

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2008-2749-HCM

DATE: July 17, 2008
TIME: 11:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 5151 Wilshire Blvd.
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Lot 281 of MB 54-52 or TR
5049

PROJECT: Historic-Cultural Monument Application for the
LOU EHLER'S CADILLAC

REQUEST: Declare the building a Historic-Cultural Monument

APPLICANT: The La Brea-Hancock Homeowner's Association
618 South Mansfield Avenue
Los Angeles, CA 90036

OWNER: Ehlers Investment Co./Sonic Group
5151 Wilshire Blvd
Los Angeles, CA 90036

RECOMMENDATION **That the Cultural Heritage Commission:**

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

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

Janet Hansen, Deputy Manager
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: May 27, 2008 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Located on Wilshire Boulevard, this commercial building exhibits character-defining features of Mid-century Modern style architecture, consisting of an automobile showroom and large signage. The two-story subject building has a flat roof and is L-shaped in plan. The primary façade facing the street is symmetrically composed. On three elevations, it includes large open glass windows on the ground floor, square steel supports, and a flat window-less façade above a squared overhanging steel canopy. The unadorned upper section contains bolt-on block letters spelling “Lou Ehlers” and cursive letters spelling “Cadillac.” Exterior is clad in a brick textured finish. Windows are floor to ceiling fixed pane windows on main elevation and steel and glass casement windows on secondary elevations. The rear portion of the subject building contains a two-story service department.

The proposed Lou Ehlers Cadillac historic monument was constructed in 1955 as an automobile showroom and garage. It was designed by the architectural firm of Stiles Clements, the later incarnation of the notable firm of Morgans, Walls & Clements, responsible for the design of several landmarks in the City. The subject building was built as a branch factory outlet for the Cadillac Motor Division of General Motors. In 1965, Cadillac sold the business to its namesake Ehlers and Thomas.

The subject building may be significant as an example of a Mid-century Modern style automobile showroom and for its possible association with the development and growth of the automobile and auto industry in Los Angeles.

Alterations to the building include the partial demolition in 2008 of a flat steel canopy that extended from the main building.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT LOU EHLERS CADILLAC
2. STREET ADDRESS 5151 W. WILSHIRE BOULEVARD
- CITY LOS ANGELES ZIP CODE 90036 COUNCIL DISTRICT 4
- ASSESSOR'S PARCEL NO. 5507-022-016
3. COMPLETE LEGAL DESCRIPTION: TRACT TRACT No. 5049, AS PER MAP FILED IN BOOK 54, PAGE 52 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
- BLOCK N/A LOT(S) 281 AND 282 ARB. NO. N/A
- RANGE OF ADDRESSES ON PROPERTY 5151 THRU 5199 W. WILSHIRE BOULEVARD, 673 THRU 699 S. ORANGE
DRIVE, 670 THRU 698 S. SYCAMORE AVENUE AND 5150 THRU 5198 W. CARLING WAY
4. PRESENT OWNER EHLERS INVESTMENT GROUP (SONIC GROUP IS NEW OWNER)
- STREET ADDRESS 5151 W. WILSHIRE BOULEVARD
- CITY LOS ANGELES STATE CA ZIP CODE 90036 PHONE (310) 358-7800
- OWNER IS: PRIVATE PUBLIC
5. PRESENT USE AUTOMOBILE DEALERSHIP ORIGINAL USE SAME

DESCRIPTION

6. ARCHITECTURAL STYLE LATE MODERNE
7. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
- (SEE DESCRIPTION WORKSHEET)
-
-
-
-
-
-
-
-
-
-

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT LOU EHLERS CADILLAC

10. CONSTRUCTION DATE: FACTUAL 1955 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER: STILES CLEMENTS
12. CONTRACTOR OR OTHER BUILDER: GEORGE W. CARTER COMPANY
13. DATES OF ENCLOSED PHOTOGRAPHS JUNE 1, 2008
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS: SHOWROOM REMODELED, PARTIAL DEMOLITION OF BUILDING
16. THREATS TO SITE NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
17. IS THE STRUCTURE ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE; INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH SITE (SEE OPTIONAL SIGNIFICANCE WORKSHEET) LOU EHLERS CADILLAC WAS ORIGINALLY BUILT IN 1955 AS A BRANCH FACTORY OUTLET FOR THE CADILLAC MOTOR DIVISION OF GM, WITH THE MAIN LOS ANGELES LOCATION BEING WHAT LATER BECAME THOMAS CADILLAC ON 7TH STREET (DEMOLISHED). THE BUILDING WAS DESIGNED BY STILES CLEMENTS, WHO WAS THE REMAINING PARTNER OF THE ICONIC FIRM, MORGAN, WALLS AND CLEMENTS. CLEMENTS USED A SUBDUED MODERNE STYLE THAT WAS SUGGESTIVE OF THE QUIET ELEGANCE THAT CADILLAC PROJECTED FOR THEIR CARS. AT THE TIME IT WAS BUILT IT WAS ONE OF THE MOST MODERN AUTO DEALERSHIPS IN THE UNITED STATES, INCLUDING A TWO-STORY SERVICE DEPARTMENT, WHICH WAS ONLY TOPPED AT THE TIME BY THE DOWNTOWN BUILDING (THOMAS), WHICH WAS SEVEN STORIES TALL. CADILLAC SOLD THE BUSINESSES TO EHLERS AND THOMAS, RESPECTIVELY, IN 1965. THE LOU EHLERS BUILDING IS ONE OF ONLY A HANDFUL OF SURVIVING POST WORLD WAR II AUTO DEALERSHIP BUILDINGS THAT SURVIVE RELATIVELY INTACT TODAY. IT IS ALSO A DESIGN BY ONE OF LOS ANGELES MOST NOTED ARCHITECTS, WHO, ALONG WITH HIS PARTNERS, WERE RESPONSIBLE FOR MUCH OF THE HISTORIC CONSTRUCTION DESIGN ALONG WILSHIRE BOULEVARD.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES CITY BUILDING PERMITS PER ATTACHED*, LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, US CENSUS RECORDS, LOS ANGELES TIMES ARTICLES.
* ONLY THE ORIGINAL CONSTRUCTION PERMITS ARE HERE SO FAR.
20. DATE FORM PREPARED MAY 27, 2008 PREPARER'S NAME CHARLES J. FISHER FOR FRED PICKEL, PRESIDENT
ORGANIZATION THE LA BREA-HANCOCK HOMEOWNER'S ASSN. STREET ADDRESS 618 SOUTH MANSFIELD AVENUE
CITY LOS ANGELES STATE CA ZIP CODE 90036 PHONE (323) 937-7920 (PICKEL) OR (323) 256-3593 (C. FISHER)
E-MAIL ADDRESS: FRED@WILSHIREENERGY.COM AND ARROYOSECO@HOTMAIL.COM

DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE LOU EHLERS CADILLAC IS A 2 STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

LATE MODERNE, L-SHAPED PLAN AUTOMOBILE DEALERSHIP BUILDING
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (SEE CHART) STRUCTURE USE (RESIDENCE, ETC)

WITH A BRICK TEXTURED FINISH AND STEEL TRIM.
MATERIAL (WOOD SIDING, WOOD SHINGLES, BRICK, STUCCO, ETC) MATERIAL (WOOD, METAL, ETC.)

ITS FLAT ROOF IS COVERED WITH ROLLED COMPOSITION GLASS AND STEEL,
ROOF SHAPE (SEE CHART)) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES) WINDOW MATERIAL

LARGE FIXED PANE WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC]

THE ENTRY FEATURES A TWO FLAT GLASS AND STEEL DOORS SURROUNDED BY LARGE FIXED PANE WINDOWS.
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

WITH A STEEL WITH GLASS INSERT DOUBLE DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (SEE CHART)

OF THE STRUCTURE ARE A FLAT SURFACE TWO-STORY WINDOWLESS SQUARE FAÇADE ABOVE A SQUARED FLAT
STEEL AWNING THAT EXTENDS OVER THE FRONT SIDEWALK. A ROW OF FLOOR TO CEILING FIXED PANE WINDOWS IS
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

LOCATED BELOW THE AWNING, GIVING A FULL VIEW INTO THE AUTO SHOWROOM. THE UPPER WALL IS ADORNED WITH
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALITY;

BOLT-ON BLOCK LETTERS SAYING "LOU EHLERS" AND A BOLT-ON SCRIPT "CADILLAC". A FLAT STEEL CANOPY
VERTICALITY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

EXTENDS TO THE LEFT OF THE MAIN BUILDING (DEMOLISHED JULY 3, 2008). THE REMAINDER OF THE L-SHAPED
STRUCTURE IS PUNCTUATED WITH STEEL AND GLASS CASEMENT WINDOWS WITH SERVICE ENTRIES PUNCTUATING
ADDITIONAL DEFINING ELEMENTS

EAST, NORTH (REAR) AND SOUTH SIDES OF THE BUILDING. A BUILT-IN FLOWER BED IS LOCATED AT THE FRONT OF THE SHOWROOM
ADDITIONAL DEFINING ELEMENTS

ALONG THE SIDEWALK. THE SHOWROOM FAÇADE IS SUPPORTED BY SQUARE COLUMNS BETWEEN EVERY THIRD WINDOW. AT THE
ADDITIONAL DEFINING ELEMENTS

REAR PART OF THE BUILDING IS A TWO-STORY SERVICE DEPARTMENT WHICH ENABLES THE STRUCTURE TO BE OF A UNIFORM
ADDITIONAL DEFINING ELEMENTS

HEIGHT. THE ENTIRE STRUCTURE HAS A MINIMALIST DESIGN WITH NO NON-FUNCTIONING DETAILING ADDED.
ADDITIONAL DEFINING ELEMENTS

ADDITIONAL DEFINING ELEMENTS

SECONDARY BUILDINGS CONSIST OF THERE ARE NO SECONDARY BUILDINGS
IDENTIFY GARAGE, GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE NO INTERIOR DESCRIPTIONS ARE AVAILABLE SHOWROOM HAS BEEN
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM, SPECIAL GLASS WINDOWS,

