that this map correctly represents a survey made by me in the month of March 1934, and that all the monuments shown hereon actually exist and that their positions are correctly shown.

*H. Fred Peterson*  
 Registration Certificate No. 2312

Bearing of Selma Avenue as shown on map of Davidson Tract, recorded in Book 6, page 153 of Maps, Records of Los Angeles County, California, was used as basis of bearings for this survey.  
 Reference was made to City Engineer's Field Books 13202 and 13398 for center line data on M'cadden Place, Selma Avenue and Sunset Blvd.

Witness my hand and seal April 25, 1934.  
 Harold G. Harris  
 City Engineer



CHAIN EXTENDS HOLDINGS: Los Angeles Organization Leases San Francisco ...  
*Los Angeles Times (1923-Current File)*; Aug 17, 1930;  
ProQuest Historical Newspapers: Los Angeles Times  
pg. D5

# CHAIN EXTENDS HOLDINGS

## *Los Angeles Organization Leases San Francisco Hotel Preliminary to Northern Operations*

Consolidated Hotels, Inc., operators of a chain of 110 hotels and apartment-houses in the Los Angeles metropolitan area, has extended its operations into Northern California through the leasing for fourteen years of the six-story Turpin Hotel in San Francisco from the Bank of Italy National Trust and Savings Association, J. L. Spicer, manager of operations, reported yesterday. \*

The hotel concern was organized May 1, 1928, to take over the operation of a group of forty properties from the Lincoln Investment Company. Since that time the company has expanded its operations until today the establishments under its supervision represent a total value of more than \$25,000,000 and contain more than 12,000 rooms. Its chain of properties is said to be the largest under a single management in the West.

With the leasing of the Turpin Hotel, the initial step has been taken toward large-scale expansion of operations in the Northern California field, Spicer states. Negotiations are under way for the leasing of additional hotel and apartment properties in San Francisco and neighboring cities and plans for opening a branch office of the company in the north are being made, it was stated.

The Turpin Hotel is a Class A building containing 210 rooms and is situated at 17 Powell street at Market street. Work was started yesterday on a \$50,000 improvement program by the Bank of Italy to renovate the building and Consolidated Hotels, Inc., will spend \$100,000 for furnishings, according to Spicer.

## HOSTELRY CHAIN ADDS TEN UNITS

*Consolidated Hotels, Inc.,  
Leases Apartments*

*Gross Rental Estimated at  
\$1,525,000*

*Two of Buildings Located in  
Downtown Area*

Calling for an estimated gross rental of more than \$1,525,000, ten local apartment-houses, representing an aggregate investment of more than \$1,750,000 in land, buildings and furnishings, were leased yesterday by Consolidated Hotels, Inc., for periods ranging from five to fifteen years, according to announcement by Werner Hartman, official of the chain concern.

Inclusion of the ten units in the Consolidated chain brings the number of local properties operated to 120 hotels and apartment-houses, said to be the largest number of such establishments under a single management in the United States, according to Hartman. The ten houses all were leased on the percentage basis, with no fixed annual rental set.

### TWO IN DOWNTOWN AREA

Two of the ten buildings leased yesterday are situated in the downtown district. These are the Pickwick Apartment Hotel, a \$350,000 five-story brick building at 833 South Grand avenue, containing 187 rooms, leased from the Title Insurance and Trust Company, trustee, and the St. Francis Apartments, a three-story building at 203 West Tenth street, containing fifty-six rooms, leased from the Van Nuys Investment Company.

Names of the owners of the other eight structures are withheld pending completion of other transactions, it was stated. The description of the properties, however, is given, as follows: The Cora Belle Apartments, a four-story brick building at 447 Grandview, containing ninety-four rooms, forty-seven apartments; the Sherbrook Arms Apartments, a three-story brick building at 247 South Alexandria, containing twenty-seven apartments; the Wilton Arms Apartments, a four-story brick building at 1310 South Wilton Place, containing forty-eight apartments.

### LARGEST EXPANSION

The Holly Vista Apartments, a four-story brick building at 1975 North Beechwood, containing forty-seven apartments; the Pellissier Apartments, a four-story brick building at 817 South Hobart, containing 104 rooms; the Hilmont Apartments, a three-story brick building at 205 North Kenmore, containing sixty rooms; Delphene Manor, a three-story brick building at 1240 Fourth avenue, containing thirty-two apartments, and the Hoover Arms Apartments, a four-story brick building at 384 South Reno, containing ninety-five rooms.

The leasing of the ten structures marks the largest single expansion of the Consolidated chain since its organization in 1928, according to Hartman. In addition to its expansion locally, the company recently has extended its operations into Northern California by leasing the Hotel Turpin at Market and Powell streets, San Francisco.

### BELL TO LECTURE TODAY

Rev. Robert B. H. Bell of Denver, leader of the "Life Abundant" movement in the Episcopal Church, will give a lecture at St. Paul's Cathedral at 10 a.m. today.

## **HOLLYWOOD PLANT GROWS**

*Los Angeles Times (1923-Current File); Jun 28, 1936;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E3

# ***New Apartment Building's Cost to Be \$74,500***

Plans and specifications have been completed for a \$74,500 apartment building to be erected at 827-37 South Hobart Boulevard for the Aetna Construction Company. Clarence J. Smale is the architect.

The structure will rise three stories and is to contain fifty rooms divided into fourteen apartments.

# Two Realty Sales Exceed \$100,000

In realty transactions representing investment in excess of \$100,000, former Superior Court Judge C. F. Cook of Long Beach has acquired the Las Moradas Apartments, a four-story brick building, 1221 North Vermont avenue, from the Consolidated Hotels, Inc., and the De Longpre Apartments at 6228 De Longpre street, Hollywood, from Mrs. Lola Ogg.

F. E. Yates of the Yates Realty Company, North Hollywood realty dealers, represented both the buyer and sellers in both transactions.

## RENTAL-HOME PROJECT BUILT

*Los Angeles Times (1923-Current File); Jul 21, 1940;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E2

# RENTAL-HOME PROJECT BUILT

One of Los Angeles' largest rental projects of moderately-priced four and five-room unfurnished homes has just been completed at Washington Gardens. The development covers approximately two square blocks. There are about 200 units with separate entrances in variously styled two-story buildings.

The project is in an area already popular for its comparative nearness to downtown Los Angeles, its accessibility and its shopping facilities close at hand, just north of Washington, two blocks east of Vermont. The grounds have been beautifully landscaped.

Consolidated Hotels, Inc., owners and operators of the project, state that some \$500,000 was expended and that almost half of the units already have been spoken for.

Inquiries were received even before the buildings were well under way, it was announced.

Each unit has a flameless electric water heater, electric refrigeration and an electric bathroom heater. The units have been

wired for electric ranges which are being installed with year leases. Each suite is fully carpeted.

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## ENCINO WHITE OAK PARK OPENS FORMALLY TODAY

*Los Angeles Times (1923-Current File); Jul 2, 1950;*  
ProQuest Historical Newspapers: Los Angeles Times  
pg. E4

# ENCINO WHITE OAK PARK OPENS FORMALLY TODAY

Formal opening of White Oak Park in Encino is announced for today by officials of the Aetna Construction Co.

The completely furnished model homes have drawn favorable comments from the many visitors, according to J. F. McCaffery and Bill Clifford, realtors and exclusive sales representatives for the development.

New freeways, now partially completed, will bring the community nearer to Hollywood and Los Angeles. It has also been

announced that a large new shopping center will be built within easy walking distance of the property. Already there are churches, schools, stores and theaters nearby.

Foundations of homes at White Oak Park are solid concrete two feet up from the ground. Floors are hardwood over heavy diagonal subflooring.

All homes have garages, single or double, attached or detached.

### Features Described

Among added features are pulverators, automatic water heaters, dual floor furnaces, separate service porches or laundry facilities, steel casement windows, stainless steel drainboards, tile splash over bathtubs and laundry trays, plenty of closet and cupboard space, shades and rust-proof plastic screens throughout.

Prices for the homes are low and terms attractive, it was stated. No down payment is necessary by veterans. Monthly payments start at \$40.34 for two-bedroom homes and \$48.11 for

three-bedroom dwellings, it was explained.

Five completely furnished model homes are open from 9 a.m. to 9 p.m. daily. The area is floodlighted at night.

Tract office and model homes are at the corner of Victory Blvd. and Lindley.



**BEN WEINGART**  
& Weingart Foundation

# Tierra Properties

Residential and Commercial Real Estate in the Greater Los Angeles Area

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## The Incredible Story of Ben Weingart

by [Deke Keasbey](#), Real Estate Investment Specialist, Tierra Properties

Ben Weingart was born near Atlanta, Georgia, in 1887, and died in Los Angeles in 1980. At age 18 he started work in Los Angeles as a delivery boy, and when he died at age 93 he left a real estate empire worth an estimated \$100 million. By 1974, he had been for some time the largest taxpayer on the rolls of the Los Angeles County Assessor.

### From Humble Beginnings

Weingart was an orphan. He never knew his parents. At age 7 he bought candy in town, then walked to his country school and sold it to school kids at triple his price, having eaten none of it himself. In grade school he got into frequent fights defending his adoptive sister, who was handicapped. The fighting forced him to leave school in the third grade. He never returned.

As a teenager, Weingart worked in Detroit in the garment district pushing racks of clothes through the streets, and in St. Louis driving a laundry wagon. He became convinced that his fortune would be made out west, in Los Angeles.

### From Delivering Laundry to Hotel Ownership

In 1906, at age 18, Weingart arrived in Los Angeles penniless on a railroad boxcar. He got a job delivering laundry from a horse-drawn wagon with the Diamond Laundry Company. He lived frugally, saved much of his income and began to reinvest his money into the laundry company. In a few short years, he acquired ownership of the company.

Under Weingart's management the laundry company grew, especially with hotel business which needed large quantities of laundry cleaned in a short time.

The owner of the Winchester and other hotels, Mr. Orth, was so impressed with Weingart's efficiency that he asked Ben if he would manage some of his hotels. Weingart accepted the offer, and promptly changed the operating policies at all hotels under his charge. His salary was in the form of profit sharing. Nothing could make Ben work harder than profit. Efficiency tripled and profits increased sharply at Mr. Orth's hotels. Weingart again invested his earnings into the company he worked for, and soon he acquired ownership of some of the hotel properties.

Meantime, Weingart met Morgan Adams of Western Mortgage Company. Western Mortgage had a number of hotels that were experiencing difficulties. Ben was able to solve many of the problems and in the process acquired more hotel properties for himself.

### An Accumulator of Property

With some experience under his belt, he obtained financing and began buying more properties. Most of his early properties were located in downtown Los Angeles. He was convinced that the Los Angeles economy was growing strongly. He believed that real estate in Los Angeles could only become more valuable. His belief proved to be correct - property values in downtown indeed grew at a rapid rate.

Weingart was never a seller. He was an accumulator. He would buy and hold property. His properties soon made him worth several million dollars.

At age 27 he fell in love with Stella Shobe and they got married. It has been said that Weingart always had a strong attraction for the ladies. It was also said that Ben never touched alcohol.

By the early 1930s the stock market had crashed and many people had experienced large losses. Ben lost nearly \$20 million in the value of his investments, but he managed to hang onto some of his properties.



During the Depression, many of the hotels in downtown Los Angeles suffered hardships, and one of their major creditors was Weingart's laundry company. When hotels couldn't pay him, Weingart would settle for an option to buy the property at a greatly reduced price. Then he would contact the mortgage holder and disclose the problems that the hotel was experiencing. He would suggest that there was a good chance the mortgage holder might get the property back through foreclosure and thus would inherit the problems of the previous operator.

He would then negotiate with the mortgage holder, saying that if they would reduce the mortgage principal balance, and also sufficiently reduce the monthly payments, he would take over and operate the property. Weingart was a tough negotiator, but a reliable operator. Many mortgage holders took his proposal rather than face the prospect of losing substantial sums through foreclosure, while still being required to manage the property.

Weingart converted many hotel rooms into efficiency bachelor apartment units. The result was that the units were more desirable, the income was increased, and the units stayed rented for longer periods of time. Less turnover meant fewer repairs, hence higher net income.

After the Depression, once again he started buying foreclosed properties. He raised additional funds through financing and acquired even more properties.

### **Weingart Builds a City**

In the late 1940s Weingart bought 3,500 acres of land north of Long Beach. It was farmland formerly used to grow beans and sugar beets. He had a vision of grand development for the property.

Weingart engaged three developers: Lou Boyar, Mark Taper, and Joel Eichenbaum. He contacted Harry Volk of the Prudential Insurance and Trust Company, who agreed to insure \$250 million in mortgage loans. 17,000 homes were built. The combination of a development plan and financing was the birth of the City of Lakewood.

It was Weingart's vision and resources that built the Lakewood Shopping Center, the first large-scale shopping center in the country. It was constructed on 163 acres with more than 2 million square feet of shopping space. The Lakewood Shopping Center became a model for shopping center development everywhere.

By 1954, with a population of 57,000, Lakewood was the 16th largest city in California. The growth of the city, along with many other areas of southern California during the 1950s and 1960s, was bolstered by heavy migration of people into the area, including World War II and Korean War veterans.

Weingart also built homes in the San Fernando Valley, La Puente, Thousand Oaks, Oxnard, Ventura, and Las Vegas.

### **The Mayfair Hotel**

In the early 1970s the Mayfair Hotel, located on West Seventh Street, was in trouble. The hotel had 330 rooms. Western International Hotels held the mortgage and the current owner was in default.

Western, owner of the Century Plaza Hotel, did not want to take possession of the Mayfair and have to operate it. They wanted to sell their position. Weingart made an offer to buy the hotel for substantially less than the mortgage amount. His offer was immediately accepted.

### **Barrington Plaza**

Weingart's largest single acquisition was Barrington Plaza, 722 units in three high-rise apartment buildings located on Wilshire Boulevard in West Los Angeles. The property had been taken back by the Federal government through default. The government held a \$22 million loan against the property and did not want to take a loss, but they were ready to negotiate.

The government accepted his offer of \$22 million with nothing down and a total moratorium on payments for two years. Then payments were to be "interest only" for 10 years, but the interest payments would be made only if there was sufficient net income. Any unpaid interest would be added to the principal balance.

As it turned out, Weingart's risk was minimal and his tax benefits were over \$1,250,000 yearly. Real estate went into an inflationary period and Weingart ended up making a profit of over \$10 million on a real estate acquisition which required no down payment.

In 1957 Ben's wife Stella died. During the 1960s and early 1970s he lived with his girlfriend Laura Winston. In 1974 at age 87, Weingart's health had deteriorated. He was unable to function adequately and his assets were placed into a conservatorship. He died in 1980.