ALTERED AND THE SERVICE BAY AREA IS RATHER TYPICAL IN DESIGN.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

HISTORIC-CULTURAL MONUMENT APPLICATION

**CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE LOU EHLERS CADILLAC IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
LATE MODERNE ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE B)

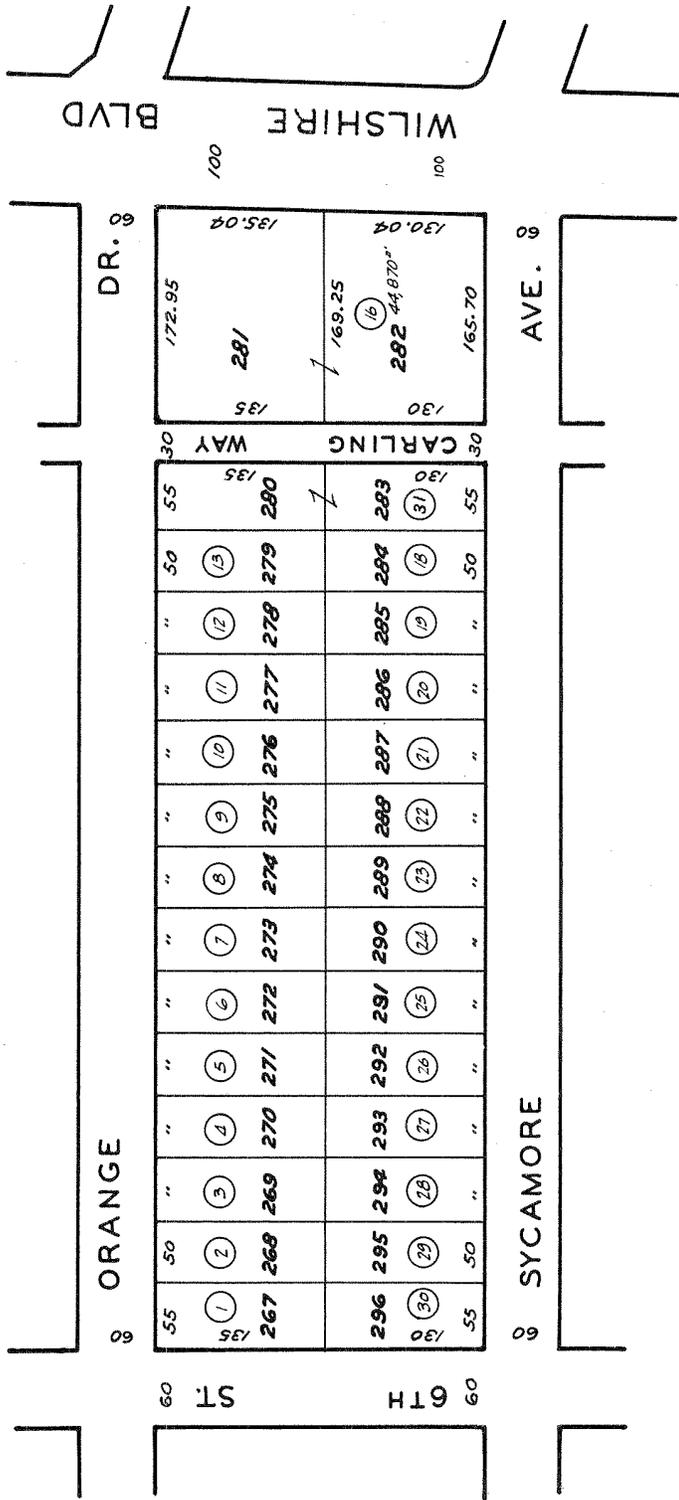
AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

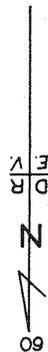
THE LOU EHLERS CADILLAC WAS BUILT IN 1955
NAME OF PROPOSED MONUMENT YEAR BUILT
STILE CLEMENTS AND POST WAR MODERNISM WAS IMPORTANT TO THE
NAME OF FIRST OR OTHER SIGNIFICANT OWNER

DEVELOPMENT OF LOS ANGELES BECAUSE STILES CLEMENTS WAS THE SURVIVING PARTNER OF THE OLDEST AND ONE OF THE MOST SUCCESSFUL ARCHITECTURAL FIRMS IN LOS ANGELES. THE FIRM OF MORGAN WALLS AND CLEMENTS DESIGNED A LARGE VARIETY OF COMMERCIAL BUILDINGS IN THE LOS ANGELES AREA, A GOOD NUMBER OF WHICH ARE LISTED AS LOS ANGELES HISTORIC CULTURAL MONUMENTS. NONE OF THESE HCMs REPRESENT THE FIRM'S POST WWII WORK, HOWEVER, THE EHLERS DISPLAYS THE QUALITY OF DESIGN AND INTEGRITY THAT MAKES IT ELIGIBLE FOR HCM STATUS. ORIGINALLY BUILT IN 1955 AS A WHAT LATER BECAME THOMAS CADILLAC ON 7TH STREET (DEMOLISHED). IT WAS BUILT AS BRANCH FACTORY OUTLET FOR THE CADILLAC MOTOR DIVISION OF GM, WITH THE MAIN LOS ANGELES LOCATION BEING CLEMENTS USED A SUBDUED MODERNE STYLE THAT WAS SUGGESTIVE OF THE QUIET ELEGANCE THAT CADILLAC PROJECTED FOR THEIR CARS. AT THE TIME IT WAS BUILT IT WAS ONE OF THE MOST MODERN AUTO DEALERSHIPS IN THE UNITED STATES, INCLUDING A TWO-STORY SERVICE DEPARTMENT, WHICH WAS ONLY TOPPED AT THE TIME BY THE DOWNTOWN BUILDING (THOMAS), WHICH WAS SEVEN STORIES TALL. CADILLAC SOLD THE BUSINESSES TO EHLERS AND THOMAS, RESPECTIVELY, IN 1965. THE LOU EHLERS BUILDING IS ONE OF ONLY A HANDFUL OF SURVIVING POST WORLD WAR II AUTO DEALERSHIP BUILDINGS THAT SURVIVE RELATIVELY INTACT TODAY. LOS ANGELES MOST NOTED ARCHITECTS, WHO, ALONG WITH HIS PARTNERS, WERE RESPONSIBLE FOR MUCH OF THE HISTORIC CONSTRUCTION DESIGN ALONG WILSHIRE BOULEVARD. THE ORIGINAL USE OF THE FACILITY BY CADILLAC ITSELF IS ALSO IMPORTANT AS THIS WAS PART OF A CADILLAC POLICY AT THE TIME, IN WHICH BY PURCHASING FROM A FACTORY OUTLET, THE CLIENT WOULD IN FACT BE DEALING DIRECTLY WITH THE FACTORY ON BOTH THE DESIGN OF HIS OR HER PARTICULAR CAR. THIS MARKETING TECHNIQUE WAS ABANDONED IN THE MID 60'S, WHICH IS WHY CADILLAC SOLD THE TWO LOCAL OUTLETS IN 1965. LOU EHLERS HAD PREVIOUSLY OPERATED TWO MAJOR GM FRANCHISES IN WISCONSIN PRIOR TO MOVING TO CALIFORNIA.



TRACT NO. 5049
 M.B. 54 - 52

CODE
 67



FOR PREV. ASSM'T. SEE: 1047-22



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

06/05/2008

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5151 W WILSHIRE BLVD
673 S ORANGE DR

ZIP CODES

90036

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-823-GPC
ORD-59577
ORD-165331-SA2010
AFF-2741
AFF-11927

Address/Legal Information

PIN Number: 135B181 919
Area (Calculated): 23,104.0 (sq ft)
Thomas Brothers Grid: PAGE 633 - GRID D2
Assessor Parcel Number: 5507022016
Tract: TR 5049
Map Reference: M B 54-52
Block: None
Lot: 281
Arb (Lot Cut Reference): None
Map Sheet: 135B181

Jurisdictional Information

Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Council District: CD 4 - Tom LaBonge
Census Tract #: 2110.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: C4-2D
Zoning Information (ZI): ZI-1826
General Plan Land Use: Community Commercial
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: Wilshire
Specific Plan Area: None
Design Review Board: No
Historic Preservation Review: No
Historic Preservation Overlay Zone: None
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: None
Central City Parking: No
Downtown Parking: No
Building Line: 5
500 Ft School Zone: No
500 Ft Park Zone: No

Assessor Information

Assessor Parcel Number: 5507022016
Parcel Area (Approximate): 44,779.7 (sq ft)
Use Code: 2600 - Auto Service Body and Fender Repair
Assessed Land Val.: \$2,995,129
Assessed Improvement Val.: \$1,419,519
Last Owner Change: 12/30/86
Last Sale Amount: \$2,000,020
Tax Rate Area: 67
Deed Reference No.: 1832253
Building 1:
1. Year Built: 1955
1. Building Class: Not Available

1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	49,277.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	100FT_STRIP
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	4.29842 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	724
Fire Information:	
District / Fire Station:	61
Batallion:	18
Division:	2
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-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

DATA NOT AVAILABLE

ORD-59577
ORD-165331-SA2010
AFF-2741
AFF-11927

Display Ad 24 -- No Title

Los Angeles Times (1886-Current File); Jun 15, 1965; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
pg. 27

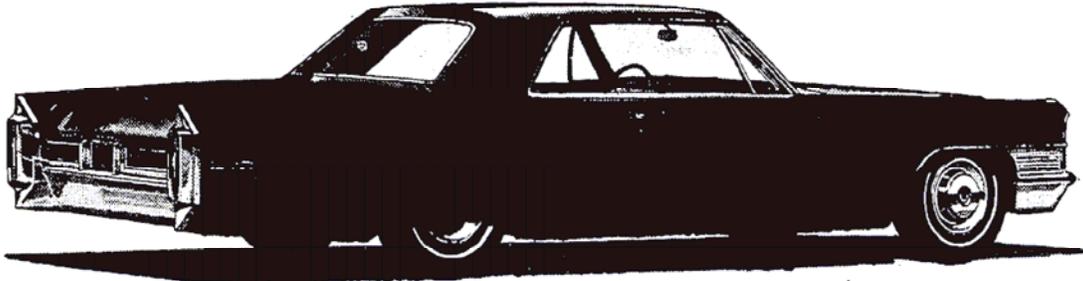
There's a new *Cadillac* dealer in town

LOU EHLERS CADILLAC

5151 WILSHIRE BOULEVARD • LOS ANGELES, CALIFORNIA—WE 1-1871



LOU EHLERS



You are cordially invited to see a great new car . . . the illustrious 1965 Cadillac, finest achievement of the Standard of the World. But inspecting it is only the beginning. You can't really know how fine motoring can be until you drive the 1965 Cadillac and personally experience its remarkable response, comfort and handling ease. And you'll find our modern service facilities and skilled mechanics worthy in every way of the respected name of Cadillac. Come in and see us soon. You'll be very welcome.



SEE AND DRIVE THE NEW STANDARD OF THE WORLD!



AUTO GRAMS

Cadillac Completes Dealership Transfer

Cadillac division of General Motors has completed the transfer of its factory branches in Los Angeles to independent dealerships.

The branch at 1076 W. Seventh St. has become Thomas Cadillac, Inc., operated by Larue C. and Kenneth R. Thomas, while the branch at 5151 Wilshire Blvd. is now known as Lou Ehlers' Cadillac.

The Thomas brothers, residents of Palos Verdes, have sold their Cadillac dealership in Harbor City. Ehlers moved to Southern California from Wisconsin where he operated two major GM franchises.

★

Willard A. Little has been named district sales manager for Los Angeles by Lincoln-Mercury division, replacing W.H. Alen who retired last month. Little, who held several sales positions in Los Angeles between 1949 and 1953, returned to California from Cleveland where he was district sales manager.

Two Southern California engineers, both graduates of UCLA, have been named to top positions at General Motors' Fisher Body plant in Van Nuys. Robert W. DeCelle of Sepulveda moves up from plant superintendent to plant manager, replacing Edward Legant who moved to Fisher Body's Lordstown (Ohio) facility. Alvin B. Anderson of Van Nuys was promoted from plant engineer to DeCelle's former post. . . . George A. Cash has been appointed petroleum account manager for The Goodyear Tire and Rubber Co. . . . Robert Kelley of Montrose has been named assistant advertising and public relations manager for Volkswagen Pacific, Inc., VW distributor for Southern California, Arizona and Southern Nevada.

★

Charles E. Nerpel, former editor and publisher of Motor Trend magazine, has been appointed manager of marketing of Shelby American, Inc., it was announced by president Carroll Shelby. . . . Alvin E. Hagen is the new dealer development manager for Southern California by Toyota Motor Distributors. . . . R. R. Orth, Los Angeles regional manager

for Dodge, has announced the appointment of Roland D. Smith as district manager for the division's Riverside district and F.E. Hitchcock Jr. for the same post in the San Diego and Imperial Valley areas.

★

At least 50 of the Ford GT road racing coupes, which are being built in Slough, England, are available for public purchase through Shelby American of Los Angeles. The rear-engine, 385-horsepower version will have a "race-ready" price tag of \$16,250. . . . American Honda Motor Co. of Gardena has introduced the new Honda Sport 65 in the lightweight motorcycle field.

★

The 1964 Yearbook for the Indianapolis 500, a 192-page volume, is now on sale, according to publisher Floyd Clymer, 222 N. Virgil, Los Angeles. The price is \$3. . . . Editors of Car Life magazine have produced a special edition on Ford's Mustang. The complete guide is now on the newsstand. . . . The seven regional volumes of the Mobil Travel Guide for 1965 have just been published.

★

The 1913 Peugeot that Italian-born Dario Resta drove to victory in the Indianapolis 500 will be among vintage cars on display at the first Antique Auto Show to be held at the Pan-Pacific Auditorium July 15-18. Resta was the last foreign winner of the race until Scotland's Jimmy Clark won it last week.

Quietly . . .

We Announce an Unusual Sale

Lou Ehlers Cadillac

5151 Wilshire Boulevard

Los Angeles Newest

"Authorized Cadillac Dealer"

Recently purchased the
Cadillac Motor Car Division
factory branch.

Included in this purchase was an
unusually large inventory of
superb brand new 1965 Cadillacs.

Unfortunately

THE USED CAR

situation is just the reverse.

Only 8 cars were suitable to offer
for resale (our standards, you see
are very high). This creates two
problems:

1. Our salesmen are left without
cars to sell.
2. The inadequate inventory of ex-
ceptional used cars means we
are unable to properly supply
the many quality buyers who
have been Cadillac factory cus-
tomers for years.

SO . . .

Oh So Quietly

This weekend LOU EHLERS CADIL-
LAC is offering brand new 1965
Cadillacs at figures that are so
palatable that you'll find it hard to
resist.

SO . . . if you would like a long-
time desire to become real . . .

THE TIME IS NOW!

We have all models and body styles,
representing the entire Cadillac line in
a wide color selection.

We promise you will not be disap-
pointed—if you'll promise us . . . not
to talk too

Loudly . . .

To too many people . . . OK?

LOU EHLERS

Cadillac

Authorized Cadillac Dealer

5151 Wilshire Boulevard

1 block East of La Brea

WE. 1-1871

Open 8:30 A.M.-9:00 P.M.

MONDAY THROUGH FRIDAY

8:30 A.M.-5:00 P.M. Saturday

10:00 A.M.-5:00 P.M. this Sunday only

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT 281 & 282	BLK ---	TRACT 5049	
ZONE C-4	JOB ADDRESS 5151 Wilshire Blvd.			APPROVED
FIRE DIST. 100	2. BETWEEN CROSS STREETS Sycamore AND Orange Drive			
INSIDE KEY Thru	3. PURPOSE OF BLDG. Auto Sales & Service			
COR LOT -	4. OWNER Continental Assurance Company			
REV. COR. -	5. OWNER'S ADDRESS 310 S. Michigan Avenue, Chicago, Illinois			
LOT SIZE X	6. CERT. ARCH. Stiles Clements		STATE LICENSE NUMBER 813B	
REAR ALLEY X	7. LIC. ENGR. --		STATE LICENSE NUMBER	
SIDE ALLEY X	8. CONTRACTOR Geo. W. Carter Company		STATE LICENSE NUMBER 124244	
BLDG. LINE - 5'	9. SIZE OF NEW B'G. 67 x 115 FOUNDATION ONLY 150 x 168 STORIES 2 HEIGHT 30'			
AFFIDAVITS	10. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE			

1 5151 Wilshire Blvd.

VALIDATION		12-28-54 58491 P.C.	
TYPE I	GROUP F-1	MAX. OCC 11/11/1955	LA 5830
DIST. OFFICE --		C. OF O. ISSUED PC 200 - B.P. 103-	

DWELL. UNITS	—
PARKING SPACES	—
GUEST ROOMS	—
FILE WITH	—
CONT. INSP.	<i>Conce</i>
AFF2741	

11. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. **\$ 40,000.00**

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

STILES CLEMENTS

By: *Geo H. Johnson*
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described

VALUATION APPROVED Ammons
APPLICATION CHECKED
PLANS CHECKED <i>Maker</i>
CORRECTIONS VERIFIED <i>Maker</i>
PLANS APPROVED <i>Maker</i>
APPLICATION APPROVED <i>Prober</i>

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

LOT 281 & 282 TL 5049

SO. SYCAMORE AVE

CARLING WAY

265'

ONE STORY
CUSTOMER RECEIVING

2 STORY
Also SHOW ROOM
& SERVICE

USED CAR
PARKING

156.61

150'

172.92

SET BACK LINE 7' 0"

265.17

PROP. LINE

WILSHIRE BLVD.

1" = 50'

SO. ORANGE DRIVE



Plot Plan Shows all Buildings on Lot and Use of Same

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT 281 & 282	BLK. --	TRACT 5049
ZONE C-4	JOB ADDRESS 5151 Wilshire Blvd.		APPROVED <i>[Signature]</i>
FIRE DIST. 100 1 90	2. BETWEEN CROSS STREETS Sycamore AND Orange Drive		
INSIDE KEY THRU	3. PURPOSE OF BLDG. Auto Sales & Service		
CDR. LOT --	4. OWNER Continental Assurance Company		
REV. CDR. --	5. OWNER'S ADDRESS 310 So. Michigan Ave., Chicago, Illinois		
LOT SIZE 165.70 265.08 172.95	6. CERT. ARCH. Stiles Clements	STATE LICENSE NUMBER 813B	
REAR ALLEY X	7. LIC. ENGR. --	STATE LICENSE NUMBER	
SIDE ALLEY X	8. CONTRACTOR Geo. W. Carter Co.	STATE LICENSE NUMBER 124244	
BLDG. LINE 5'	9. SIZE OF NEW BLDG. 67 x 115 150 x 168		
AFFIDAVITS 11018 11927	10. MATERIAL OF EXTERIOR WALLS:		HEIGHT 30'
BLDG. AREA --	<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> CONCRETE		