In 1974 when the conservatorship began, the Weingart holdings consisted roughly of 100 apartment buildings with a total of 8,469 units, 17 hotels with a total of 4,492 rooms, 5 motels with 654 rooms, 38 leased commercial properties, a construction company, a linen service company, and several million dollars in the bank. The total value of the estate at the time has been estimated at \$100 million.

### The Weingart Foundation

Ben Weingart was a generous and caring person who used his wealth to help other people. In 1951, he and his wife Stella started a charitable foundation. Real charity, he thought, is helping those who really need it. The "down and out" people on Skid Row, and the forgotten ones, these were the people he chose to support.

Today, the Weingart Foundation is a well known and respected institution in Los Angeles. In 1994 the foundation had total assets of \$490,350,000 and made total grants of \$25,250,000 to assist people in numerous categories of philanthropy, including education, youth programs, health and medicine, crisis intervention, disaster relief, and community programs.

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Sources of information for this article include the "Herald Examiner" and the "Los Angeles Times," the Lakewood Public Library, the Weingart Foundation, and some people who knew Ben Weingart.

#### Note

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## ***The Life and Many Loves of Ben Weingart***

# Quiet Man of Fabulous Wealth

*Time is money, don't waste it!  
Business is like a tree; if it stops  
growing, it doesn't stand still. It dies.  
The only thing you get for nothing  
is the hole in your doughnut.*

—Ben Weingart

By RONALD L. SOBLE,  
Times Staff Writer

Ben Weingart led many lives.

He was a fabulously wealthy Los Angeles area real estate developer and investor. His vast property holdings ranged from the city of Lakewood and its pioneer shopping center to the expensive Barrington Plaza apartment complex on the city's West Side to dingy \$1.50-a-night Skid Row hotels like the Cecil and the El Rey. In his heyday, he may have owned more hotel rooms than Conrad Hilton.

He was a benefactor of the poor and downtrodden. He set up a kind of way station near 6th and San Pedro streets where those on the fringe of society could at least get free razors and bars of soap. He gave hundreds of thousands of dollars to many humanitarian causes. But he steadfastly refused to part with a buck for the construction of the Music Center, perceiving little benefit in it for the less fortunate.

### **Wide-Ranging Patents**

He was born a Jew, converted as a child to Christian Science and in later years was said to be more atheistic than anything else. In any event, he easily mixed with Los Angeles' wealthy WASP and Jewish communities and knew on a first-name basis the city's most powerful politicians, businessmen and bankers.

He was an inventor who loved to tinker with gadgets. He built a robot that responded to piano chords, fiddled with high-speed counters long before the advent of ubiquitous electronic calculators and designed and received patents on an array of items from a vacuum cleaner that could reach under furniture to a newfangled toilet paper hanger.

He remained a little boy at heart who loved magic shows and such practical jokes as pasting his picture over George Washington's on dollar bills or wearing a life-like ladybug pin on his shoulder.

He was the Casanova of his time.



Photo from Laura Winston's album showing her with Ben Weingart.

He simply loved women—a lot of them. And, almost to a woman, they recalled fondly how they had been wined and dined by that rare commodity: a gracious and old-fashioned gentleman.

And for all of this, the public hardly heard of Weingart. He simply deplored publicity and turned down interviews with the likes of Time, Life and the Saturday Evening Post. It was not until he was declared incompetent at 86 and a bitter court battle developed over his person and estate that Weingart was thrust into the public spotlight.

Benjamin Weingarten (it is not clear why or when he shortened his name) was born on Sept. 26, 1888, in Louisville, Ky.

Little is known about his first few years except that his family was dirt poor and that their plight worsened when his father was killed in an accident.

When young Benny, as he was called then, was 4 or 5 years old, he was sent to an orphanage in the Atlanta area. A few years later, a woman spotted the youth picking cotton in a field near the rural Georgia community of Tignall. She immediately took a liking to the boy and somehow was able to unofficially adopt and raise him in her home.

His new mother was a devout Christian Scientist and she imbued young Weingart with the religion.

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# WEALTH: L.A. Property Tycoon

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She also had a granddaughter afflicted with polio. Ben, it is said, used to protect the crippled girl from neighborhood bullies.

Weingart never forgot those who befriended him in those days. When he was in his early 40s he returned to his childhood home and made a financial gift to the orphanage. He even found an old Tignali man who had lent him a few dollars when he needed the cash to make his way in the world and paid him back.

It is believed his surrogate mother died in a house fire. The little girl with polio also died. But the girl's mother was alive when Weingart returned to Tignali and he paid her way to Los Angeles, saw that she was moved into an apartment house he owned and gave her a monthly allowance.

"That's my mother," he once said to a surprised group of business friends when she walked into a restaurant where they were dining. They later learned the woman was a "Mrs. Kincaid" and that she was very close to Weingart's heart.

After his early years in Georgia, Weingart migrated to Detroit where he worked pushing a clothes cart in the city's garment district. By then, he had a third-grade education, which was about as far as his formal schooling went. But he was continuing his "schooling" in other ways in the rough-and-tumble of the real business world.

By then also, he was growing into a strong young man, just a shade under six feet tall with broad shoulders. His muscles had grown powerful in the Georgia cotton fields.

From Detroit, young Ben wandered to St. Louis and found employment delivering laundry on a horse-drawn wagon. He rose with the sun and his main job was to make sure the ladies of the night in St. Louis' red light district had clean sheets. Years later, he would tell

**'This is your friend and don't ever forget it,' he once said of money.**

friends, he "never had any involvement" with the women and always treated them with dignity. At the same time, Weingart began saving money and considered another move. Like many other young men, he went West.

Stories vary about how Weingart made his way to California. According to one version, he was befriended by a wheeler-dealer who sold eye glasses the way a carnival pitchman sells a show, and Weingart was the advance man. Another tale was that Weingart rode the rails with hobos, doing odd jobs and moving along when he had the urge and a freight train was convenient until he arrived in California.

Whatever the truth, by the time he reached California, Weingart had learned some of the entrepreneurial rules of survival and knew how to hustle to make a living. Even then, say his friends, he realized that money—saved, invested and amassed—would be the key to carving out a better life for himself.

"This is your friend and don't ever forget it," Weingart said years later to a woman companion while pointing to a fat roll of cash.

**Married in 1914**

Weingart lost no time applying his particular brand of business acumen in San Francisco, where he sold encyclopedias. There he met the brother of his wife-to-be, Stella. He married her in 1915 after moving to Los Angeles.

Weingart arrived in Los Angeles in 1906 at 18 and took a job with the Diamond Laundry Co., again driving a horse-drawn wagon. The firm had several of the city's Skid Row hotels among its customers. Making his rounds, Weingart met Morgan Adams, a well-connected Los Angeles real estate investor and socialite who owned a number of the hotels that were the laundry company's clients. Adams' Hotels had been losing money for years.

"I think I can make money for you" on the money-losing properties, Weingart reportedly told Adams. And he did.

One of the keys to Weingart's early success with dilapidated hotel properties was to cut hotel services to the bone and convert rooms into small apartments with combination refrigerator and cooking units.

He was so successful in this respect that during the Great Depression, a bank asked Weingart to take over

**'I think I can make money for you,' he told a hotel owner. He did.**

the money-losing El Rey in the Skid Row district. He did and soon paid off the hotel's mortgage.

Asked later in life why he hung on to Skid Row properties when he was wealthy enough to choose better investments, Weingart replied, "The poor need a place to live."

By that time, Weingart not only had acquired substantial real estate holdings, including hotels, apartment buildings and boarding houses, but he also owned a variety of businesses from laundries to jewelry companies and was a partner for a time in a Los Angeles brokerage house.

It was in a brokerage house during the fall of 1928 that Weingart met a slightly built, attractive divorcee named Hazel Walsh. The next spring, Weingart, although married for more than a dozen years, began a warm and enduring relationship with Walsh.

"I was the most important person in his life," she said in a recent interview. "I was the love of his life, there is no doubt about it."

Then, with a twinkle in her eyes, she added: "Here's to our wives and sweethearts, may they never meet."

**'Probably Didn't Know'**

Walsh, 86, lives not far from the Hancock Park home Weingart built for himself and his wife. She said she believes Stella, Weingart's wife, "probably didn't know about me" through their long relationship.

In his will, Weingart left Walsh \$15,000 plus \$600 a month for life and income from one of his apartment buildings.

She recalled Weingart's wide circle of friends and acquaintances. They included, she said, developers Mark Taper and Louis Boyer, with whom Weingart developed the city of Lakewood, former Los Angeles Mayor Sam Yorty, oil executive Edwin Pauley, Donald Douglas, president of Douglas Aircraft, businessman Victor Carter and many others.

Stella died in 1957, Weingart and Walsh became more open in their relationship. They were finally seen at large parties and social events around Los Angeles.

Two years later, Weingart met Laura Winston, then 35 and twice divorced, who called on Weingart at his office at 1301 Wilshire Blvd. to solicit a contribution for a charity for which she was working.

Weingart struck up an intimate relationship with Winston that culminated in her moving into Weingart's

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Photo mural on wall of the Weingart Foundation shows buildings and events in life of the real estate magnate, who died last December at age of 92.

## WEALTH

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Hancock Park Home in March, 1974, just months before he was declared incompetent and placed into a conservatorship.

To hear Helen Tarashita, his housekeeper for more than 80 years, tell it, Weingart divided his time between his women by establishing a routine so that Walsh could visit him on Wednesday, Friday and Sunday; Winston on Tuesday, Thursday and Saturday.

Although Weingart's love life was altered by his wife's death, his other habits were not. He was always "the epitome of the eccentric millionaire," according to Mary Levin, wife of the late Norman Levin, a longtime friend of Weingart who founded the Thrifty drug store chain.

This was a reference Weingart's attire: clothes bought decades earlier, a beret (a preference he apparently picked up in his later years after visiting the French business operations of a friend) and high-button shoes, of which he had several dozen pairs made by a Boston firm.

**'An Incredible Character'**

"The guy was a big overgrown kid," recalled Michael Savage, who is in the leasing business and who saw a lot of Weingart in the 1950s. Weingart carried several hundred dollars, Savage said, not in a wallet, which he never carried, but in a cutaway envelope. "He would take a roll of bills and fan them out like a deck of cards," said Savage. "He was an incredible character."

At their zenith, Weingart's real estate interests through his corporations—Tragniew (Weingart's name spelled backwards), Consolidated Hotels and Junior Realty—may have encompassed more than \$100 million worth of land and buildings. At today's prices, this part of the Weingart estate alone could easily have been worth much more than \$500 million, according to some estimates.

Although he lost a few million dollars in the stock market crash during the Depression, he rebuilt a stock portfolio that, by many accounts, approached or exceeded \$20 million during the height of his investment days.

Moreover, Weingart had access to millions more through Aetna Construction, his own construction firm, and interlocking interests in other firms and ventures, plus about \$15 million in assets in two Stella Weingart trusts, and through the charitable Weingart Foundation, which he and Stella founded in 1951 and which in 1980 had assets of more than \$176 million.

When Weingart died last Dec. 22, his personal estate was valued at about \$57 million. By then, he had assumed a Howard Hughes-like aura, a sort of mystique that surrounds the very wealthy who attempt to escape the probing eyes of the news media and the public.

But, of course, the irony was that also by then the bitter feud over his estate had received enormous publicity.

There are those who contend that if Weingart had been able to do so in his last years, he would have taken the same course his beloved black and white terrier did after Weingart was moved from his Hancock Park home to Good Samaritan Hospital.

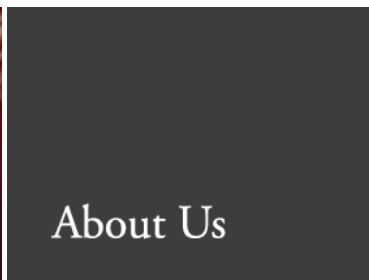
The dog, Bobby, pining for its master of many years, ran away and did not come back.



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## Ben Weingart

### Reflections on Ben Weingart (1888-1980)

Ben Weingart's life began in poverty, but when he died in December 1980, his Southern California real estate holdings were comprised mostly of hotels, shopping centers and apartment buildings worth many millions of dollars. He probably was best known as the man who led the multimillion-dollar venture that created a new town, the City of Lakewood, on what previously were sugar-beet and bean fields.

Built after World War II on a scale grander than Levittown, its famous Eastern counterpart, Lakewood was the first planned city in Southern California. In the 1950s Weingart purchased 3,500 acres of agricultural land from Montana Land Co. and, in the years following, developed the new community of 18,000 homes and the 156-acre Lakewood Center, one of Southern California's first shopping malls.

In planning to develop Lakewood, Weingart and his then partners, Mark Taper and Louis Boyar, foresaw a fundamental shift in population patterns that soon would transform Los Angeles into one of the nation's primary urban centers.

Weingart's generosity was a visible element in Lakewood's growth and development. His long association with and affection for the city can be seen today in the many public facilities made possible by the Weingart Foundation: a civic center, community service center, library, YMCA and senior center.

For more than half a century Weingart's keen business sense earned him the respect and admiration of the financial community and the real estate industry of Southern California. Always considering himself as the steward for the benefit of society of the fortune he accumulated he and his wife, Stella established the Weingart Foundation in 1951.

Born in Atlanta, Ben Weingart was orphaned at the age of five and was brought up by a foster mother on a Georgia farm. He worked as a farmhand and attended school through eighth grade, but was self-taught beyond that point to become a well-educated man. He arrived in Los Angeles at age 18, and his first job was delivering laundry with a horse and buggy to downtown hotels and boarding houses.

With savings from his job and acquired financial assistance, Weingart purchased not only the laundry, but also many of the hotels to which he once delivered laundry.

The life of Ben Weingart epitomizes the entrepreneurial spirit that characterized much of the early growth of the American free enterprise system. He was highly intelligent, motivated man of innovative ideas, exceptional foresight and an unusual ability to develop his ideas and plans into reality. His friends and business associates remember him for his delightful sense of humor, his loyalty, integrity and shrewd business judgment.

Weingart Foundation is a living memorial to Ben Weingart's ability and desire to return the fruits of his success to build better lives for those in the communities where he made his fortune.



In 2000, the Weingart Foundation Board of Directors commissioned the writing of a book documenting the life of Ben Weingart and the creation of the Weingart Foundation. This book was completed and published in 2002.

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## Foundation Overview

Founded in 1951 by **Ben and Stella Weingart**, the Weingart Foundation is a private, nonprofit grantmaking foundation that provides grants and other support designed to improve the capacity and effectiveness of nonprofit organizations delivering quality services in the areas of health, human services, and education for people and communities who face the most obstacles to opportunity.

For 65 years, the Weingart Foundation has served the underserved. The Foundation believes in inclusion and opportunity for all Southern Californians, and especially for people and communities at greatest disadvantage. Therefore, all of our grantmaking is based on our commitment to advance social and economic equity. For us, equity means expanding opportunity by correcting the imbalances we see across racial, ethnic, and socio-economic lines in our education, health, human service, economic, and criminal justice systems.

We fund nonprofit organizations working to provide greater access, resources, and opportunities in low-income communities, including those whose race, gender, immigration status, disability, age, sexual orientation, or zip code has prevented them from realizing the dignities and liberties all people deserve. Our primary grant program is multi-year Unrestricted Operating Support, which is our principle strategy for building organizational capacity and effectiveness.

The Weingart Foundation supports nonprofit organizations across six Southern California counties including Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, and Ventura. Over the past forty years, the Foundation has granted more than \$950 million to support a variety of Southern California social services, educational, and community programs. Within the Foundation, we also maintain a Board of Directors and staff that reflect the diversity of Southern California. With assets over \$750 million, the Foundation is proud to serve the needs of Southern California.



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# The Weingart Foundation

 [chronicleofsocialchange.org/funders/the-weingart-foundation](http://chronicleofsocialchange.org/funders/the-weingart-foundation)

By Elizabeth Green

**Name of Foundation:** The Weingart Foundation

**Location:** Los Angeles, CA

**Contact Information:** [info@weingartfnd.org](mailto:info@weingartfnd.org)

**Phone:** (213) 688-7799

**Coverage Area:** Southern California, specifically Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara and Ventura counties.

**Subject Area:** Strengthening nonprofit organizations with proven efficacy delivering health, human services and education for communities and people in need; nonprofit advocacy and support of economically disadvantaged or underserved communities.

Special initiatives around child welfare, full cost recovery for nonprofit organizations, immigrant integration, supportive housing, vulnerable and at-risk youth – PropelNext California initiative, nonprofit sustainability initiative. See “Major Program Categories” below for more details.

**Assets:** \$779,431,371 (2015)

**Last Year Total Giving:** \$35,474,073 (2015)

**In a Nutshell:** Ben Weingart might be best known for his work as a leader in creating the City of Lakewood, Southern California’s first planned city, in the 1950s. However, his name continues to be prominent in the region and in the country thanks to the philanthropic endeavors of the Weingart Foundation, founded by the developer and his wife Stella in 1951.

Its mission today is to “build a better Southern California by supporting nonprofit organizations to more effectively serve the underserved,” a statement which guides its grantmaking toward nonprofit organizations serving economically disadvantaged individuals and communities, in the areas of health, human services and education. The effort to effectively serve these populations sees the foundation focused on supporting highly effective nonprofit organizations and their ability to do the work in question.

In 2015, it released a report on its most recent special project, [the Nonprofit Sustainability Initiative](#), a joint venture between the Weingart Foundation, California Community Foundation and the Ralph M. Parsons Foundation.

Because of initiatives like this one, the foundation is at the forefront of a national conversation in philanthropy around [overhead](#) and supporting full costs of nonprofit grantees, transparency, and creating an effective model of learning and assessment for both nonprofits and foundations. Its [learning and assessment framework](#) is a key part of the foundation’s grantmaking process.

To reinforce the foundation’s efforts around transparency, its [website](#) is an important resource, and serves as a hub for all of the organization’s financial materials, learning metrics, and plans for the future.

As far as types of grants the Weingart Foundation offers, it “prioritizes multi-year unrestricted operating support grants as our primary strategy for building capacity and supports full cost funding for program



grants.” It also will award capital grants, small grants, and program-related investments. Although as of this publication, Weingart is not accepting applications for capital grants and small grants.

To leverage dollars for greater impact, Weingart participates in several partnerships including but not limited to the Annenberg Foundation’s Alchemy Program for leaders of nonprofit organizations; California Community Foundation’s Building a Lifetime of Options and Opportunity for Men, for young Black males living in South L.A. who are or have been involved with L.A. County probation; and United Way’s Home for Good to end chronic and veterans’ homelessness.

### **Major Program Categories:**

The Weingart Foundation’s focus is supporting nonprofit organizations with strong leadership in the areas of advocacy, policy and programs for economically disadvantaged and underserved individuals and communities. Within these categories, there is a particular focus on organizations that deliver high-quality health and human services and education.

Click [here](#) to see a full list of grants the Weingart Foundation awarded in 2016, in the areas of human services, health, education, arts education, and public & society benefit.

The foundation also sponsors and participates in partnerships around child welfare, full-cost recovery for nonprofit organizations, immigrant integration, supportive housing, vulnerable and at-risk youth, the PropelNext California initiative, and the nonprofit sustainability initiative. Grant applications for each of these initiatives are by invitation only, with the exception of the nonprofit sustainability initiative.

### **How to Apply:**

The foundation has two different processes, depending on the size of grant in question. If you plan to apply for a “regular grant,” of \$25,000 or more, it is necessary to submit a letter of inquiry through the [website](#) after which you will be contacted about the application process should the foundation be interested in moving forward.

According to the foundation’s website, successful applicants are able to demonstrate a commitment to the following:

- *A clear mission and vision;*
- *A qualified, engaged and supportive board of directors;*
- *Strong leadership and management;*
- *A well trained and supported staff;*
- *Program and services that are responsive to the culture and linguistic needs of its clients/constituents;*
- *A board of directors and staff that reflect the diversity of people and key interests of the communities served by the organization;*
- *A process to solicit and utilize client/constituent feedback;*
- *A strategy to accomplish their mission, operate programs that produce positive outcomes, and learn from results;*
- *The ability to identify and adapt to internal and external changes;*
- *A funding model that can support core programs and services;*
- *An appropriate level of cash reserves to sustain the organization.*

It also offers a “small grant program,” for organizations applying for less than \$25,000. As of [April 2016](#), the foundation’s small grants program is on temporary hold while new small grants guidelines are created for 2017. Updates are expected to be announced in July of 2016.

Click [here](#) for details to help prepare for the application process.

## **Recent News and Grantmaking:**

<https://nonprofitquarterly.org/2016/01/25/why-funding-overhead-is-not-the-real-issue-the-case-to-cover-full-costs/>

<http://www.dailynews.com/opinion/20151112/new-guidelines-will-make-la-countys-nonprofit-sector-more-robust-hilda-solis-and-fred-ali>

<http://www.scpr.org/news/2015/11/18/55747/charter-school-supporters-raise-concerns-about-imp/>

<http://www.insidephilanthropy.com/los-angeles/2014/6/18/weingart-is-not-only-listening-to-grantee-feedback-theyre-ac.html>

**Building Permit History**  
**1535-55 N Las Palmas Avenue**  
**6700-18 Selma Avenue**  
**Hollywood**

- Circa 1903: Hollywood Building Permit No. ?????? to construct a 1-story, 33' X 44', 6-room 1-family residence 209 S. Palm Avenue (later 1547 N. Las Palmas Avenue) on a portion of the NW¼ Section 10, Township 1 South, Range 14 West.  
Owner: Joseph H. Walker  
Architect: Unknown  
Contractor: Unknown  
Cost: \$2,650.00
- March 24, 1920: Building Permit No. 4658 to construct a 1-story, 14' X 20' private garage at 1547 N Las Palmas Avenue.  
Owner: Joseph H. Walker  
Architect: None  
Contractor: Owner  
Cost: \$175.00
- April 24, 1936: Building Permit No. 3889 to relocate the temporary church office from 6684 Selma Avenue to 6700 Selma Avenue. Move building from present location to allow construction of new church building – office building to be demolished and removed from temporary location as soon as new building completed in approximately 6 months.  
Owner: First Baptist Church of Hollywood  
Architect: None  
Engineer: None  
Contractor: The William Simpson Construction Company  
Cost: \$375.00

- September 15, 1936: Building Permit No. 24623 to relocate single-family house from 1555 N. Las Palmas Avenue to 9303-05 Bandera Street and convert to duplex, prepare to close partition, change sink and place 2 baths on back part of house under main roof.  
Owner: Linnie Peterson  
Architect: None  
Engineer: None  
Contractor: Frank Attoshi  
Cost: \$500.00
- May 8, 1939: Building Permit No. 18813 to construct a 2-story 124' X 141' 32-unit apartment building at 1535 N. Las Palmas Avenue, (Unit A).  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$80,000.00
- May 8, 1939: Building Permit No. 18814 to construct a 2-story 124' X 141' 32-unit apartment building at 1545 N. Las Palmas Avenue, (Unit B).  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$80,000.00
- May 8, 1939: Building Permit No. 18815 to construct a 2-story 62' X 131' 16-unit apartment building at 1555 N. Las Palmas Avenue, Unit A.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$40,000.00

- May 8, 1939: Building Permit No. 18816 to construct a 1-story 56' X 35' private garage building at 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$900.00
- May 8, 1939: Building Permit No. 18817 to construct a 1-story 20' X 43' private garage building at 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$800.00
- May 8, 1939: Building Permit No. 18818 to construct a 1-story 20' X 82' private garage building at 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$1,000.00
- May 8, 1939: Building Permit No. 18819 to construct a 1-story 20' X 82' private garage building at 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$1,000.00
- May 8, 1939: Building Permit No. 18820 to construct a 1-story 20' X 43' private garage building at 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: J. J. Rees  
Contractor: Owner  
Cost: \$800.00

- July 3, 1939: Building Permit No. 26418 to install tile baths & kitchens at 1545 N. Las Palmas Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: None  
Contractor: Tile seal Manufacturing Company  
Cost: Not Shown
- July 3, 1939: Building Permit No. 26419 to install tile baths & kitchens at 1535 N. Las Palmas Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: None  
Contractor: Tile seal Manufacturing Company  
Cost: Not Shown
- July 3, 1939: Building Permit No. 26420 to install tile baths & showers & kitchens at (Corner Building) 1555 N. Las Palmas Avenue & 6710 Selma Avenue.  
Owner: Aetna Construction Company  
Architect: None  
Engineer: None  
Contractor: Tile seal Manufacturing Company  
Cost: Not Shown
- January 15, 1940: Building Permit No. 1518 to change dining room to office in apartment 16 at 1545 N. Las Palmas Avenue, see sketch & plan & Permit No. 18814.  
Owner: Montecito Apartments Housing LP  
Architect: None  
Engineer: Rami Mohamed Elhassan  
Contractor: J B General Contractors  
Cost: \$100.00

- May 2, 1983: Building Permit No. LA62941 to re-roof “43 squares” fiberglass shingles at 1545 N. Las Palmas Avenue. Smoke detectors required.  
Owner: Charles Dunn Company  
Architect: None  
Engineer: None  
Contractor: A-1 Roofing Service, Inc.  
Cost: \$3,000.00
- September 21, 1989: Building Permit No. LA42433 for roof repair – reroof w/ class A composition roofing at 1555 N. Las Palmas Avenue.  
Owner: Kee Wan Ha  
Architect: None  
Engineer: None  
Contractor: Kee Wan Ha  
Cost: \$1,000.00
- July 3, 1995: Building Permit No. LA37128 to tear off existing roof and install 4 ply composite roof at 1535 N. Las Palmas Avenue.  
Owner: Mark Lakretz  
Architect: None  
Engineer: None  
Contractor: Hoover Roofing  
Cost: \$8,000.00
- July 3, 1995: Building Permit No. LA37129 to tear off existing roof and replace with 4 ply composite roof at 1555 N. Las Palmas Avenue.  
Owner: Mark Lakretz  
Architect: None  
Engineer: None  
Contractor: Hoover Roofing  
Cost: \$8,000.00
- July 3, 1995: Building Permit No. LA37130 to tear off existing roof and install 4 ply composition roof at 1545 N. Las Palmas Avenue.  
Owner: Mark Lakretz  
Architect: None  
Engineer: None  
Contractor: Hoover Roofing  
Cost: \$8,000.00

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

# 2

### Application for the Erection of Frame Building CLASS "D"

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

TAKE TO  
ROOM No. 6  
FIRST  
FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No. \_\_\_\_\_ Block \_\_\_\_\_  
(Description of Property)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
District No. \_\_\_\_\_ M. B. Page \_\_\_\_\_ F. B. Page \_\_\_\_\_

O. K. City Clerk  
By \_\_\_\_\_ Deputy.  
O. K. City Engineer  
By \_\_\_\_\_ Deputy.

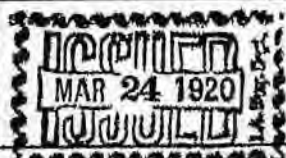
TAKE TO  
ROOM No. 405  
SOUTH  
ANNEX  
ENGINEER  
PLEASE  
VERIFY

No. \_\_\_\_\_  
(Location of Job)  
1547 Las Palmas Ave Street  
(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Garage No. of Rooms 1 No. of Families \_\_\_\_\_
- Owner's name Joseph H. Walker Phone 57164
- Owner's address 1547 Las Palmas Ave
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name Same Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_
- ENTIRE COST OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, etc. } \$ 175.00
- Any other building on the lot? Yes How used? Residence
- Size of the proposed building 14 x 20 Height to highest point eleven feet
- Number of stories in height one Character of ground Heavy lawn
- Material of foundation Cement Size footings \_\_\_\_\_ Size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_
- Material of chimneys \_\_\_\_\_ Number of inlets to flues \_\_\_\_\_ Interior size of flues \_\_\_\_\_
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders \_\_\_\_\_ x \_\_\_\_\_  
EXTERIOR studs 2 x 3 INTERIOR BEARING studs \_\_\_\_\_ x \_\_\_\_\_ Interior Non-Bearing studs \_\_\_\_\_ x \_\_\_\_\_ Ceiling joists \_\_\_\_\_ x \_\_\_\_\_ Roof rafters 2 x 4 FIRST FLOOR JOISTS \_\_\_\_\_  
concrete Second floor joists \_\_\_\_\_ x \_\_\_\_\_ Specify material of roof Shingle

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

(Sign here) Joseph H. Walker  
(Owner or Authorized Agent)

OVER		
FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>4658</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.  _____ Plan Examiner	Application checked and found O. K.  <u>Thomas</u> Clerk
		

*[Handwritten signature]*





3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

50

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot 3 Tract E. W. Winstanley Present location of building 6684 Selma Ave - (S.E. Cor. Selma & Los Palmas) New location of building 6700 Selma Ave (S.W. Cor. Selma & Los Palmas) Between what cross streets [blank] REMOVED TO Lot [blank] Tract [blank] Approved by City Engineer [Signature] Deputy [Signature]

- 1. Purpose of PRESENT building: TEMP OFFICE of Church. Families: 4. Rooms: 4.
2. Use of building AFTER alteration or moving: SAME. Families: 4. Rooms: 4.
3. Owner (Print Name): First Baptist Church of Hollywood. Phone: [blank].
4. Owner's Address: 6684 Selma Ave.
5. Certificated Architect: [Signature]. State License No. [blank]. Phone: [blank].
6. Licensed Engineer: [Signature]. State License No. [blank]. Phone: [blank].
7. Contractor: The W.M. SIMPSON Const Co. State License No. 37005-B. Phone: MA-9261.
8. Contractor's Address: 1007 Architects Bldg. - (816 W - 28th St).
9. VALUATION OF PROPOSED WORK: [blank].
10. State how many buildings NOW on lot and give use of each: 1 - Temp Church Office Home.
11. Size of existing building: 45' x 45'. Number of stories high: 1. Height to highest point: [blank].
12. Class of building: [blank]. Material of existing walls: [blank]. Exterior framework: [blank].