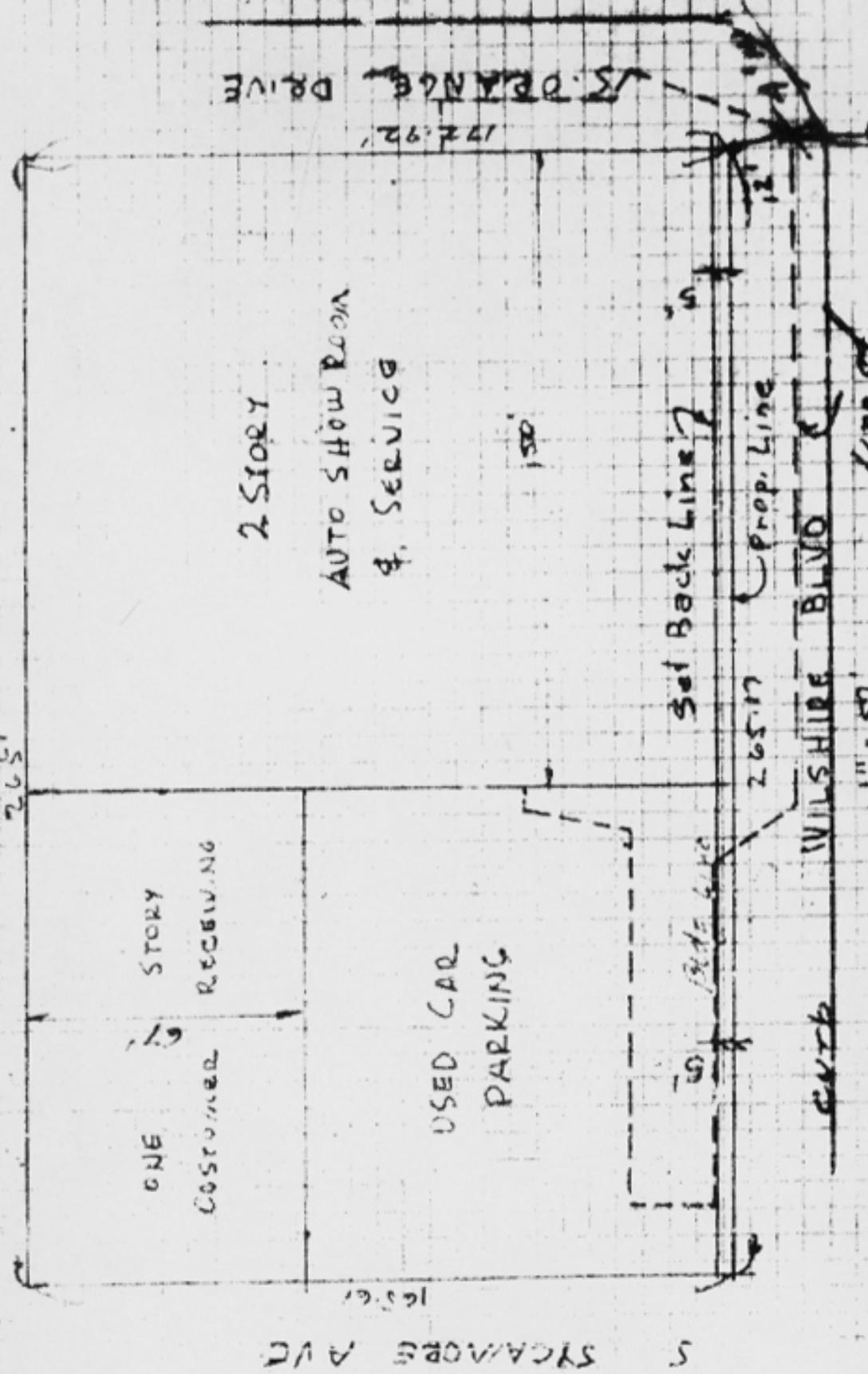
5151 Wilshire Blvd.

VALIDATION LA 9950	TYPE I		GROUP E-1	MAX. OCC. MAR 8 1955	LA 9950
DIST. OFFICE 2	C. OF O. ISSUED PC 200- 458 ³⁴				

DWELL. UNITS 5	11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 400,000.00 (SEE BACK) 360,000 I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. STILES CLEMENTS by <i>Paul H. Jacobs</i> SIGNED	VALUATION APPROVED <i>[Signature]</i> APPLICATION CHECKED <i>E.H. [Signature]</i> PLANS CHECKED <i>[Signature]</i> CORRECTIONS VERIFIED <i>[Signature]</i> PLANS APPROVED <i>[Signature]</i> APPLICATION APPROVED <i>[Signature]</i>
PARKING SPACES 0	This Form When Properly Validated is a Permit to Do the Work Described	
GUEST ROOMS 6	INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.	
FILE WITH --	2.	

REF 2741

40,000 Permit obtain for Furniture only
 Permit. Amount \$3850. Duke
 CARLING WAY 1/2



APPROVED FOR ZONE,
 YARDS AND USE
 DATE 3-3-55
[Signature]

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP <i>5364</i>	1. LEGAL LOT <i>281</i>	BLK.	TRACT <i>5049</i>
ZONE <i>C4</i>	2. BLDG. ADDRESS 5151 Wilshire Blvd		APPROVED <i>[Signature]</i>
FIRE DIST. <i>7</i>	3. BETWEEN CROSS STS. Orange Dr AND Sycamore		
INSIDE KEY	4. PRESENT USE OF BLDG. Retail Store	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Cadillac Motor Car Division		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 1076 W. Seventh St., L.A. -17		
X REAR ALLEY	7. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY	8. LIC. ENG.		STATE LICENSE NUMBER
BLDG. LINE <i>5</i>	9. CONTRACTOR Elect. Prod. Corp.		STATE LICENSE NUMBER 12588
AFFIDAVITS	10. SIZE OF EX. BLDG.		
BLDG. AREA	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		STORIES 1 HEIGHT 30'
SPRINKLERS REQ'D. SPECIFIED	ROOF CONST: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		

3

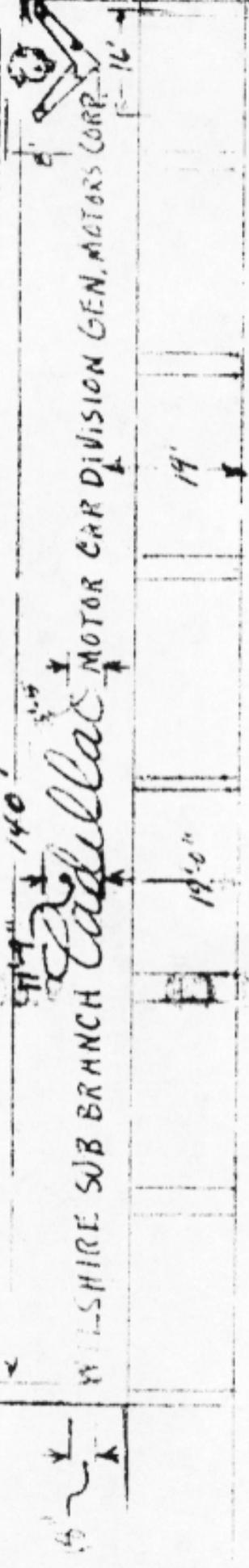
5151 Wilshire Blvd

VALIDATION <i>LA 20156</i>			
TYPE <i>Scg</i>	GROUP	MAX. OCC. <i>2955</i>	<i>04600</i>
		<i>B-108</i>	<i>9.60</i>

DIST. OFFICE	
C. OF O. ISSUED	<i>No P.C. B.P. 96</i>

DIV'LL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 2200.00	VALUATION APPROVED <i>[Signature]</i>
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS	14. NEW WORK: single face wall sign MATERIAL EXT. WALLS MATERIAL GOF	SEALS CHECKED <i>[Signature]</i>
FILE WITH	<p>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.</p> <p><i>[Signature]</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
		APPLICATION APPROVED <i>[Signature]</i>

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

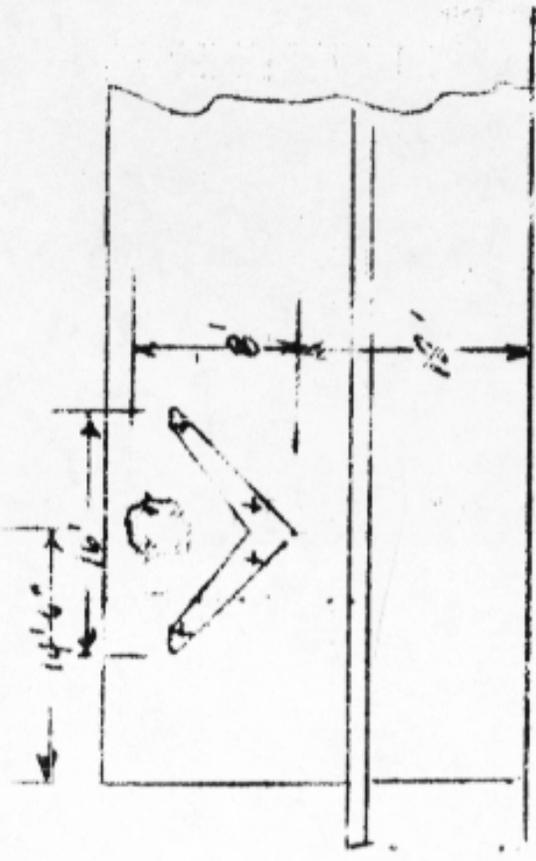
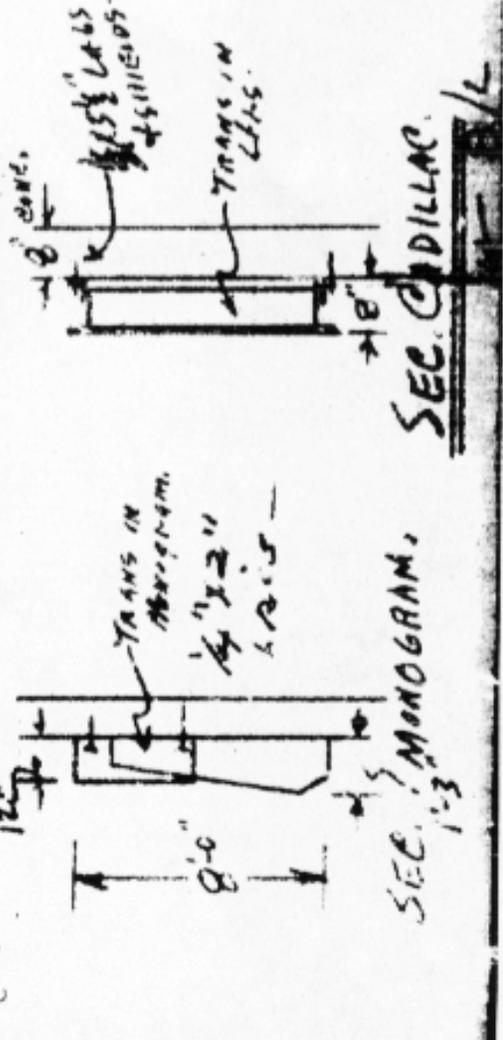


SOUTH ELEVATION

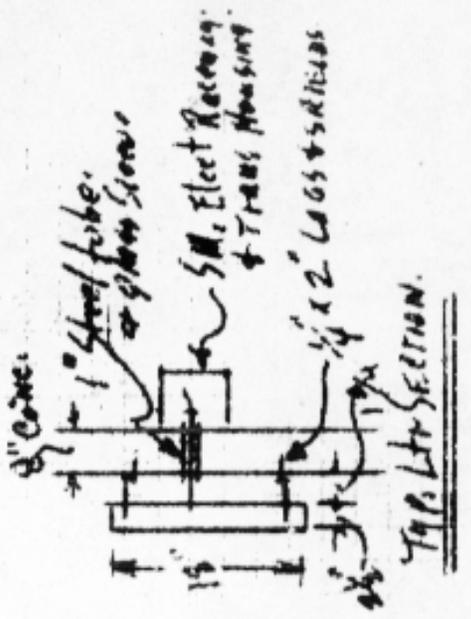
SEBEO SAINZLOS -



WEST ELEVATION



EAST ELEVATION



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

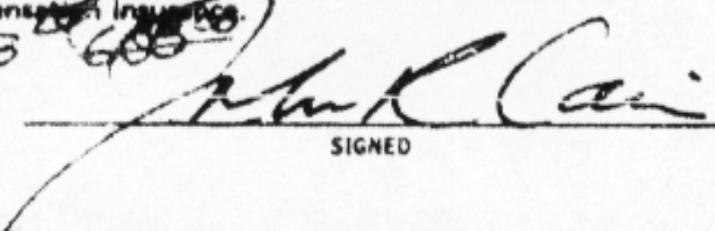
CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT See Permit 9950	BLK.	TRACT
ZONE C-4	JOB ADDRESS 5151 Wilshire Blvd.	APPROVED	
FIRE DIST. 100 1 88	2. BETWEEN CROSS STREETS Orange AND Sycamore		
INSIDE 60 KEY thru	3. PURPOSE OF BLDG. Light Standard		
COR. LOT	4. OWNER Continental Assurance Corp		
REV. COR.	5. OWNER'S ADDRESS Chicago, Ill		
LOT SIZE 165 265 x 173	6. CERT. ARCH. STATE LICENSE NUMBER		
REAR ALLEY	7. LIC. ENGR. George Gray STATE LICENSE NUMBER SA 764		
SIDE ALLEY BLDG. LINE	8. CONTRACTOR George W. Carter Co. STATE LICENSE NUMBER		
AFFIDAVITS 11088 11027	9. SIZE OF NEW BLDG. 1771 W. Olympic Blvd. 18" in Dia. STORIES: HEIGHT 30'		
SPRINKLERS REQ'D. SPECIFIED	10. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD STUCCO <input type="checkbox"/> METAL BRICK <input type="checkbox"/> CONC. BLOCK CONCRETE		

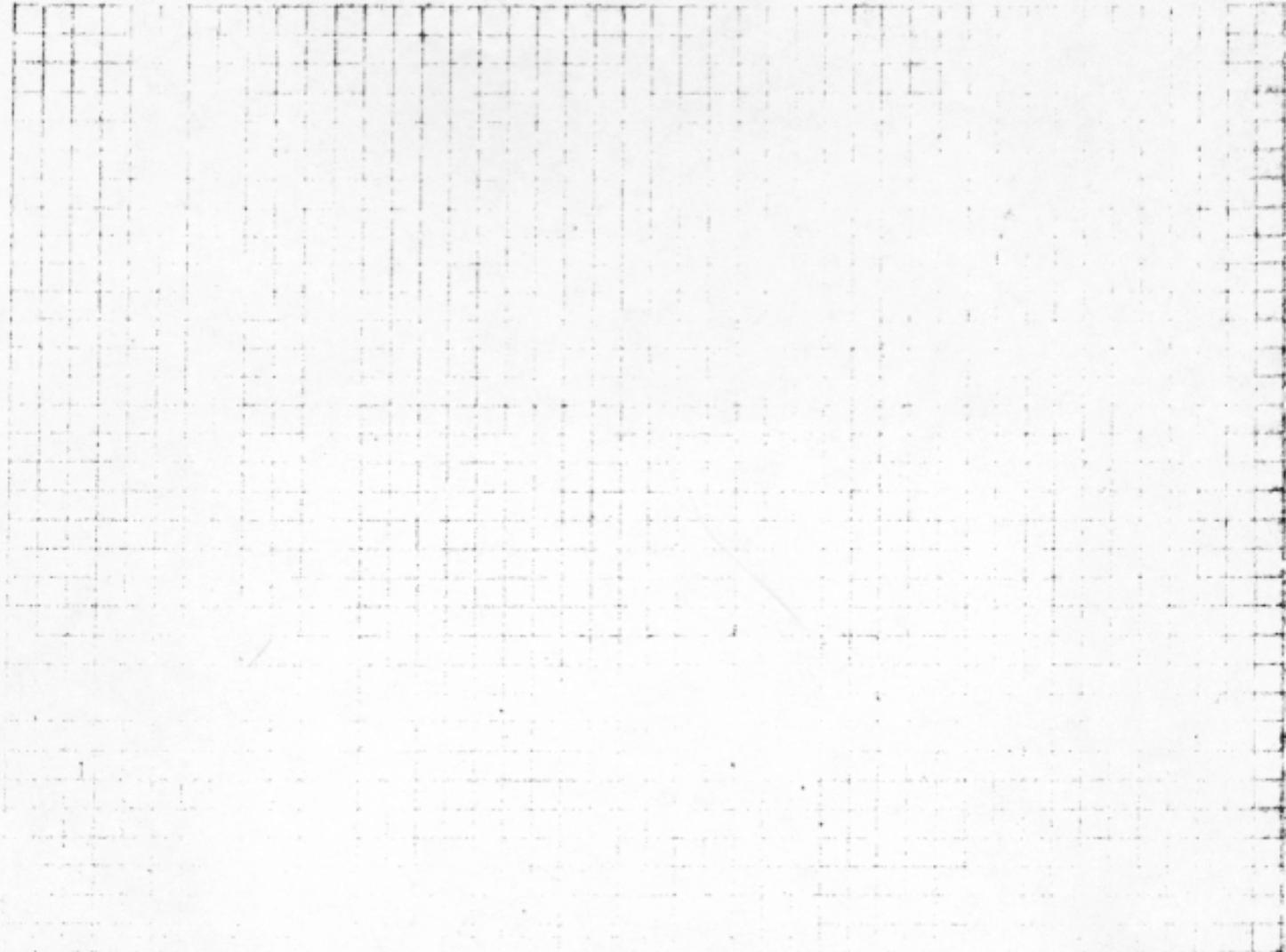
5151 Wilshire Blvd.

VALIDATION LA 20588	7-19-55 - 2828 - A-5 - 2 nd		
TYPE Misc	GROUP street	MAX. OCC. 3	5.00
DIST. OFFICE	AL-2575	03599	B-1 CK 6.00
C. OF D. ISSUED	PC 200	S/P 300	BP 600

DWELL. UNITS	11. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1000 - 200 - I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  SIGNED	VALUATION APPROVED Haaker
PARKING SPACES		APPLICATION CHECKED Haaker
GUEST ROOMS		PLANS CHECKED Drake
FILE WITH 9950/3073 CORT. INSP. App. 2741		CORRECTIONS VERIFIED Drake
		PLANS APPROVED Westbrook
	APPLICATION APPROVED Haaker	

This Form When Properly Validated is a Permit to Do the Work Described

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



002 205 - 0 00200 205-0
 000 101 - 0 00000 101-0

See 1/23

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT See Permit 9950	BLK.	TRACT
ZONE C-4	JOB ADDRESS 5151 Wilshire Blvd.		APPROVED
FIRE DIST. 100 1 88	2. BETWEEN CROSS STREETS Orange AND BYOAMORE		
INSIDE thru	3. PURPOSE OF BLDG. Light Standard		
KEY COR. LOT	4. OWNER Continental Assurance Corp.		
REV. COR.	5. OWNER'S ADDRESS Chicago, Ill		
LOT SIZE 165 265x173	6. CERT. ARCH.		
REAR ALLEY	7. LIC. ENGR. George Gray		STATE LICENSE NUMBER SE 764
SIDE ALLEY	8. CONTRACTOR George W. Carter Co.		STATE LICENSE NUMBER 1721 W. Oly 10
BLDG. LINE	9. SIZE OF NEW BLDG. 18" in Dia STORIES HEIGHT 70'		
AFFIDAVITS 11088 11927	10. MATERIAL OF EXTERIOR WALLS: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONG. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		

5151 Wilshire Blvd.

VALIDATION	7-19-55-2828-Acs 2.00
TYPE MISC. STRUC	7-25-55-3599 B BCK 300
DIST. OFFICE	PC 2.00 SPC 3.00 BP 6.00
C. OF D. ISSUED	