Describe briefly and fully all proposed construction and work: Move Building from present location to allow construction of new church Bldg. - Building to be demolished and removed from temp location as soon as new Bldg. completed in approx. 6 Mo.

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

FOR DEPARTMENT USE ONLY 4401 PERMIT NO. 3889 PLANS [Signature] Fee 3.00 Stamp here when Permit is issued 11.15.24 19.38 Inspector [Signature]

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

**NEW CONSTRUCTION**

Size of Addition.....x..... Size of Lot.....x..... Number of Stories when complete.....  
 Material of Foundation.....*Wood*..... Width of Footing..... Depth of footing below ground.....  
 Width Foundation Wall..... Size of Redwood Sill..... *2* x *6*..... Material Exterior Walls.....  
 Size of Exterior Studs.....x..... Size of Interior Bearing Studs.....x.....  
 Joists: First Floor.....x..... Second Floor.....x..... Rafters.....x..... Roofing Material.....

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

Sign Here..... *The H. H. Simpson Const Co.*  
(Owner or Authorized Agent)

By..... *F. L. Lester*

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Bldg. Line.....	<i>21-21-36</i> OK When Tagged <small>(Termite Inspection)</small>
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....
(1) REINFORCED CONCRETE	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from _____ Street		
Barrels of Cement.....	Sign Here..... <small>(Owner or Authorized Agent)</small>		
Tons of Reinforcing Steel.....	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.		
(3) No required windows will be obstructed.	Sign Here..... <small>(Owner or Authorized Agent)</small>		

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE  
*The H. H. Simpson Const Co.*  
 OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

5157

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot: Sec 18 T 1 S R 14 W Lot: 79
Tract: Hollywood Tract Tract: Stege Home tract

Present location of building: 1355 N Los Palmar
New location of building: 9303-05 Bandera St
Between what cross streets: 92nd + 100th

Approved by City Engineer P. W. Deputy

- 1. Purpose of PRESENT building: Resident Families: 1 Rooms: 6
2. Use of building AFTER alteration or moving: Res Families: 2 Rooms: 3
3. Owner (Print Name): Linnie Peterson Phone
4. Owner's Address: 1104 S MAIN ST.
5. Certificated Architect: State License No. Phone
6. Licensed Engineer: State License No. Phone
7. Contractor: Frank Ostroski State License No. 12193 Phone CL 13940
8. Contractor's Address: 20th St
9. VALUATION OF PROPOSED WORK: \$ 500.00
10. State how many buildings NOW on lot and give use of each: None
11. Size of existing building: 33 x 44 Number of stories high: 1 Height to highest point: 16
12. Class of building: D Material of existing walls: Plaster Exterior framework: Wood

Describe briefly and fully all proposed construction and work: Propose to close partition, change sink and place 2 Baths on back part of house under main roof

Foundation & Underpinning

7/15/35

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

FOR DEPARTMENT USE ONLY 7153
PERMIT NO. 24623
PLANS
Rec'd
Plans and Specifications checked
Zone R-2 Fire District No. 7th
Corrections verified
Street Widening
Plans, Specifications and Applications rechecked and approved
Application checked and approved
9/15/35
Required Valuations included
SPRINKLER
Special Fee No
Inspector: [Signature]

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

**NEW CONSTRUCTION**

Size of Addition *10' x 15'* Size of Lot *50 x 150* Number of Stories when complete *1*  
 Material of Foundation *concrete* Width of Footing *12"* Depth of footing below ground *6"*  
 Width Foundation Wall *6"* Size of Redwood Sill *2 x 6* Material Exterior Walls *Wood*  
 Size of Exterior Studs *2 x 4* Size of Interior Bearing Studs *2 x 4*  
 Joists: First Floor *2 x 6* Second Floor *- x -* Rafters *2 x 4* Roofing Material *Comp.*

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

Sign Here *LINNIE PETERSON*  
(Owner or Authorized Agent)  
 By *JO H. T. KAYLOR*

FOR DEPARTMENT USE ONLY			
Application .....	Fire District .....	Bldg. Line .....	<i>9-11-36</i> Permit Inspection
Construction .....	Zoning .....	Street Widening .....	Forced Draft Ventil. ....

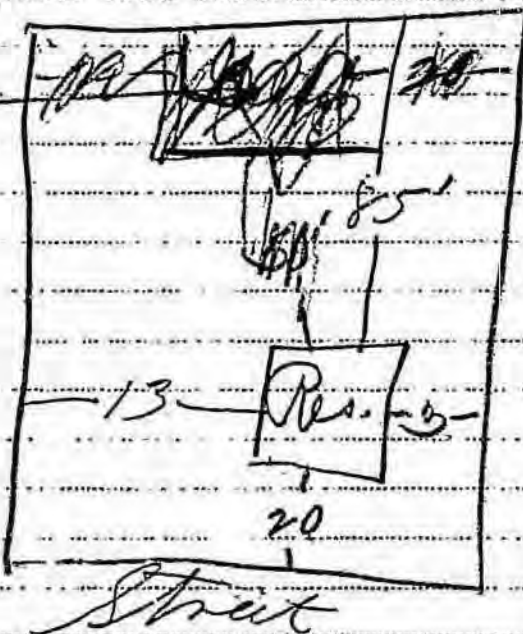
(1)  
**REINFORCED CONCRETE**  
 Barrels of Cement.....  
 Tons of Reinforcing Steel.....

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

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

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

REMARKS: .....



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

Lot No. Southwest Corner of Las Palmas Ave. & Selma Ave. - (rectangular parcel lying 347.25' on Las Palmas Ave. & 205.75' on Selma Ave.)

Tract Part of Sec. 10 T. 15 S. 14 W. Ranch L. B. B.
Location of Building 1535 N. Las Palmas Ave
Between what cross streets S/W Cor Selma Ave
Approved by City Engineer [Signature] Deputy

USE INK OR INDELIBLE PENCIL

Unit A

- 1. Purpose of building Apartment Building Families 32 Rooms 130
2. Owner (Print Name) Aetna Construction Company Phone Dr. 8151
3. Owner's address 631 S. Witmer
4. Certificated Architect None State License No. Phone
5. Licensed Engineer J. J. Fees State License No. 1100 Phone
6. Contractor Owner State License No. 36161 Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$ 80,000.00
9. State how many buildings NOW on lot and give use of each. None
10. Size of new building 12 1/2 x 14 1/2 No. Stories 2 Height to highest point 28 Size lot 205 x 347
11. Type of soil Loam Foundation (Material) Concrete Depth in ground 12"
12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles
15. Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction Company
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By [Signature]

PERMIT NO. 18813
FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Fire District No. 10
Fee 168.00
Inspector [Signature]



B L G B

2

DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of a Building  
OF  
CLASS "D"

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

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

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

Lot No. Southwest Corner of Las Palmas Ave. & Selma Ave. (rectangular parcel lying 347.25' on Las Palmas Ave. & 205.75' on Selma Ave.)

Tract Part of Sec 10 T 15 R 14 W Rancho La Brea

Location of Building 1545 N. Las Palmas Ave } Approved by City Engineer

Between what cross streets 3/4 Cor. Selma Ave } Deputy

USE INK OR INDELIBLE PENCIL Unit B

1. Purpose of building Apartment Building Families 32 Rooms 130 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Owner (Print Name) Aetna Construction Company Phone Dr. 8151

3. Owner's address 631 S. Witmer

4. Certificated Architect None State License No. Phone

5. Licensed Engineer J. J. Rees State License No. 1100 Phone

6. Contractor Owner State License No. 36161 Phone

7. Contractor's address O K W M T

8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 80,000.00

9. State how many buildings NOW on lot and give use of each None (Store, Residence, Apartment House, Hotel, or any other purpose)

10. Size of new building 124 x 141 No. Stories 2 Height to highest point 28 Size lot 205 x 347

11. Type of soil Loam Foundation (Material) Concrete Depth in ground 12"

12. Width of footing 16" Width of foundation wall 8" Size of redwood sill 2 x 6

13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4

14. Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles

15. Chimney (Material) Non Size Flue x No. inlets each flue Depth footing in ground

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

Plans, Specifications and other data must be filed if required. Sign here Aetna Construction Company (Owner or Authorized Agent) By [Signature]

PERMIT NO. 18814	FOR DEPARTMENT USE ONLY		Fee 168.00 Stamp here when Permit is issued
	Plans and Specifications checked Finley 5-8-39	Zone R2	
PLANS 4/28/39	Corrections verified Finley 5-11-39	Bldg. Line NO	Street Widening NO
	Plans, Specifications and Application rechecked and approved [Signature]	Application checked and approved Finley 5-11-39	
Rec'd	For Plans See	Filed with	Inspector J. D. Colan 12



FOR DEPARTMENT USE ONLY

Application <i>JS</i>	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening.....	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building referred to in this Application will be more than 100 feet from \_\_\_\_\_ Street

Sign Here.....  
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....  
(Owner or Authorized Agent)

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

Sign Here.....  
(Owner or Authorized Agent)

REMARKS: *5/2/39 HOOKST*

**PLAN CHECKING**

RECEIPT NO. *28147*

VALUATION *7000.00* (3)

FEE PAID *125.00*

2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of a Building  
OF  
CLASS "D"

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

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

Lot No. S/W Cor. of Las Palmas + Selma (rectangular)  
parcel lying 347.25' on Las Palmas + 205.75' on Selma  
part of the 10 15 14 20 Gansko La Brea  
Tract and 6710-20 Selma Ave  
Location of Building 1555 N. Las Palmas Ave } Approved by  
(House Number and Street) City Engineer  
Between what cross streets 3/4 Cor. } Deputy.

USE INK OR INDELIBLE PENCIL

- Purpose of building Ap'ts Families 16 Rooms 70  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Patma Conats Co Phone 28151
- Owner's address 631 S. Wilcox
- Certificated Architect None State License No. Phone
- Licensed Engineer J. J. Rice State License No. 1128 Phone MU 3777
- Contractor Owner State License No. 3661 Phone
- Contractor's address OKWMT
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 70,000.00
- State how many buildings NOW on lot and give use of each } None  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 62 x 71 No. Stories 2 Height to highest point 58 Size lot 205 x 347
- Type of soil Loam Foundation (Material) Concrete Depth in ground 12
- Width of footing 16 Width of foundation wall 8 Size of redwood sill 2 x 6
- Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 4 Material of roof Shingles
- Chimney (Material) None Size Flue x No. inlets each flue  Depth footing in ground

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

Sign here: Patma Conats Co  
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

PERMIT NO.	FOR DEPARTMENT USE ONLY				Fee
	Plans and Specifications checked	Zone	Fire District	No.	
18815	<u>Finley 5-8-39</u>	<u>103</u>	<u>NO</u>	<u>NO</u>	Stamp here when Permit is issued
	<u>Finley 5-11-39</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	
PLANS	Plans, Specifications and Application reviewed and approved	Application checked and approved			
Rec'd	For Plans Fee	Filed with	Specified	Inspector	
			Valuation Insured	Yes-No	<u>P. J. K. 19</u>



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

Lot No. Southwest corner of Las Palmas Ave. & Selma Ave. (rectangular)
Parcel lying 347.25' on Las Palmas Ave & 205.75' on Selma Ave.)

Tract Part of Sec 10 T 15 R 14 W
Location of Building Southwest corner 6710 Selma Ave
Between what cross streets Southwest Corner Las Palmas
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Private Garages Families Rooms
2. Owner (Print Name) Aetna Construction Company Phone Dr 8151
3. Owner's address 631 S. Witmer
4. Certificated Architect None State License No. Phone
5. Licensed Engineer J. J. Rees State License No. 1100 Phone
6. Contractor Owner State License No. 36161 Phone
7. Contractor's address OKWMT
8. VALUATION OF PROPOSED WORK \$ 900.00
9. State how many buildings NOW None
10. Size of new building 56 x 35 No. Stories 1 Height to highest point 10 Size lot 205 x 347
11. Type of soil Loam Foundation (Material) concrete Depth in ground 6"
12. Width of footing 12" Width of foundation wall 6" Size of redwood sill 3 x 4
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor Concrete slab Second floor Rafters 2 x 6 Material of roof Compo
15. Chimney (Material) None Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Aetna Construction Company
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By [Signature]

PERMIT NO. 18816
FOR DEPARTMENT USE ONLY 11901
Plans and Specifications checked
Zone C3
Fire District No.
Stamp here when Permit is issued
MAY 10 1938
PLANS
Application checked and approved
Lips 5-11-38
Inspector [Signature]



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

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

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

Lot No. S/10 Corner Las Palmas + Selma (rectangular Parcel)
Length 347.25' on Las Palmas + 505.25' on Selma
Tract Part of Sec. 10, 15, 19 W. Rancho La Brea
Location of Building 6710 Selma Ave
Between what cross streets

Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Gar (Car) Families Rooms
2. Owner (Print Name) Selma Const Co Phone 28151
3. Owner's address 631 S Western
4. Certificated Architect None State License No. Phone
5. Licensed Engineer J J Rice State License No. 1000 Phone
6. Contractor Owner State License No. 3461 Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK \$ 800.00
9. State how many buildings NOW on lot and give use of each 2 (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20 x 4 No. Stories 1 Height to highest point 10 Size lot 20.5 x 347
11. Type of soil Loam Foundation (Material) Conc Depth in ground 4
12. Width of footing 12 Width of foundation wall 6 Size of redwood sill 3 x 4
13. Material exterior wall Plaster Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor 2x4 Second floor x Rafters 2x4 Material of roof Gypd
15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Selma Const Co

Plans, Specifications and other data must be filed if required.