DWELL. UNIT
PARKING SPACES
GUEST ROOMS
FILE WITH
CONT. INSP. 155
201.3-6
7741

11. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1000.00
\$ 200.00

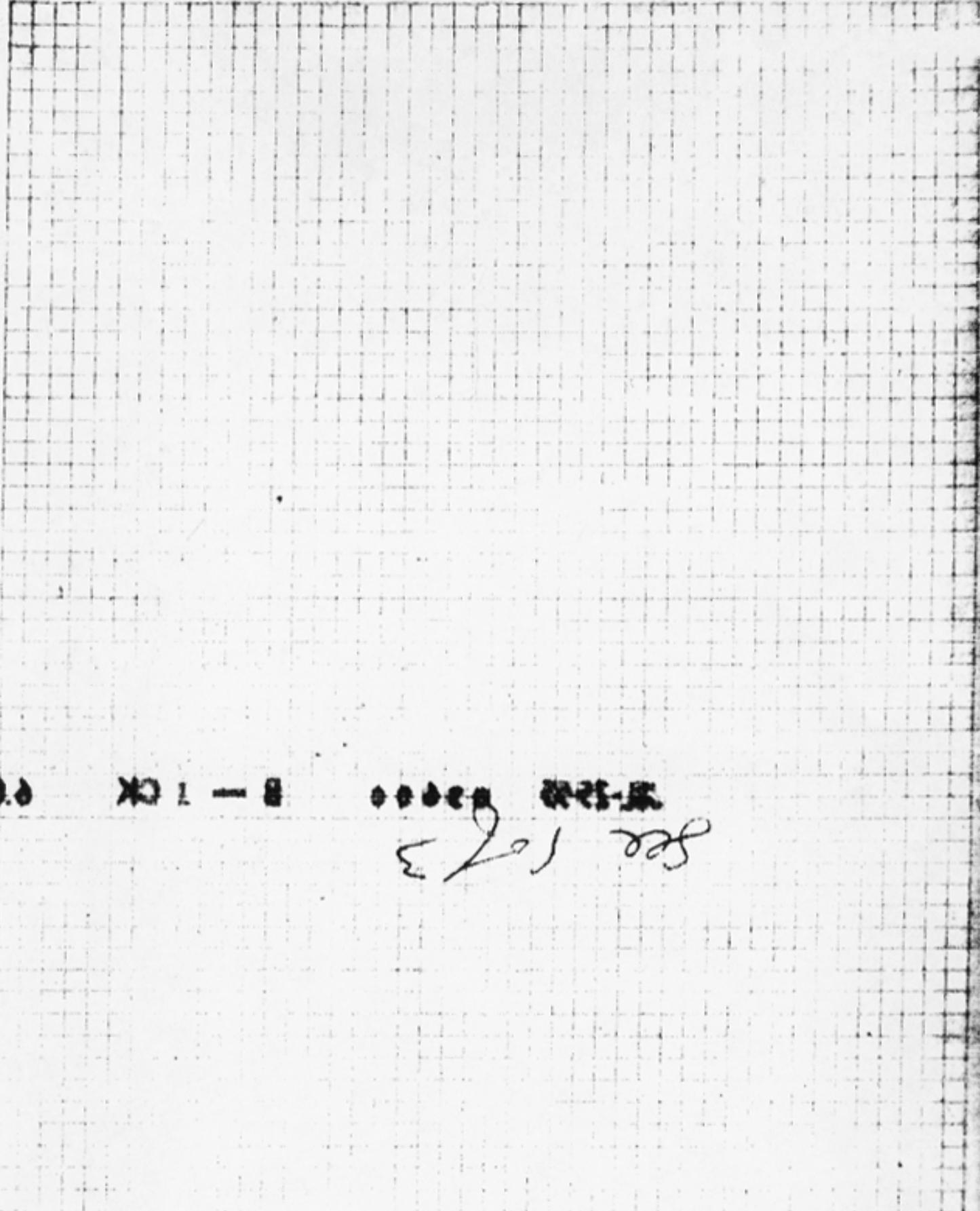
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

John R. Carter
SIGNED

This Form When Properly Validated is a Permit to Do the Work Described

VALUATION APPROVED
APPLICATION CHECKED Haaker
PLANS CHECKED
CORRECTIONS VERIFIED
PLANS APPROVED
APPLICATION APPROVED

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



See lot 3
B-1222 22222
B-1 CK 0.00

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT S Permit 9950	BLK.	TRACT
ZONE C-4	JOB ADDRESS 5151 Wilshire Blvd.		APPROVED
FIRE DIST. 1	2. BETWEEN CROSS STREETS Orange AND Sycamore		
INSIDE KEY thru	3. PURPOSE OF BLDG. Light Standard		
COR. LOT	4. OWNER Continental Assurance Co.		
REV. COR.	5. OWNER'S ADDRESS Chicago, Ill.		
LOT SIZE 265 x 173	6. CERT. ARCH.		STATE LICENSE NUMBER
REAR ALLEY	7. LIC. ENGR. George Gray		STATE LICENSE NUMBER SE 764
SIDE ALLEY	8. CONTRACTOR George W. Carter Co.		STATE LICENSE NUMBER
BLDG. LINE	9. SIZE OF NEW BLDG. 18" Dia. x		HEIGHT 30'
AFFIDAVITS 11088	10. MATERIAL OF EXTERIOR WALLS:		
11089	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK
11090	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE

1 5151 Wilshire Blvd.	
VALIDATION LA 20590	JA-1955 02828 A-2 CB 2.00
TYPE Misc.	GROUP Street
MAX. OCC.	JA-25-55 03601 B-1 CK 6.00
DIST. OFFICE	7-25-55-3579 B 2 CK 3.00
C. OF O. ISSUED	PC 20 515 300 BP 624

DWELL. UNITS PARKING SPACES GUEST ROOMS FILE WITH CONT. INSP. All. 2741	11. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1700 2700	VALUATION APPROVED APPLICATION CHECKED Harker PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED
	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	
	SIGNED <i>W. R. Carter</i>	
	This Form When Properly Validated is a Permit to Do the Work Described	
	INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.	

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5364	1. LEGAL LOT 281	BLK.	TRACT 5049	
ZONE C-4	2. BLDG ADDRESS 5151 Wilshire Blvd			APPROVED ABD
FIRE DIST. 182 (60/100)	3. BETWEEN CROSS STS. Sycamore		AND Orange	
INSIDE KEY THRU	4. PRESENT USE OF BLDG. Retail Store		NEW USE OF BLDG. Same	
COR. LOT REV. COR.	5. OWNER Cadillac Motor Car Division			
LOT SIZE 135 x 173	6. OWNER'S ADDRESS 7th & Bixel Sts., L.A. Calif.			
REAR ALLEY <input checked="" type="checkbox"/>	7. CERT. ARCH.		STATE LICENSE NUMBER	
SIDE ALLEY <input checked="" type="checkbox"/>	3. LIC. ENG.		STATE LICENSE NUMBER	
BLDG. LINE 5 (WILSHIRE)	9. CONTRACTOR Elect. Prod. Corp.		STATE LICENSE NUMBER 12588	
AFFIDAVITS 2947 11927	10. SIZE OF EX. BLDG. 94' x 14' x 1 STORES 1 HEIGHT 14'			
BLDG. AREA	11. MATERIAL EXT. WALLS:		ROOF CONST:	
	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		<input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	

3

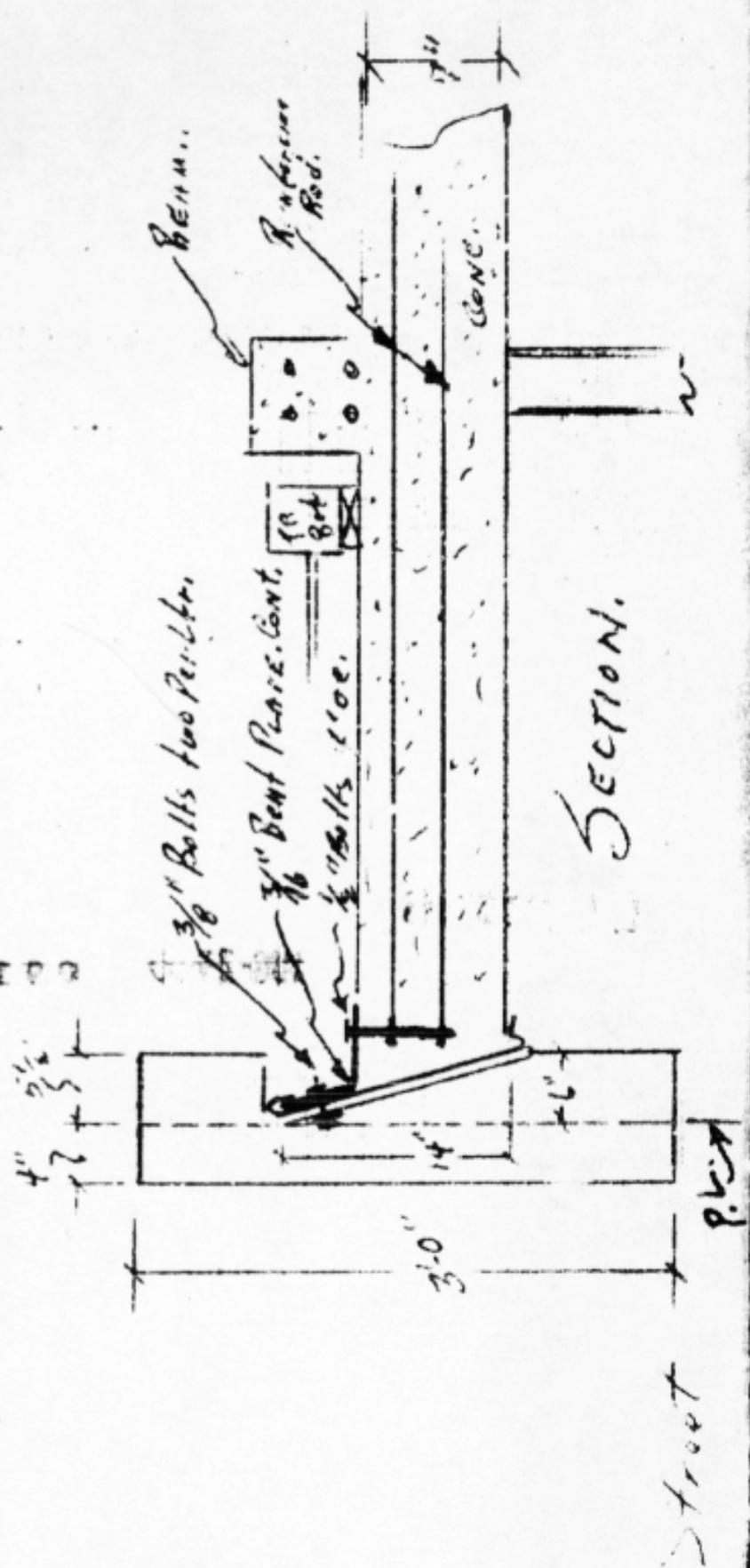
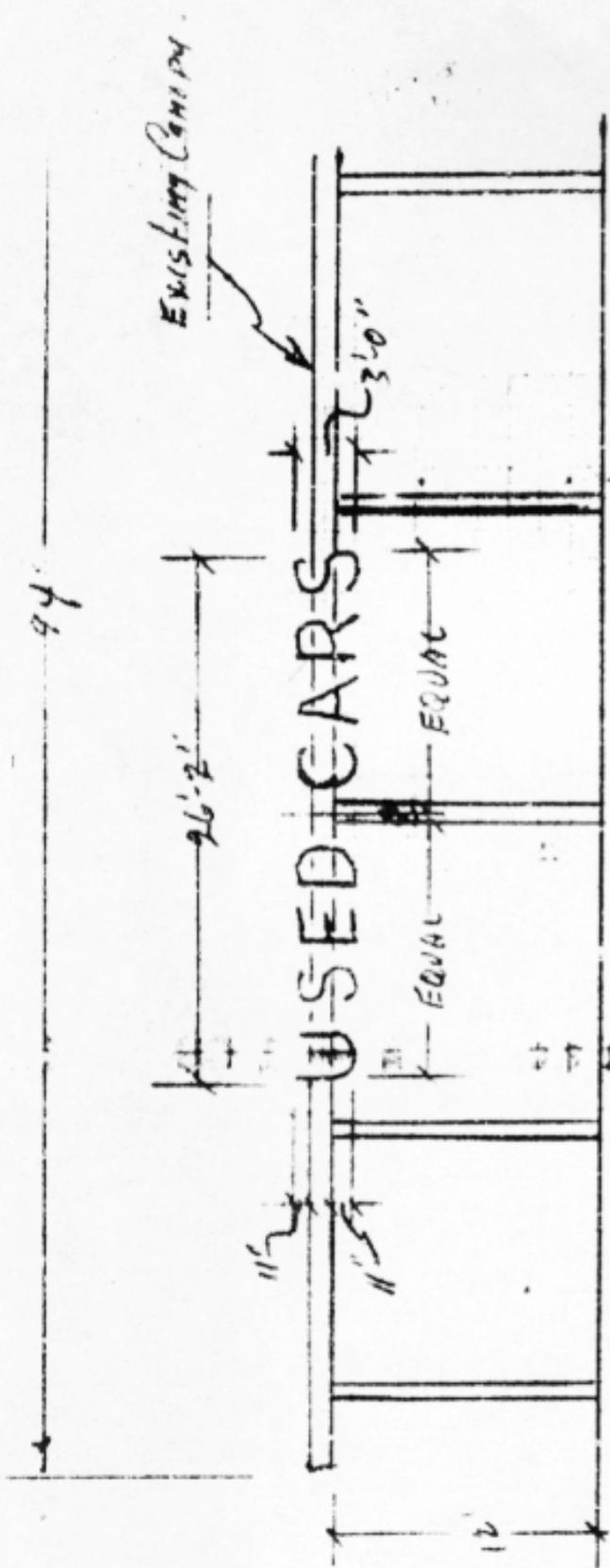
5151 Wilshire Blvd

VALIDATION LA23736			
TYPE S-1-90	GROUP 5-1-90	MAX. OCC. 100	150
DIST. OFFICE LA		150	
C. OF O. ISSUED NO P.C. B.P. 150			

WELL-FITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 78.00	VACUATION APPROVED <i>J. R. Mung</i>
PARKING SPACES	13. SIZE OF ADDITION 1 x 1 STORIES HEIGHT	APPLICATION CHECKED <i>Rice</i>
GUEST ROOMS	14. NEW WORK: MATERIAL 1 single face EXT. WALLS canopy side	PLANS CHECKED <i>J. R. Mung</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>H. O. J. [Signature]</i> SIGNED	CORRECTIONS VERIFIED
CONT. INSP.		PLANS APPROVED
		APPLICATION APPROVED <i>J. R. Mung</i>

This form when properly validated is a permit to do the work described.

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



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 5304	1. LEGAL LOT 281282	BLK.	TRACT 5049
ZONE C-4	2. BLDG ADDRESS 5151 W. Wilshire	APPROVED <i>[Signature]</i>	
FIRE DIS. 100-60-22	3. BETWEEN CROSS STS. S. CAMORE	AND GRANGE	
INSIDE	4. PRESENT USE OF BLDG. Auto Sales	NEW USE OF BLDG. Same	
KEY	5. OWNER Cadillac Motors		
COR. LOT	6. OWNER'S ADDRESS 5151 Wilshire		
REV. COR. LOT SIZE 123 265.1 x 165.7	7. CERT. ARCH.		STATE LICENSE NUMBER
REAR ALLEY 30	8. LIC. ENG. Robert Box		STATE LICENSE NUMBER 8618
SIDE ALLEY -	9. CONTRACTOR Artistic Neon Sign Co.		STATE LICENSE NUMBER 147766
BLDG. AREA	10. SIZE OF EX. BLDG. 265 x 250	STORIES 1	HEIGHT 15'-6"
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST:	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3

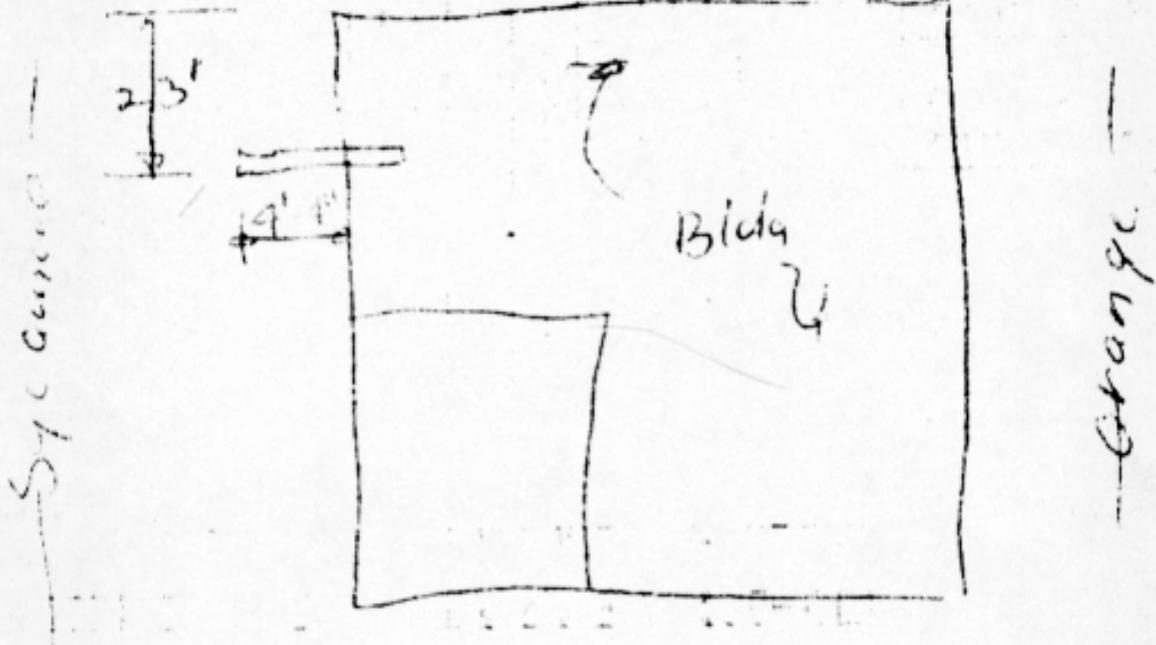
5151 Wilshire

VALIDATION LA 29391	NOV--955	19395	B - 2 CK	1.00		
TYPE Sign	GROUP	MAX. UCC.	NOV--955	19396	B - 1 CK	2.00
DIST. OFFICE LA						
C. OF O. ISSUED			PC 1 ⁰⁰		B.P. 2 ⁰⁰	

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 125.00	VALUATION APPROVED <i>J.R. Muncy</i>
PAVING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED <i>[Signature]</i>
GUEST ROOMS	14. NEW WORK: Erect 1 20 sq ft roof sign MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED <i>J.R. Muncy</i>
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>Artistic Neon Sign Co.</i> SIGNED	CORRECTIONS VERIFIED <i>[Signature]</i>
CONT. INSP.		PLANS APPROVED <i>J.R. Muncy</i>
		APPLICATION APPROVED <i>J.R. Muncy</i>

This form when properly validated is a permit to do the work described.