By [Signature]

PERMIT NO. 18817
FOR DEPARTMENT USE ONLY
Plans and Specifications checked
Fee 5.00
Inspector [Signature]



2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

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

Lot No. 1100 Cor. Las Palmas + Selma (Rectangular parcel lying 347.25' on Las Palmas + 203.75' Selma)
Tract Part of SW 10 S 15 R 19 W Range 12 B 1 S 12

Location of Building 6710 Selma Ave. (House Number and Street)
Between what cross streets
Approved by City Engineer [Signature] Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Garages (Pri) Families Rooms
2. Owner (Print Name) Petra Conita Co. Phone
3. Owner's address 631 S Wetmore
4. Certificated Architect [Signature] State License No. Phone
5. Licensed Engineer J J [Signature] State License No. 1100 Phone
6. Contractor Owner State License No. 3661 Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) 1000
9. State how many buildings NOW on lot and give use of each. 1 (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20 x 20 No. Stories 1 Height to highest point 10 Size lot 2055 x 337
11. Type of soil Loam Foundation (Material) [Signature] Depth in ground 6
12. Width of footing 12 Width of foundation wall 6 Size of redwood sill 3 x 4
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
14. Joist: First floor Cross slab Second floor Rafters 2 x 4 Material of roof [Signature]
15. Chimney (Material) Size Flue No. inlets each flue Depth footing in ground

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

Sign here [Signature]
By [Signature]

Plans, Specifications and other data must be filed if required.

Table with columns: PERMIT NO. (18818), FOR DEPARTMENT USE ONLY (4901), Fee (6.00), Plans, and Inspector (P. J. Kolan). Includes fields for Plans and Specifications checked, Corrections, and Application checked and approved.

795





2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

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

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

Lot No. S/W Corner Las Palmas + Selma (rectangular block lying 31.7 x 25' on Las Palmas + 205.75' on Selma
Tract Part of Tract 15 & 14 SW Quarter La Brea
Location of Building 6710 Selma Ave
Between what cross streets

Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Garages (1 Pair) Families Rooms
2. Owner (Print Name) Petrus Corroth Co Phone 228 57
3. Owner's address 631 S Wiltner
4. Certificated Architect None State License No. Phone
5. Licensed Engineer J. J. Reus State License No. 1100 Phone
6. Contractor Olsch State License No. 36161 Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent heating, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. \$ 1000.00
9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20 x 30 No. Stories 1 Height to highest point 10 Size lot 20.5 x 39.7
11. Type of soil Loam Foundation (Material) Conc. Depth in ground 6
12. Width of footing 12 Width of foundation wall 6 Size of redwood sill 3 x 8
13. Material exterior wall Plaster Size of studs: (Exterior) 2 x 7 (Interior bearing) 2 x 4
14. Joist: First floor Concrete Second floor Rafters 2 x 6 Material of roof Comp.
15. Chimney (Material) Size Flue No. inlets each flue Depth footing in ground

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

Sign here Petrus Corroth Co
By [Signature]

Plans, Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY 4901
PERMIT NO. 18819
Plans and Specifications checked Finley 5-8-39
Zone C3
Fire District No.
Street Widening
Corrections required Finley 5-11-39
Application checked and approved Finley 5-11-39
Inspector P. J. Colan 10

**FOR DEPARTMENT USE ONLY**

Application <i>A</i>	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening.....	

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

(2) The building referred to in this Application will be more than 100 feet from  
*.....* Street  
 Sign Here.....  
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.  
 Sign here.....  
(Owner or Authorized Agent)

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

REMARKS: *Original Valuation by High*  
*W. J. [Signature]*  
 .....

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

Lot No. S/W Cor. Las Palmas + Selma (rectangular Parcel lying 347.25' of Las Palmas + 205.75' on Selma East of Sec. 6 of 15 or 19th Panchos Jr. (Brew)
Location of Building 6710 Selma (House Number and Street)
Between what cross streets
Approved by City Engineer
Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Gar (Pis) Families Rooms
2. Owner (Print Name) Selma Garsty Co Phone 88151
3. Owner's address 631 S. Western
4. Certificated Architect State License No. Phone
5. Licensed Engineer J. J. Gies State License No. 1100 Phone
6. Contractor Gueser State License No. 55161 Phone
7. Contractor's address OKWUT
8. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$800.00
9. State how many buildings NOW on lot and give use of each. (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 20x4 No. Stories 1 Height to highest point 12 Size lot 205x393
11. Type of soil Loam Foundation (Material) Concrete Depth in ground 6
12. Width of footing 12 Width of foundation wall C Size of redwood sill 3x7
13. Material exterior wall Stress Size of studs: (Exterior) 2x7 (Interior bearing) 1x7
14. Joist: First floor 2x6 Second floor x Rafters 2x6 Material of roof Comp.
15. Chimney (Material) Size Flue x No. inlets each flue Depth footing in ground

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

Sign here: Selma Garsty Co
Official Seal

Plans, Specifications and other data must be filed if required.

FOR DEPARTMENT USE ONLY
PERMIT NO. 18820
Plans and Specifications checked: Enlow 5-8-39
Zone C3
Fire District No.
Applicant checked and approved: Enlow 5-11-39
Inspector: P. J. Polan 19



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 1545 N. Las Palmas (House Number and Street) } Approved by City Engineer. New location of building } (House Number and Street) } Deputy. Between what cross streets } .....

1. Purpose of PRESENT building Apartment House Families 32 Rooms (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving Families Rooms

3. Owner (Print Name) Aetna Construction Co. Phone DR-8151

4. Owner's Address 631 S. Witmer Ave., L. A.

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. X-24081 Phone

7. Contractor TILE SEAL MFG. CO. State License No. City T311 Phone YO-5181

8. Contractor's Address 910 N. Orange Dr.

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

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

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

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

Describe briefly and fully all proposed construction and work: Install Tile Baths & Kitchens -

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

FOR DEPARTMENT USE ONLY PERMIT NO. 26418 PLANS Rec'd For Plans See Filed with SPRINKLER Required Valuation Included Application checked and approved Inspector 2/17 [Signature]

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

NEW CONSTRUCTION

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

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

TILE SEAL MFG. CO.

Sign Here.....

By..... (Owner or Authorized Agent) LOS ANGELES, CALIF. Anthony Roberts

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

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

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

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

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

REMARKS: .....

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract Present location of building 1535 N. Los Palmas (House Number and Street) New location of building (House Number and Street) Between what cross streets Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Apartment House Families 32 Rooms
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) Aetna Construction Co. Phone DR-5181
4. Owner's Address 631 S. Wilmer Ave., L. A.
5. Certificated Architect State License No. Phone
6. Licensed Engineer State city License No. 1511 Phone
7. Contractor TILE SEAL WFG. CO. State License No. X24081 Phone
8. Contractor's Address 910 N. Orange Dr. Tile Setting Ord. \$1.00
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) Rtg. No.
10. State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework (Wood or Steel) Describe briefly and fully all proposed construction and work: Install Tile Baths & Kitchens

Fill in Application on other Side and Sign Statement 100 (OVER)

Table with 4 columns: PERMIT NO. (26419), FOR DEPARTMENT USE ONLY (Plans and Specifications checked, Corrections verified, etc.), Fee (100), and Inspector (signature). Includes date JUL 30 1939.



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

NEW CONSTRUCTION

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

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

TILE SEAL MFG. CO.

Sign Here.....

By..... Arthur Doherty (Owner or Authorized Agent) LOS ANGELES, CALIF.

FOR DEPARTMENT USE ONLY

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

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

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

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

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

REMARKS: .....

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } (Corner Bldg.) 1555 N. Los Palmas & 6710 Selma (House Number and Street) New location of building } Between what crossstreets } Approved by City Engineer Deputy.

- 1. Purpose of PRESENT building Apartment House Families 16 Rooms 2. Use of building AFTER alteration or moving Families Rooms 3. Owner (Print Name) Aetna Construction Co., Phone DR-8151 4. Owner's Address 631 S. Witmer Ave., L. A. 5. Certificated Architect State License No. Phone 6. Licensed Engineer State city T 511 License No. Phone 7. Contractor TILE SEAL MFG. CO. State License No. X24061 Phone Y05181 8. Contractor's Address 910 N. Orange Dr. 9. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. Tile Setting Ord. Fee \$1.00 Contractors 10. State how many buildings NOW on lot and give use of each Reg. No. 11. Size of existing building x Number of stories high Height to highest point 12. Class of building Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work: Install Tile Baths & Showers & Kitchens -

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

Table with 4 columns: PERMIT NO. (26420), FOR DEPARTMENT USE ONLY (Plans checked, Corrections verified, Plans checked and approved), Fee (1.00), and Inspector (Signature). Includes date stamp JUL -5 1939.

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

NEW CONSTRUCTION

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

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

TILE SEAL MFG. CO.

Sign Here.....

By..... Arthur Liberty (Owner or Authorized Agent) LOS ANGELES, CALIF.

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

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

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

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

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

REMARKS: .....

RECEIVED BLDG. & SEC. DEPT. LOS ANGELES, CALIF. JUN 10 1939 CASH IN CASHIER'S CHECK. L. CHECKED BY PLANNING DEPT. MONEY ORDER DEPT.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

3

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 1545 N Las Palmas Ave (House Number and Street)

New location of building } Same (House Number and Street)

Between what cross streets } S W Corner Las Palmas & Las Palmas Deputy

Approved by City Engineer.

1. Purpose of PRESENT building Apt. Families 24 Rooms 96 (Store, Residence, Apartment House, Hotel, or any other purpose)

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

3. OWNER (Print Name) Acton Co Phone 28151

4. Owner's Address 631 S Wilton

5. Certificated Architect None State License No. Phone

6. Licensed Engineer J J Ries State License No 1106 Phone

7. Contractor Owner State License No 36161 Phone

8. Contractor's Address

9. VALUATION OF PROPOSED WORK \$100 (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)

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

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

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

Describe briefly and fully all proposed construction and work:

See sketch + Plan + Permit no 18814 (Apt 16)

Intention alter change during room to office

Fill in Application on other side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 1518 Fee 150 Plans and Specifications checked Friday 7/2/40 Zone C3 Fire District No. No Correctly verified Friday 7/2/40 Bldg. Line No Street Widening No Ft. 40.00 Plans, Specifications and Applications for work checked and approved by Building Division Clerk Deucee White Inspector R. P. ... 18814-34

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

NEW CONSTRUCTION

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

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

Sign Here... (Owner or Authorized Agent)

By... [Signature]

FOR DEPARTMENT USE ONLY

Application... Fire District... Bldg. Line... Termite Inspection...
Construction... Zoning... Street Widening... Forced Draft Ventil...

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

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

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

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

REMARKS:
[Multiple lines of blank space for remarks]

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LOT PT OF RANCHO LA BREA	BLOCK	TRACT SEC. 10 T 15 R 14 W	COUNCIL DISTRICT NO. 13	DISTRICT NO. 4401
2. PRESENT USE OF BUILDING (01) Apartment	NEW USE OF BUILDING (01) Same			ZONE C4-14
3. JOB ADDRESS 1545 N. Las Palmas				FIRE DIST.
4. BETWEEN CROSS STREETS Sunset AND Highland		AND ST. LOMA AV		LOT TYPE
5. OWNER'S NAME Charles Dunn Co.			PHONE 975-0200	LOT SIZE
6. OWNER'S ADDRESS 1200 Wilshire Blvd #209, Los Angeles, CA. 90017				ALLEY
7. ENGINEER				BLDG. LINE
8. ARCHITECT OR DESIGNER				AFFIDAVITS
9. ARCHITECT OR ENGINEER'S ADDRESS				
10. CONTRACTOR A-1 Roofing Service			BUS. LIC. NO. 103730-45 / 313258-39	PHONE 263-6801
11. SIZE OF EXISTING BLDG. WIDTH LENGTH		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR
13. JOB ADDRESS 1545 N. Las Palmas				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 3300.00				SEISMIC STUDY ZONE
15. NEW WORK (Describe) Re-roof "43squares" fiberglass shingles Smoke Detectors				GRADING FLOOD
NEW USE OF BUILDING NC		SIZE OF ADDITION NC		STORIES NC
TYPE NC		BLDG. AREA NC		PLANS CHECKED NC
DWELLING UNITS NC		MAX. OCC. NC		TOTAL NC
GUEST ROOMS NC		PARKING REQ'D NC		PARKING PROVIDED STD. COMP.
SPRINKLERS REQ'D SPEC. P.C.		E. I. 50c		CONT. INSP.
S.P.C. 1		I.F. 1		CLAIMS FOR REFUND OF FEES PAID ON PERMITS MUST BE FILED: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
B.P. 2680		D.S. \$1.80		
G.P.I. 1		C/O 1		
DIST. OFFICE LA		ENERGY		
P.C. NO.				

**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 4-20-83 Lic. Class c-39 Lic. Number 313258 Contractor A-1 Roofing Service

**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 employee 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).  
 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 \_\_\_\_\_

**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. Wp-83-75984 Company Fremont Indemnity CO.  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 4-20-83 Applicant A-1 Roofing Service, Inc.  
 Applicant's Mailing Address 3455 E. Olympic Blvd, L.A. CA. 90023

**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 \_\_\_\_\_ Applicant \_\_\_\_\_  
 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 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 Gene W. Sidwell President 4-20-83  
 (Owner or agent having property owner's consent) Position Date

CASHIERS USE ONLY  
 26. 80 B-C I  
 . 50 E. I.  
 1. 00 DSS  
 62941 0001  
 44887 105/02/83 28.30 CHTD

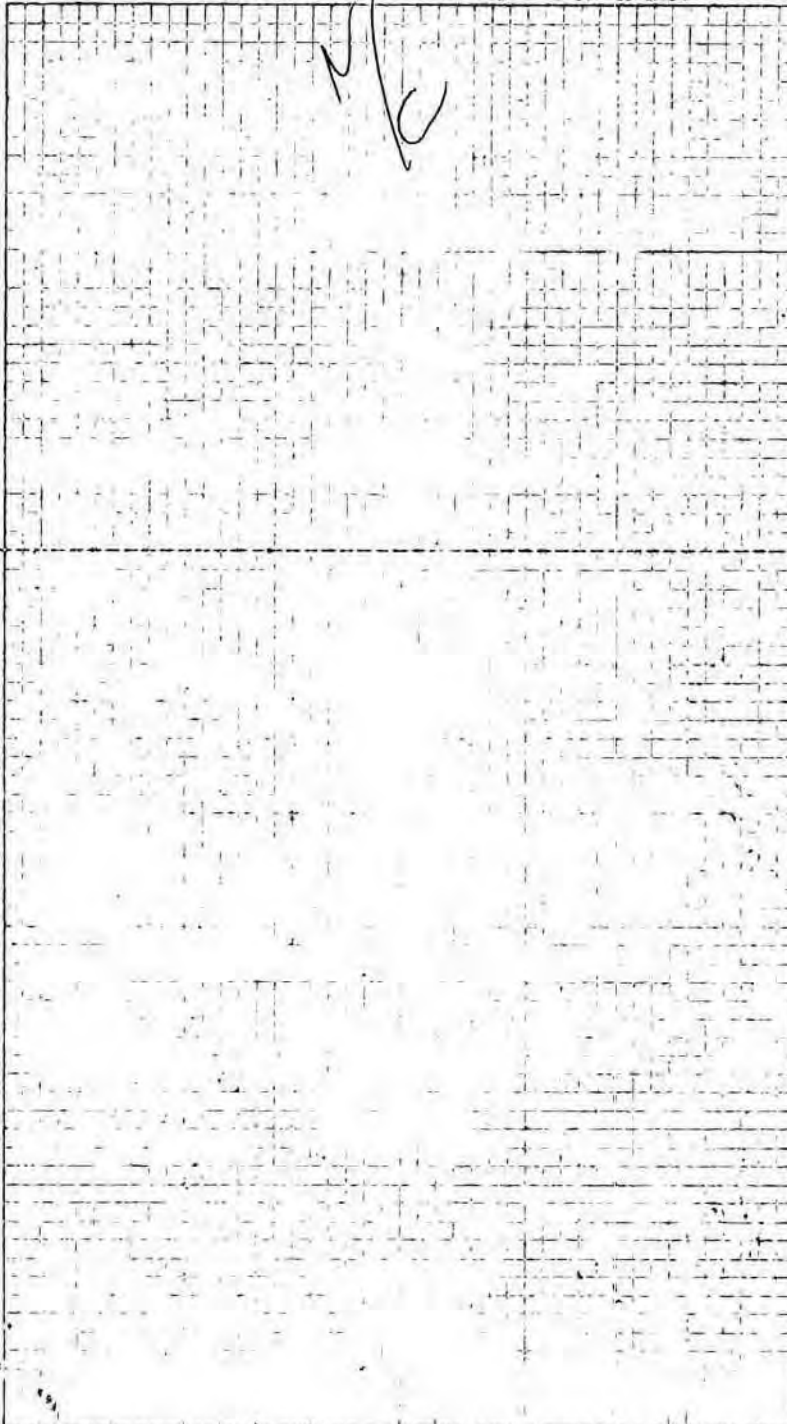
0 2 3 0 0 1 0 0 0

*30 funds 4/21/83*

1983 APR 22 AM 10:54

*2830*  
HELD  
AT CASHIERS

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLAN SHALL NOT EXCEED 100 SHEETS

# A-1 ROOFING SERVICE, INC.

1551 N. Western Ave., Los Angeles, Ca. 90027 • Hollywood 4-8893

## ROOF REPORT & CONTRACT



DAVID LYDER

For CHARLES DOWN CO #209  
Address 1200 WILSHIRE BLVD 90017  
Job Address 1545 N. LAS PALMAS AVE

Date 3-28-83  
Phone 975-0200

Type of Present Roof Composition No. Stories 2

Condition: SLOPES THAT DRAIN TO CENTER OF THE BUILDING

Remarks: ARE POOR - OTHER PORTIONS OF THE BUILDING APPEAR TO BE SERVICABLE AT THIS TIME EXCEPT FOR SOME LOOSE FLASHING COMPOUND AND A FEW SMALL BREAKS AT ANGLES.

Recommended Work: [A] FOR THE SINGLE SLOPES THAT DRAIN TO THE CENTER, COUNT YARD ONLY.

1. REROOF WITH BIRD AND SON'S FIRE SCREEN, CLASS "A" FIRE RATED ASPHALT SHINGLES
2. DOUBLE COVER RIDGES WITH MATCHING TRIM SHINGLES.

[B] FOR FLAT AREA AND OPPOSITE SLOPES

1. CHECK AND RESEAL ANY VISIBLE LOOSE FLASHING COMPOUND AT BASE OF VENTS, PIPES AND PROTRUSIONS
2. CRIP UP ANY VISIBLE BREAKS IN ROOFING BY ANGLES OF PARAPET WALLS

WARRANTY ON SHINGLES 20 YEARS GUARANTEE 5 YEARS ITEM [A] ONLY

Price \$3,300.00 Terms CASH ON COMPLETION

1. You may cancel the agreement or offer referred to above at any time prior to midnight of the third day (excluding Sunday) after the day you signed the agreement or offer. If you cancel and you have already made some payment to the seller, the seller is entitled to retain out of the payment, as a cancellation fee, 5 percent of the cash price of the goods or services but in no event, may the seller retain more than fifteen dollars (\$15).
2. This order shall be binding only upon acceptance thereof by contractor. This contract shall constitute the entire agreement of the parties, and there have been no representations or oral agreements made which are not contained herein. Contractor will make only repairs which are expressly provided for in this contract. Court costs and attorneys fees will be charged in collection matters. .8% per month late charges will be added to delinquent accounts.
3. Guarantees will be provided as agreed upon completion of work. In the event of any defect arising out of the work, owner shall promptly give contractor written notice of the exact nature and extent of such defect and if the same is covered by guarantee, contractor shall remedy same within thirty (30) days after receipt of said written notice. Owner hereby waives any claims against contractor for damages sustained to any part of the interior of the above described premises or the contents thereof resulting from leaks of any kind or nature, arising either, before, during or after work has been performed. Owner acknowledges that contractor does not guarantee nor is there any warranty nor liability on the part of contractor, respecting leakage from vents, air conditioning, skylights, TV antennas, defective walls, defective gutters and/or clogged drains. And all guarantees and warranties made by contractor in connection with this agreement are on a service basis from the date of completion and shall be in favor only of the property owner hereinabove named and shall not be in favor for the benefit of any other persons.
4. If not done by the owner, or others, we shall raise, move, or lift objects on the roof, but we assume no responsibility for the operation of or damage to conduits, signs, skylights, air conditioners or other objects on the roof, where it becomes necessary to raise, move, or lift said objects in order to properly apply the roof.
5. We shall use reasonable care, but are not responsible for TV antennas, guy wires, lead in wires, or adjustment of sets as these parts are subject to deterioration due to exposure to elements. Contractor cannot assume responsibility for any nails protruding through thin plywood sheathing as all roofs which are fully guaranteed must be securely nailed.
6. NOTICE—UNDER THE MECHANICS LIEN LAW (CALIFORNIA CODE OF CIVIL PROCEDURE, SECTION 1181 ET SEQ.), A CONTRACTOR MUST GIVE TO THE OWNER A COPY OF A "NOTICE TO OWNER." YOUR SIGNATURE IS AN ACKNOWLEDGMENT THAT YOU HAVE RECEIVED A COPY. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THE BOARD, WHOSE ADDRESS IS: CONTRACTORS STATE LICENSE BOARD, 1020 "N" STREET, SACRAMENTO, CALIFORNIA 95814. THE ABOVE CONTRACT HAS BEEN READ AND IS UNDERSTOOD BY OWNER, AND RECEIPT OF A COPY THEREOF BY SAID OWNER AT THE TIME OF EXECUTION, IS HEREBY ACKNOWLEDGED.

A-1 Roofing Service, Inc. License 313258 (C-39)

By Don A. Summers #A-17269

Date 4/15/83

Owner or Agent [Signature]



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCK.	LOT	BLOCK	TRACT	COUNTY REF. NO.	DIST. MAP
	Pt SEC 10	T 15R14W	Ranch La Brea	SN 10 T15	4901
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
(5) Apartment	(5) Same			C4-4	
3. JOB ADDRESS	FIRE DIST. COUN. DIST.				
1555 N. Las Palmas Av.	1				
4. BETWEEN CROSS STREETS	AND				LOT TYPE
Las Palmas	Selma				
5. OWNER'S NAME	PHONE			LOT SIZE	
Keen When Ha	213-381-3610				
6. OWNER'S ADDRESS	CITY		ZIP		
3350 Wilshire Blvd #1200	LA		90010		
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY		ZIP		AFFIDAVITS
					ZI 1417
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	
Keen When Ha	191851	213-381-3610			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS	STREET GUIDE				
1555 N. Las Palmas Av.					
14. EVALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	1000.00				IST OFF. LA
15. NEW WORK (Describe)	Roof repair reroof w/ class A roofing				P.C. RECD NO(D)
	Camp Carner				GRADING
					BEISMIC
					HWY. OED.
					FLOOD
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES	HEIGHT	FILE WITH
TYPE	GROUP	FLOOR AREA	PLANS CHECKED		ZONED BY
					J. Martinez
DWELL UNITS	MAX. OCC.	TOTAL	APPROVED		TYPIST
					e1sa
GUEST ROOMS	PARKING	PARKING PROVIDED	INSPECTION ACTIVITY		INSPECTOR

P.C.	Q.P.	CONT INSP
B.P.C.	PAK	
B.P.	EJ	20.00
I.F.	F.H.	1.50
S.D.	S.O.B.	
ISSUING OFFICE	S.O.S.	
P.O. NO.	C/O	ENERGY

SEP 21 '69	12:53PM	3046	1
IF-R			20.00
00942833			
ET-R			.00
CS			1.00
SUBTOTAL			21.50
TOTAL			21.50
CHEK 612 TWO			21.50
CHANGE			.00

89 LA 42433  
 G. M. J. [Signature]  
 [Handwritten notes and stamps]

DECLARATIONS AND CERTIFICATIONS

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 9-14-89 Lic. Class 91851 Contractor [Signature]

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 the reason [Signature]  
 Date 9-14-89 Owner's Signature [Signature]

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. 107127109 Insurance Company State Farm  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 9-14-89 Applicant's Signature [Signature]  
 Applicant's Mailing Address [Address]

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 9-14-89 Applicant's Signature [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.

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 [Name] Lender's Address [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 makes any warranty or shall be responsible for the performance of results of any tests conducted herein or the condition of the property or soil upon which such work is performed. (See Sec. 31.0202 LAMC.)  
 Signed [Signature] Contractor 9-14-89  
 (Owner or agent having property owner's consent) Position Date

25600100243

Bureau of Engineering		ADDRESS APPROVED	Paul 9-14-89
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
		SFC DUE	
		SFC NOT APPLICABLE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE # <i>WS 89-3581 * 9/18/89</i>		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
* <i>25141702 for re-roofing only</i>			
LEGAL DESCRIPTION			

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS B... IN COMPLIANCE  
WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT *Hollywood* PARCEL *5547-020-001*

BY... *[Signature]*

TITLE *Cell Plan* DATE *9/21/89*

**CEQA CLEARED**

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

THIS PERMIT IS FOR (Check one)  
 NEW BLDG./ STRUCTURE  
 ADD, ALTER, REPAIR EXISTING BUILDING  
 RELOCATE EXIST. BLDG.  
 DEMOLITION OF ENTIRE BUILDING

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**APPLICATION FOR BUILDING PERMIT AND**  
**CERTIFICATE OF OCCUPANCY**

PERMIT CODE



REF. NO.

**A PROJECT ADDRESS**  
 1535 LAS PALMAS AV  
 TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20)  
 SEC. 10, T.1S, R.14 W (PT. 1-289)  
 DIST. MAP 147A185/148.5A185  
 ASSESSOR'S ID  
 LOT TYPE Inc Legal LOT SIZE ZONE C4-2D BUILDING LINE ALLEY  
 AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1352/ZI 1417  
 CROSS STREETS SUNSET BL/SEIMA AV  
 LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 18 (ARB-1)  
 CENSUS TRACT 1907 ADDR. APPD DATE Chin6/20/95  
 COUNCIL DIST. 13 FIRE DISTRICT II FLOOD ZONE  
 GRADING HIGHWAY DEC. SEISMIC STUDY

**B PROPERTY OWNER**  
 Mort Lakretz (213)463-5611  
 ADDRESS 6671 Sunset Bl  
 CITY/STATE/ZIP Hollywood, Ca.  
**APPLICANT**  
 Hoover Roofing (213)737-3536  
 ADDRESS 1309 S. Eastern Ave.  
 CITY/STATE/ZIP Los Angeles, Ca. 90022  
 ARCHITECT NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC NO. PHONE NO.  
 ENGINEER  
 CONTRACTOR Hoover Roofing C39 651608 001289-35 (213)737-7536  
 PROPOSED USE OF BUILDING (05) Same EXISTING USE OF BUILDING (Leave blank for new buildings) (05) Apt  
 DESCRIPTION OF WORK  
 DAMAGE REPAIR <10%  PATCH PLASTER/ DRYWALL  INT. NON-STRUCTURAL REMODEL  DOOR/WINDOW CHANGEOUT  RE-STUCCO/SIDING  RE-ROOF  
 OTHER (Describe) Tear off and 4 ply roof, composite roof 20 YEARS

**C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS**  
 ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F.  PLUMBING (NOT INCLUDING FIRE SPRINKLERS)  HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 25 TONS  
 DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)  
 ELECT CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC NO. PHONE NO.  
 PLUMB. CONTR.  
 HVAC CONTR.

**D NO. OF EXISTING BLDGS. ON LOT AND USE**

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION	DISTRICT INSP. OFFICE
LATERAL/FCM SYSTEMS		CS EQ FS MS GEN	(LA) VN WLA SP

SPECIAL INSPECTIONS:  CONG > 2000 PSI  FIELD WELDING  GUNITE/SHOTCRETE  GRADE BEAMS/CAISSONS  
 MASONRY  REBAR WELDS  GRADING  OTHER

FOR CASHIER'S USE ONLY

95LA 37128

**E P.C. NO. CC**

PLAN CHECK	SUPP PLAN CHECK	E.Q. INST. 0.50	VALUATION (including all fixed operating equipment) \$ 8000
HILLSIDE POSTING	BLDG. PERMIT 90.00	PLAN MAINT.	SUPPLEMENT TO PERMIT NO.
PRE-INSPECTION	ELEC. PRMT. (20%)	FIRE HYDRANT	PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (20%)	ARTS DEV. FEE	D.A. PLAN CHECKED BY
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE	ZONING REVIEWED BY
ENERGY SURCHARGES		SCH. DIST FL AREA	APPROVATION APPROVED BY
D.A. SURCH.			PRINT Anthony J. Klugert BSID 38791
SEWER CAP REQ'D			SIGN [Signature] DATE 6-20-95

OTHER ATTACHMENTS (Descr.)  
 YES  NO  YES

06/20/95 03:18:25PM LA06 T-6402 C 09  
 BLDG PERMIT CO 90.00  
 INVOICE # 0038791 BB  
 EI RESIDENTIAL 0.80  
 ONE STOP 1.82  
 SYS DEV 5.45  
 CITY PLAN SURC 2.70  
 MISCELLANEOUS 5.00  
 CARRY 105.77  
 TO TRAM 6403

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 96.003 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

<b>BUREAU OF ENGINEERING</b>		<b>SEWERS</b> <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____		<b>PLANNING WORKSHEET NO.</b> APPROVED UNDER CASE NO. _____ LANDSCAPE/EXTERISCAPE _____	
CURB RAMP	DRIVEWAY	<b>SEWER FACILITIES CHARGE</b> <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID		SITE PLAN REVIEW	
FLOOD	INDUSTRIAL WASTE	<b>GRADING DIVISION</b> <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK <input type="checkbox"/> CRA APPROVED RE-DEV PROJECT		<b>FIRE DEPT</b> <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____	
<b>HIGHWAY DEDICATION</b> <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		<b>CONSTR. TAX RECEIPT NO.</b> _____ <b>DWELLING UNITS</b> _____		<b>DEPT. OF TRANSPORTATION</b> <input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> OMD NO. _____	
<b>EXCAVATION ADJACENT TO PUBLIC WAY</b>		<b>HOUSING AUTHORITY</b>		<b>CAL OSHA</b> AQMD-A63205	
<b>CULTURAL AFFAIRS</b>		<b>DEPT. WATER &amp; POWER</b>		<b>CASH/SURETY BOND NO.</b> _____ <b>MILES MOVED</b> _____	
<b>COMPLETE FOR RELOCATION PERMITS ONLY</b> OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.			