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



— Wilshire —



Bldg-Alter/Repair Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 11/15/2005
--	---	--

TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF.#	PARCEL ID.# (PIN#)	ASSESSOR PARCEL#
TR 5049		281		M B 54-52	135B181 919	5507 - 022 - 016

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 4 Certified Neighborhood Council - Greater Wilshire	Community Plan Area - Wilshire Census Tract - 2110.00 District Map - 135B181 Energy Zone - 9 Fire District - 1 (w/in 100' of St.)	Fire District - 2 Methane Hazard Site - Methane Zone Near Source Zone Distance - 4.3 Thomas Brothers Map Grid - 633-D2
---	---	---

ZONE(S): C4-2D/

4. DOCUMENTS

ZI - ZI-1826 ORD - ORD-165331-SA2010 CPC - CPC-1986-823-GPC AFF - AFF-11927	AFF - AFF-2741
--	----------------

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owners: Ehlers Investment Co	5151 Wilshire Blvd	LOS ANGELES CA 90036
Tenant: - Ehlers Cadillac	5151 Wilshire Bl.	LOS ANGELES, CA 90036 323.931.1871
Applicant (Relationship: Architect) Sean Nourani -	505 S. Villa Real 111	ANAHEIM, CA 92807 (714) 470-7768

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office		INTERIOR OFFICE IMPROVEMENT

9. # Bldgs on Site & Use: OFFICE

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Edita Mattis	DAS PC By:
OK for Cashier: Lawrence Quirante	Coord. OK:
Signature: <i>Lawrence Quirante</i>	Date: 11-15-05

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

For Cashier's Use Only W/O #: **51624605**
 LA Department of Building and Safety
 LA 06 29 084778 11/15/05 03:22PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$50,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	619.13
Permit Fee Subtotal Bldg-Alter/Rep	528.75
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	10.50
O.S. Surcharge	10.79
Sys. Surcharge	32.36
Planning Surcharge	31.73
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

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

BUILDING PERMIT COMM	\$528.75
EI COMMERCIAL	\$10.50
ONE STOP SURCH	\$10.79
SYSTEMS DEVT FEE	\$32.36
CITY PLANNING SURCH	\$31.73
MISCELLANEDUS	\$5.00
Total Due:	\$619.13
Credit Card:	\$619.13

05LA 84165

12. ATTACHMENTS

Plot Plan *Je*

1021130200524380



14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Nourani, Shahab	3920 E Coronado Street # 205,		C26821	
(C) Kunzik & Sara Construction Inc	1699 La Costa Meadows Dr #102,	B	847939	760-591-3109

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **847939** Contractor: **KUNZIK & SARA CONSTRUCTION INC**

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 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 Comp. Ins. Fund** Policy Number: **1801398**

- 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 workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at <http://www.dhs.ca.gov/childlead/html/GENelist.html>.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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 (if any): _____ Lender's address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, 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. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **SEAN NOURANI**

[Signature]

Date: **11-15-05**

[Signature] Contractor / Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B05LA16556

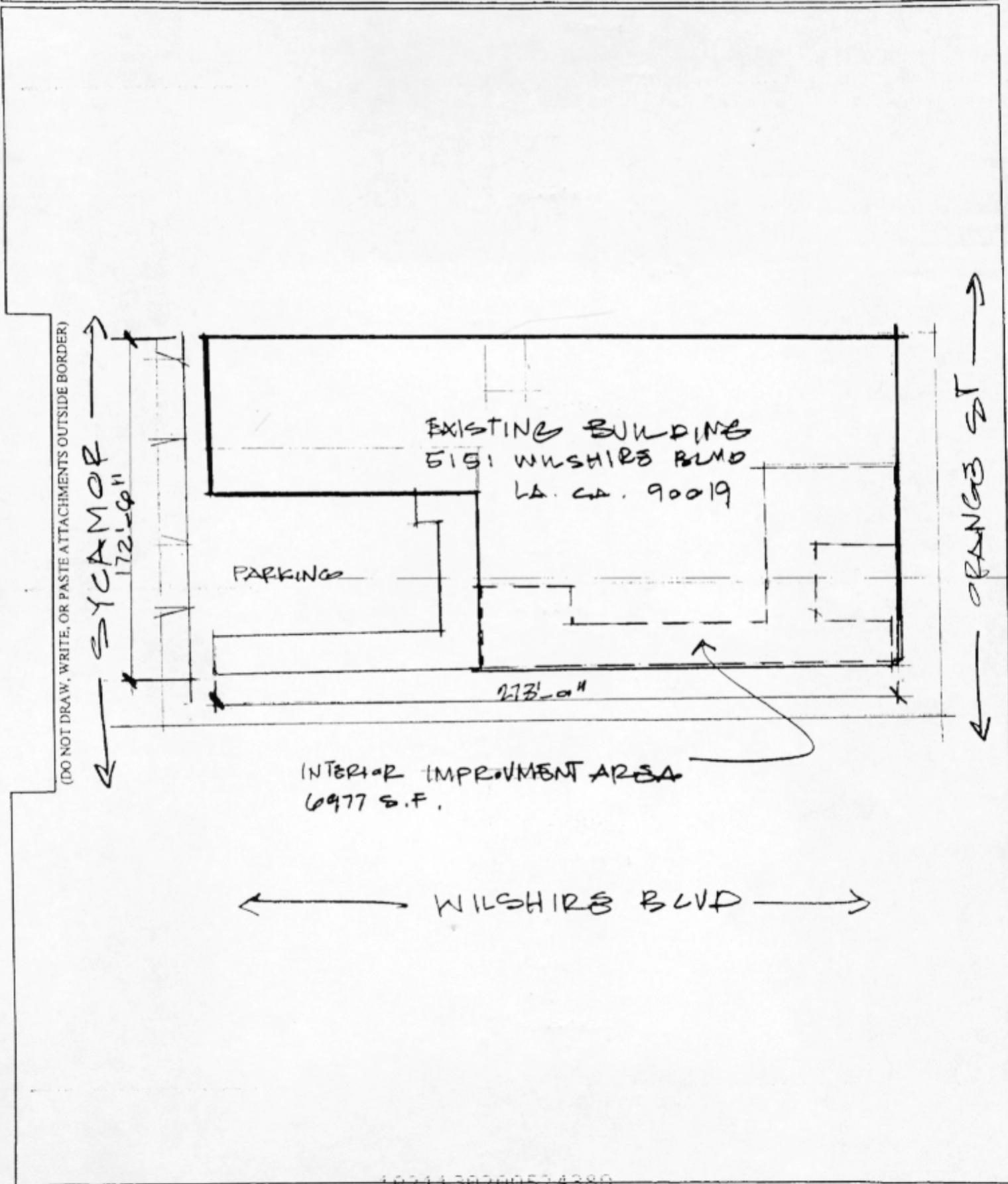
Commercial

Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 11/15/05 13:57:35



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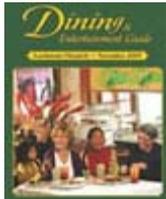
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BMW MOVES TO WILSHIRE IN 2009

Jane Gilman



NEW BMW BUILDING will include parking on the roof. The dealership will move from Beverly Hills to Wilshire Blvd., a few blocks west of Highland Ave.

BMW is leaving Beverly Hills for a spacious new home on both sides of Wilshire Blvd., three blocks west of Highland Ave.

Ehler's Cadillac and Bob's Big Boy restaurant, which occupy the Wilshire properties, will be demolished to make room for the car dealership, owned by Sonic Automotive.

A four-story service center is planned on the Ehler's showroom and service department site on the north side of Wilshire. The south side of Wilshire, presently the Ehler's pre-owned sales division, will be the scene of the BMW sales center.

The two facilities will have parking spaces for a total of 770 cars, said Seth Washow, general manager of the Beverly Hills dealership. This includes rooftop and basement parking in the new building.

"The date of the move [from Beverly Hills] is not determined yet," said Washow, "but we anticipate construction to be completed in late 2009.

Fred Pickel, president of the La Brea-Hancock Homeowners Association, said meetings with Sonic representatives to save the historic Ehlers showroom or incorporate an Art Deco design into the new plans were disappointing.

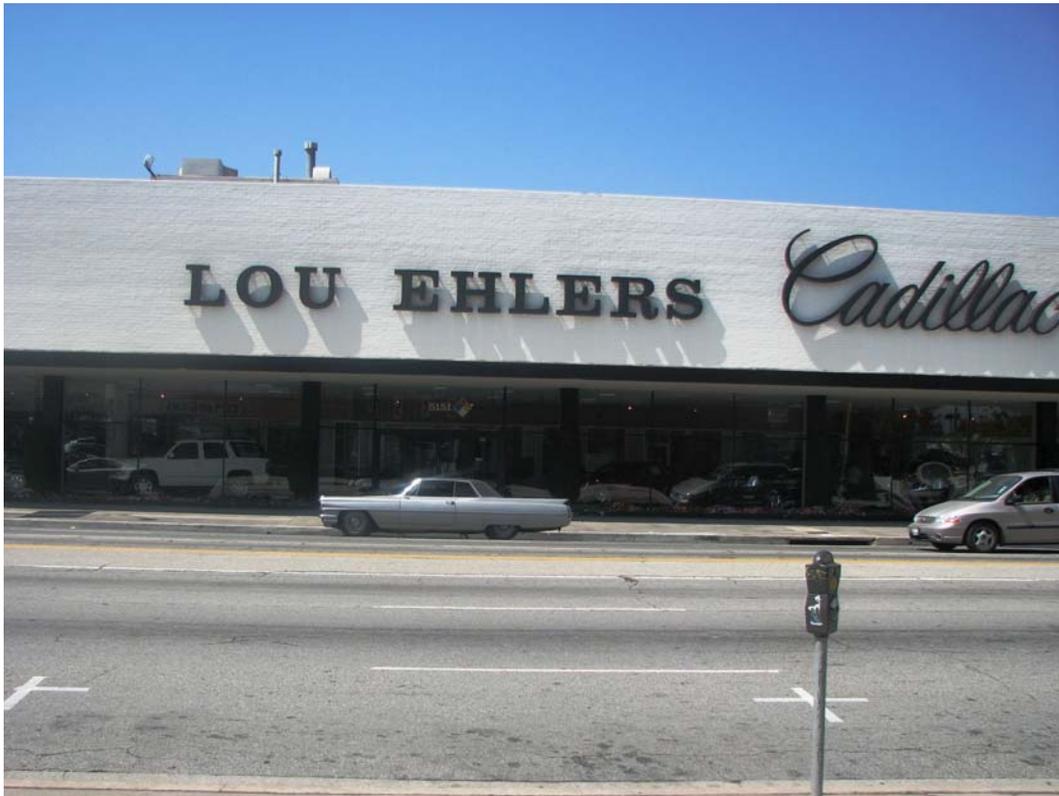
Lou Ehlers Cadillac Photographs



Lou Ehlers Cadillac, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



Lou Ehlers Cadillac, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



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Lou Ehlers Cadillac, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



Lou Ehlers Cadillac, East facade, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



*Lou Ehlers Cadillac, two-story service department at rear, 5151 Wilshire Boulevard, June 1, 2008
(photo by Charles J. Fisher)*



Lou Ehlers Cadillac, service department, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



Lou Ehlers Cadillac, service department, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



Lou Ehlers Cadillac, service department, 5151 Wilshire Boulevard, June 1, 2008 (photo by Charles J. Fisher)



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