### 1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

#### GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7009, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

- Building  Electrical  Plumbing  HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Policy No. 1296563-94

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 6-20-95

#### ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

#### PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

#### HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

### 2 CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

#### ASBESTOS REMOVAL

I declare that relocation of Asbestos Removal is not applicable.  I declare that a notification letter has been sent to the AQMD or EPA. Sign: [Signature] Date: 6-20-95

### 3 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code: The Contractors 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 Contractors License Law).

I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  OWNER  AUTHORIZED AGENT

### 5 FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws 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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: JOHN S. HURWICK Sign: [Signature] Date: 6-20-95  OWNER  AUTHORIZED AGENT  CONTRACTOR

53500200456

- THIS PERMIT IS FOR (Check one)
- NEW BLDG./ STRUCTURE
  - RELOCATE EXIST. BLDG.
  - ADD, ALTER, REPAIR EXISTING BUILDING
  - DEMOLITION OF ENTIRE BUILDING

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**APPLICATION FOR BUILDING PERMIT AND**  
**CERTIFICATE OF OCCUPANCY**

INCIDENT CODE



**A** **1555, 1545, 1555 LAS PALMAS AV** STATE/UNIT NO. **CROSS STREET** **SUNSET BL/SELMA AV** REF. NO.

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) **SEC. 10, T.1 S, R.14 W (PT.1-289)**

BLOCK **(ARB-1)** LOT(S) and ARB(S) e.g. 15, 16 (A/B 3), 17, 18

DIST. MAP **147A185/148.5A185)** ASSESSOR'S ID

LOT TYPE **Inc Legal** LOT SIZE **C4-2D** BUILDING LINE ALLEY

CENSUS TRACT **1907** ADDR. APPD DATE **Chin6/20/95**

APPROVALS, EASEMENTS AND RESTRICTIONS **ZI 1352/ZI 1417**

COUNCIL DIST. **13** FIRE DISTRICT **I** FLOOD ZONE

GRADING HIGHWAY DEED. SEISMIC STUDY

**B** **PROPERTY OWNER** **Mort Lakretz** PHONE **(213)463-5611**

ADDRESS **6671 Sunset Bl** CITY/STATE/ZIP **Hollywood, Ca.**

**APPLICANT** **Hoover Roofing** PHONE **(213)737-3536**

ADDRESS **1309 S. Eastern Ave.** CITY/STATE/ZIP **Los Angeles, Ca. 90022**

ARCHITECT NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.

ENGINEER

CONTRACTOR **Hoover Roofing** **C39 651608** **001289-35** **(213)737-3536**

PROPOSED USE OF BUILDING **(OST) Same** EXISTING USE OF BUILDING (Leave blank for new buildings) **(OST) Apt**

DESCRIPTION OF WORK

DAMAGE REPAIR <10%  PATCH PLASTER/ DRYWALL  INT. NON-STRUCTURAL REMODEL  DOOR/WINDOW CHANGEOUT  RE-STUCCO/SIDING  RE-ROOF

OTHER (Describe) **tear off & replace 4 ply Built up Roofing (composition) 20 years**

**C** COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F.  PLUMBING (NOT INCLUDING FIRE SPRINKLERS)  HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.

PLUMB. CONTR.

HVAC CONTR.

**D** NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQ'D FOR:
REQ'D PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)

LOCATION OF REQ'D FIRE SPRINKLERS STD COMP. D.A. TYPE OF INSPECTION **CS EQ FS MS GEN (LA) VN WLA SP** DISTRICT INSP. OFFICE

LATERAL/FON. SYSTEMS  SHEARWALL  EBF/CFB  SMRSP/DMRSP  OTHER

CONTINUOUS/SPREAD  PILE/CAISSON  MAT/BASE ISOLATION  OTHER

SPECIAL INSPECTIONS  CONG > 2000 PSI  FIELD WELDING  GUNITE/SHOTCRETE  GRADE BEAMS/CAISSONS

MASONRY  REBAR WELDS  GRADING  OTHER

FOR CASHIER'S USE ONLY

95LA 37129

**E** P.C. NO. **CC** VALUATION (including all fixed operating equipment) \$ **8,000.02**

PLAN CHECK SUPP. PLAN CHECK E.Q. INSTR. **0.80** SUPPLEMENT TO PERMIT NO.

HILLSIDE POSTING **90.00** BLDG. PERMIT PLAN MAINT. PLAN CHECKED BY

PRE-INSPECTION ELEC. PRMT. (20%) FIRE HYDRANT D.A. PLAN CHECKED BY

INVESTIGATION FEE PLUMB. PRMT. (20%) ARTS DEV. FEE ZONING VERIFIED BY **DATE 6-20-95**

RELOCATION FEE HVAC PRMT. (13%) SCHOOL DIST. FEE APPLICATION APPROVED BY **PRINT Andrew J. [Signature] BSID 38791**

SIGN **DATE 6-20-95**

ENERGY SURCHARGES  SURCHARGES  D.A. SURCH.  SEWER CAP REQ'D

PLOT PLAN ATTACHED  YES  NO OTHER ATTACHMENTS (Describe)  YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

06/20/95 03:18:55PM LA06 T-6403 C 09  
 BLDG PERMIT CO 90.00  
 INVOICE # 0038791 88  
 EX RESIDENTIAL 0.80  
 ONE STOP 1.82  
 SYS DEV 5.45  
 CITY PLAN SURC 2.70  
 MISCELLANEOUS 5.00  
 CARRY TO TRAN 6404 211.54

57  
3500203457

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO _____ SEWER CERTIFICATE NO. _____	PLANNING WORKSHEET NO. _____ APPROVED UNDER CASE NO. _____ LANDSCAPE/KERISCAPE _____
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW _____
FLOOD	INDUSTRIAL WASTE	GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____
HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		CRA APPROVED RE-DEV PROJECT	DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION _____ <input type="checkbox"/> ORD. NO. _____
EXCAVATION ADJACENT TO PUBLIC WAY		C.E.Q.A.	CAL OSHA _____ AQMD-A53205
CONSTR. TAX RECEIPT NO _____ DWELLING UNITS _____			DEPT. WATER & POWER _____
HOUSING AUTHORITY _____			CASH/SURETY BOND NO _____ MILES MOVED _____
CULTURAL AFFAIRS _____			
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____		<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	

### 1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

#### GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits:

Building  Electrical  Plumbing  HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Stc Fund Policy No. 129456394

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign [Signature] Date 6-20-95

#### ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign \_\_\_\_\_ Date \_\_\_\_\_

#### PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign \_\_\_\_\_ Date \_\_\_\_\_

#### HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit:

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign \_\_\_\_\_ Date \_\_\_\_\_

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

### 2 CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code)

Lender's name \_\_\_\_\_ Lender's Address \_\_\_\_\_

#### 3 ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable  I declare that a notification letter has been sent to the AQMD or EPA Sign [Signature] Date 6-20-95

### 4 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code: The Contractors 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 Contractors License Law)

I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason \_\_\_\_\_

Print \_\_\_\_\_ Sign \_\_\_\_\_ Date \_\_\_\_\_  OWNER  AUTHORIZED AGENT

### 5 FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws 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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print JAMES S. HUANG Sign [Signature] Date 6-20-95  OWNER  AUTHORIZED AGENT  CONTRACTOR

53500200458

THIS PERMIT IS FOR (Check one)  
 NEW BLDG. STRUCTURE  
 ADD, ALTER, REPAIR EXISTING BUILDING  
 RELOCATE EXIST. BLDG.  
 DEMOLITION OF ENTIRE BUILDING

**CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY**  
**APPLICATION FOR BUILDING PERMIT AND**  
**CERTIFICATE OF OCCUPANCY**

INCIDENT CODE



REF. NO.:

**A** PROJECT ADDRESS: **1545 LAS PALMAS AV** SUITE/UNIT NO. CROSS STREETS: **SUNSET BL/SELMA AV**

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20): **SEC. 10, T.1S, R.14W (PT1-289)** BLOCK LOT(S) and ARB(S) e.g. 15, 16 (Arb 3, 17, 18): **(ARB-1)** DIST. MAP: **147A185/148.5A185**

LOT TYPE: **InclLegal** LOT SIZE: ZONE: **C4-2DR** BUILDING LINE: ALLEY: CENSUS TRACT: **1907** ADDR. APPD DATE: **Chin6/20/95**

AFFIDAVITS, EASEMENTS AND RESTRICTIONS: **ZI 1352/ZI 1417** COUNCIL DIST.: **13** FIRE DISTRICT: **I** FLOOD ZONE: GRADING: HIGHWAY DEED: SEFS&C STUDY:

**B** PROPERTY OWNER: **Mort Lakretz** PHONE: **(213)463-5611** APPLICANT: **Hoover Roofing** PHONE: **(213)737-3536**

ADDRESS: **6671 Sunset Bl** CITY/STATE/ZIP: **Hollywood, Ca.** ADDRESS: **1309 S. Eastern Ave** CITY/STATE/ZIP: **Los Angeles, Ca. 90022**

ARCHITECT: NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO. ENGINEER: CONTRACTOR: **Hoover Roofing** C39 651608 001289-35 (213)737-7536

PROPOSED USE OF BUILDING: **(05) Same** EXISTING USE OF BUILDING (Leave blank for new buildings): **(05) Apt**

DESCRIPTION OF WORK:  
 DAMAGE REPAIR <10%  PATCH PLASTER/ DRYWALL  INT. NON-STRUCTURAL REMODEL  DOOR/WINDOW CHANGEOUT  RE-STUCCO/SIDING  RE-ROOF  
 OTHER (Describe): **Tear off and 4 ply roof, composition roof. 20 years composition Roof.**

**C** COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <18,000 S.F.  PLUMBING (NOT INCLUDING FINE SPRINKLERS)  HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 30 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above):  
 ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO.  
 PLUMB. CONTR.  
 HVAC CONTR.

**D** NO. OF EXISTING BLDGS. ON LOT AND USE

LENGTH	WIDTH	HEIGHT (BUILDING)	FLOOR AREA (BUILDING)
STORIES	GROUP OCCUPANCY	OCCUPANTS PER GROUP	MAX. OCCUPANCY
DWELLING UNITS	GUEST ROOMS	CONSTR. TYPE	LIC. FABRICATOR REQD FOR:
REQD PARKING	PARKING PROVIDED	HEIGHT (ZONING)	FLOOR AREA (ZONING)
LOCATION OF REQD FIRE SPRINKLERS		TYPE OF INSPECTION	DISTRICT INSP. OFFICE
LATERAL/FRN SYSTEMS		CS EQ FS MS GEN	LA VN WLA SP

SPECIAL INSPECTIONS:  CONG > 2000 PSI  FIELD WELDING  GUNITE/HOTCRETE  GRADE BEAMS/CAISSONS  MASONRY  REBAR WELDS  GRADING  OTHER

FOR CASHIER'S USE ONLY

95LA 37130

**E** P.C. NO. **CL** VALUATION (including all fixed operating equipment) \$ **2000**

PLAN CHECK	SUPP. PLAN CHECK	E.Q. INSTR.	SUPPLEMENT TO PERMIT NO.
HILLSIDE POSTING	BLDG. PERMIT	PLAN MAINT.	PLAN CHECKED BY
PRE-INSPECTION	ELEC. PRMT. (20%)	FIRE HYDRANT	D.A. PLAN CHECKED BY
INVESTIGATION FEE	PLUMB. PRMT. (20%)	ARTS DEV. FEE	ZONING VERIFIED BY
RELOCATION FEE	HVAC PRMT (13%)	SCHOL. DIST. FEE	APPLICATION APPROVED BY
ENERGY D.A. SURCH.		SCH. DIST. FL. AREA	PRINT: <b>Arthur J. Hoover</b> BSID <b>3874</b>
SURCHARGES SEWER CAP REQD		SIGN: <b>[Signature]</b> DATE <b>6-20-95</b>	OTHER ATTACHMENTS (Describe)

Plot Plan Attached:  YES  NO

06/20/95 03:19:35PM LAD6 T-6404 C 09  
 BLDG PERMIT CO 90.00  
 INVOICE # 0038791 88  
 EX RESIDENTIAL 0.80  
 ONE STOP 1.82  
 SYS DEV 5.45  
 CITY PLAN SURC 2.70  
 MISCELLANEOUS 5.00  
 FROM TRAN 6402 TO 6404  
 TOTAL 317.31  
 CASH 320.00  
 CHANGE 2.69

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 90.0623 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

BUREAU OF ENGINEERING		SEWERS <input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____	PLANNING WORKSHEET NO. _____ APPROVED UNDER CASE NO. _____ LANDSCAPE/XERISCAPE _____
CURB RAMP _____ DRIVEWAY _____	FLOOD _____ INDUSTRIAL WASTE _____	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input type="checkbox"/> PAID	SITE PLAN REVIEW _____
HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED	EXCAVATION ADJACENT TO PUBLIC WAY _____	GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK <input type="checkbox"/> CRA APPROVED RE-DEV PROJECT	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE #19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____
CONSTR. TAX RECEIPT NO. _____ DWELLING UNITS _____	HOUSING AUTHORITY _____	C.E.Q.A. _____	DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION _____ <input type="checkbox"/> ORD. NO. _____ CAL OSHA _____
CULTURAL AFFAIRS _____	COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS _____	<input type="checkbox"/> FROM OUTSIDE CITY OF L.A.	AGMD-AB3205 DEPT. WATER & POWER CASH/SURETY BOND NO. _____ MILES MOVED _____

### LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

#### GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits:

Building  Electrical  Plumbing  HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE FUND Policy No. 1294563-94

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: [Signature] Date: 6-20-95

#### ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

#### PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

#### HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No. \_\_\_\_\_

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Sign: \_\_\_\_\_ Date: \_\_\_\_\_

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

### CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civil Code)

Lender's name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

#### ASBESTOS REMOVAL

I declare that notification of Asbestos Removal is not applicable  I declare that a notification letter has been sent to the AQMD or EPA Sign: [Signature] Date: 6-20-95

#### OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7091.5, Business & 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 or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon; and who does such work himself or herself or through his or her 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 or she did not intend to 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 & Professions Code: The Contractors 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 Contractors License Law.)

I am exempt under Sec. \_\_\_\_\_ Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_\_  OWNER  AUTHORIZED AGENT

#### FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinance 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 and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print: JOHN S. HEWANG Sign: [Signature] Date: 6-20-95  OWNER  AUTHORIZED AGENT  CONTRACTOR



# Selma Las Palmas Courtyard Apartments Photographs



*Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



Image capture: Feb 2017 © 2017 Google United States Terms Report a

*Selma Las Palmas Courtyard Apartments, 1535-55 N Las Palmas Avenue, February, 2017 (Photograph by Google Street View)*



*Selma Las Palmas Courtyard Apartments, 1535-55 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, satellite view, 1535-55 N Las Palmas Ave, January, 2017 (Photograph by Google Earth)*



*Selma Las Palmas Courtyard Apartments, steel casement windows & an original window grate, 1545 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, entrance, 1545 N Las Palmas Ave, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, entry tile, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Margot Gerber)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



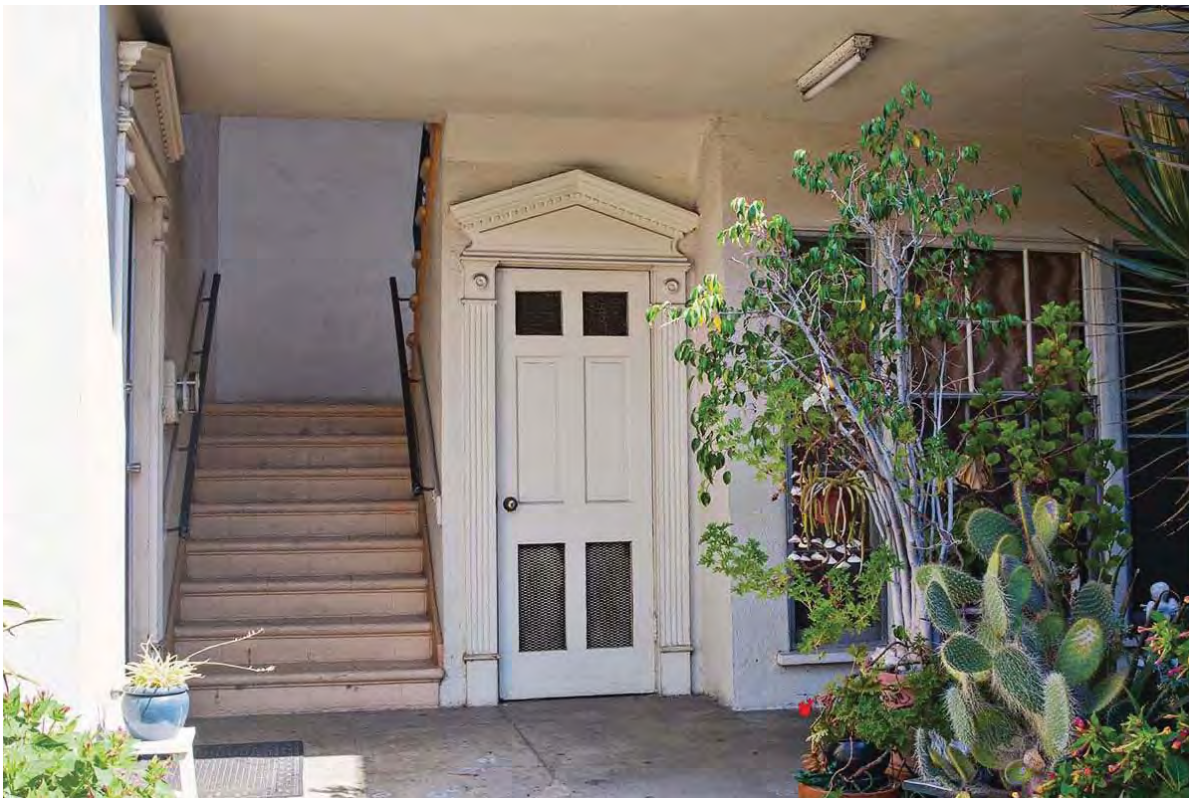
*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Margot Gerber)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, rear facades, 1535-55 N Las Palmas, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*





*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1535 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, detail above entry, 1545 N Las Palmas Ave, July 13, 2017 (Photo by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, original kitchen, 1535-55 N Las Palmas Ave, July 13, 2017  
(Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, window & bulkhead, 1545 N Las Palmas Ave, July 13, 2017 (Photo by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1545 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, July 13, 2017 (Photograph by Charles J. Fisher)*



*Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



*Selma Las Palmas Courtyard Apartments, 1555 N Las Palmas Avenue, September 11, 2017 (Photograph by Susan Hunter)*



# City of Los Angeles Department of City Planning

## 3/2/2018 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

6718 W SELMA AVE  
6702 W SELMA AVE  
6710 W SELMA AVE  
6704 W SELMA AVE  
6714 W SELMA AVE  
6700 W SELMA AVE  
6712 W SELMA AVE  
6716 W SELMA AVE  
1555 N LAS PALMAS AVE  
1545 N LAS PALMAS AVE  
1535 N LAS PALMAS AVE

### ZIP CODES

90028

### RECENT ACTIVITY

CHC-2018-1040-HCM  
ENV-2018-1041-CE  
Adaptive Reuse Incentive Spec. Pln-  
Ord 175038

### CASE NUMBERS

CPC-2016-4927-DA  
CPC-2016-1450-CPU  
CPC-2015-2025-HD-ZC-MCUP-CU-  
SPR  
CPC-2014-669-CPU  
CPC-2005-6082-CPU  
CPC-2003-2115-CRA  
CPC-1999-324-ICO  
CPC-1999-2293-ICO  
CPC-1997-43-CPU  
CPC-1986-835-GPC  
ORD-182960  
ORD-182173-SA4:1B  
ORD-173562  
ORD-165657-SA90  
ORD-129944  
VTT-73568  
ENV-2016-1451-EIR  
ENV-2015-2026-EIR  
ENV-2014-670-SE  
ENV-2005-2158-EIR

### Address/Legal Information

PIN Number 147A185 5  
Lot/Parcel Area (Calculated) 71,544.8 (sq ft)  
Thomas Brothers Grid PAGE 593 - GRID E4  
Assessor Parcel No. (APN) 5547020001  
Tract RANCHO LA BREA  
Map Reference PAT 1-289/290  
Block None  
Lot PT SEC 10 T1S R14W  
Arb (Lot Cut Reference) 1  
Map Sheet 147A185  
148-5A185

### Jurisdictional Information

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

### Planning and Zoning Information

Special Notes None  
Zoning C4-2D  
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2433 Revised Hollywood Injunction  
ZI-1352 Hollywood Redevelopment Project  
ZI-2277 Hollywood Redevelopment Project  
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE  
ZI-1812  
General Plan Land Use Regional Center Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area None  
Subarea 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  
Subarea None  
CUGU: Clean Up-Green Up None  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
SN: Sign District 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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	Yes
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Selma Avenue Elementary School Active: Larchmont Charter School
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5547020001
Ownership (Assessor)	
Owner1	CROSS ROADS PROPERTIES I LLC
Address	6671 W SUNSET BLVD STE 1575 HOLLYWOOD CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	CROSS ROADS PROPERTIES I, LLC C/O MORTON LA KRETZ
Address	6671 SUNSET BLVD. STE. 1575 HOLLYWOOD CA 90028
APN Area (Co. Public Works)*	1.600 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$3,137,026
Assessed Improvement Val.	\$149,370
Last Owner Change	06/20/2002
Last Sale Amount	\$0
Tax Rate Area	200
Deed Ref No. (City Clerk)	777530 772736 672919 567692 4775 228115,16 1404770 1131629-30 1111948 1085382
Building 1	
Year Built	1939
Number of Units	80
Number of Bedrooms	80
Number of Bathrooms	80
Building Square Footage	64,064.0 (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
Urban Agriculture Incentive Zone	YES

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

### Seismic Hazards

#### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.7206996
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

### Economic Development Areas

Business Improvement District None

Promise Zone None

Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

### Public Safety

#### Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	646

#### Fire Information

Bureau	West
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	No



## CASE SUMMARIES

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

Case Number:	CPC-2016-4927-DA
Required Action(s):	DA-DEVELOPMENT AGREEMENT
Project Descriptions(s):	PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22 CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2015-2025-HD-ZC-MCUP-CU-SPR
Required Action(s):	CU-CONDITIONAL USE MCUP-MASTER CONDITIONAL USE PERMIT HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZC-ZONE CHANGE
Project Descriptions(s):	PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22 CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW
Case Number:	CPC-2014-669-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT
Case Number:	CPC-2005-6082-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1997-43-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	VTT-73568
Required Action(s):	Data Not Available
Project Descriptions(s):	VESTING TENTATIVE TRACT PER SECTION 17.03 FOR THE DIVISION OF LAND INTO 5 GROUND LOTS AND 41 AIRSPACE LOTS.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2015-2026-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	PURSUANT TO SECTION 12.32, A ZC AND HD CHANGE FROM PURSUANT TO SECTION 12.24-W.1 AND 18 TO ALLOW 22 CUBS FOR ON-AND OFF SITE SALES OF ALCOHOL AND TO ALLOW DANCING, PURSUANT TO SECTION 12.24-W.19, TO ALLOW FAR AND DENSITY AVERAGING AND PURSUANT TO SECTION 12.27, A ZV TO ALLOW
Case Number:	ENV-2014-670-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	COMMUNITY PLAN UPDATE/GENERAL PLAN AMENDMENT

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](http://zimas.lacity.org)  
(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Case Number: ENV-2005-2158-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): COMMUNITY PLAN UPDATE FOR HOLLYWOOD WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT

## **DATA NOT AVAILABLE**

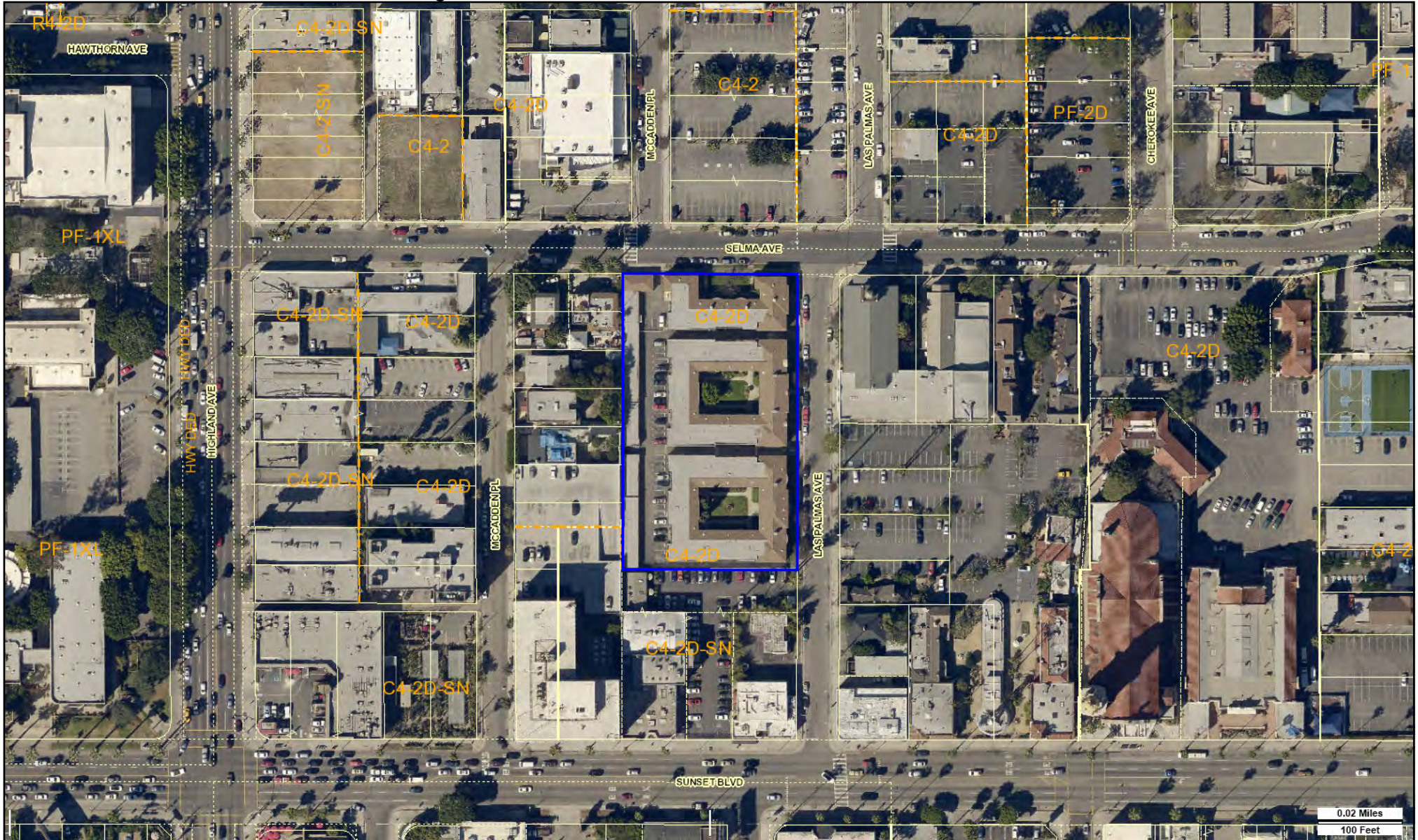
ORD-182960

ORD-182173-SA4:1B

ORD-173562

ORD-165657-SA90

ORD-129944



Address: 1535 N LAS PALMAS AVE

APN: 5547020001

PIN #: 147A185 5

Tract: RANCHO LA BREA

Block: None

Lot: PT SEC 10 T1S R14W

Arb: 1

Zoning: C4-2D

General Plan: Regional Center Commercial

