GREEN DOG & CAT HOSPITAL

1544 West Slauson Avenue CHC-2019-1120-HCM ENV-2019-1121-CE

Agenda packet includes:

- 1. Final Determination Staff Recommendation Report
- 2. Commission/ Staff Site Inspection Photos—April 25, 2019
- 3. Categorical Exemption
- 4. Under Consideration Staff Recommendation Report
- 5. <u>Historic-Cultural Monument Application</u>
- 6. Owner Correspondence

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-2019-1120-HCM

ENV-2019-1121-CE

HEARING DATE: May 16, 2019 Location: 1544 West Slauson Avenue TIME: 10:00 AM Council District: 8 – Harris-Dawson

PLACE: 10:00 AM Council District: 8 – Harris-Dawson

Council District: 8 – Harris-Dawson

Community Plan Area: South Los Angeles

200 N. Spring Street Area Planning Commission: South Los Angeles
Los Angeles, CA 90012 Neighborhood Council: Empowerment Congress

Central Area

EXPIRATION DATE: June 4, 2019 Legal Description: TR 4342, Lot FR 103

PROJECT: Historic-Cultural Monument Application for the

GREEN DOG & CAT HOSPITAL

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Madhu B. Bahl, Co-Trustee Dina N. Bahl

Bahl Family Trust 1544 West Slauson Avenue 1610 Juniper Avenue Los Angeles, CA 90047

Torrance, CA 90503

APPLICANT: Margot Gerber

Art Deco Society of Los Angeles

P.O. Box 972

Los Angeles, CA 90078

PREPARERS: Katie Horak and Mary Ringhoff

Architectural Resources Group 360 East Second Street, Suite 225

Los Angeles, CA 90012

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] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager

Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

Office of Historic Resources

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Melissa Jones, Planning Assistant Office of Historic Resources

Attachments: Historic-Cultural Monument Application

Commission/Staff Site Inspection Photos—April 25, 2019

FINDINGS

 The Green Dog & Cat Hospital "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare intact example of a 1930s purpose-built animal hospital with an upper story residential component, and an excellent example of Art Deco style architecture applied to a mixed-use commercial building.

<u>CRITERIA</u>

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 if it meets at least one of the following criteria:

- 1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community:
- 2. Is associated with the lives of historic personages important to national, state, city, or local history; or
- 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Green Dog & Cat Hospital is a two-story mixed-use commercial building with an attached two-story volume with alley-facing garages at the rear located on Slauson Avenue between Denker Avenue and Halldale Avenue in South Los Angeles. Commissioned by veterinarian George C. Green in 1934, the building was designed in the Art Deco architectural style by architectural engineer Jules G. Koppel as a dog and cat hospital with a residential upper story. The property is the founding and long-term location of the Green Dog & Cat Hospital, which has been in continuous operation since 1934.

Irregular in plan, the main pet hospital building is of wood-frame construction with smooth stucco cladding and has a flat roof with a parapet. It has a stepped geometric massing with a one-story portion fronting the primary, north-facing façade that wraps both front corners, a stepped-back two-story residential portion, and a tall, stepped tower centered on the second story, above the main entry. There is signage on the tower that reads "GREEN" on three lower faces and "G" on two faces of the octagonal cap. The first story of the primary facade is symmetrically configured into three bays, each containing a recessed entry flanked by fluted pilasters capped by panels with a triangle motif. The central bay contains the primary entrance that has a wide, glazed, wood door with wrought iron over the glazing. The door is accessed by two shallow concrete steps clad in dark green tile with a white stylized chain motif detail. The two bays flanking the primary entrance contain secondary entries with plain wood slab doors accessed by unornamented concrete steps. Fenestration includes tripartite aluminum windows, multi-lite wood casement windows, multi-lite wood double-hung windows, wood multi-lite hopper windows, and fixed and single-hung vinyl windows. The building features ornamentation across the primary elevation that includes a decorative cornice with a sawtooth motif and corner zigzags, triangle motifs, and stylized geometric molding. On the interior there is an entry lobby with a polychromatic tile floor and plaster-finished walls with a stepped tray ceiling, stepped, Art CHC-2019-1120-HCM 1544 West Slauson Avenue Page 3 of 4

Deco-style details, a stairway with tiled steps and an elaborate wrought iron railing with a sunburst motif, built-in upholstered benches, and metal pendant light fixtures with Art Deco-style shades.

A garage volume, designed and built at the same time as the pet hospital, is attached to the rear of the main building via a one-story volume with a flat roof that serves as an open deck/large balcony. The one-story volume wraps around the east side of the garage volume to create an open promenade with a low stucco wall.

The subject property has undergone multiple alterations over the years that include an addition and a freestanding storeroom in 1934; an addition to the west-facing elevation in 1947; and the replacement of some windows on the north-, east-, and west-facing elevations, the infill of transom windows on the north-facing elevation, the boarding-up of an entry at the north-facing elevation's second story, the addition of signage to the primary façade, the painting over of some window glazing, and the addition of security window bars, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco commercial architecture, and as the earliest known remaining dog and cat hospital in the Los Angeles area.

DISCUSSION

The Green Dog & Cat Hospital meets one of the Historic-Cultural Monument criteria: it "embodies the distinctive characteristics of a style, type, period, or method of construction" as a rare intact example of a 1930s purpose-built animal hospital with an upper story residential component, and an excellent example of Art Deco style architecture applied to a mixed-use commercial building.

For much of its length through Los Angeles, including the portion containing the subject property, Slauson parallels the historic Atchison Topeka & Santa Fe Railway Redondo route completed in 1888. The AT&SF line was the primary shaper of Slauson Avenue and enabled industrial uses. Due to Los Angeles' zoning, many industrially zoned areas across the city, including along Slauson Avenue, saw the development veterinary facilities. The Green Dog & Cat Hospital was among the numerous pet hospitals that existed in Los Angeles during the 1930s. However, it is unknown how many properties from this era survive in the city today, and it is presumed that intact examples are rare and are unlikely to reflect stronger articulations of the Art Deco architectural style than the subject property. Furthermore, the Green Dog & Cat Hospital may be the earliest known intact, purpose-built pet hospital in Los Angeles.

In addition, the Green Dog & Cat Hospital reflects the execution of the Art Deco architectural style at the height of its popularity. The building's smooth stucco wall cladding, stepped, geometric massing, central tower, and emphasis on verticality are all reflective of the style. Other distinguishing features include fluted pilasters, geometric decorative motifs, and wrought iron detailing, as well as original interior tilework throughout the property, stepped archways, and polychromatic tile flooring.

Despite some exterior and minor interior alterations, the subject property retains a high level of integrity of location, design, setting, workmanship, feeling, and association to convey its significance.

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 Green Dog & Cat Hospital 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.

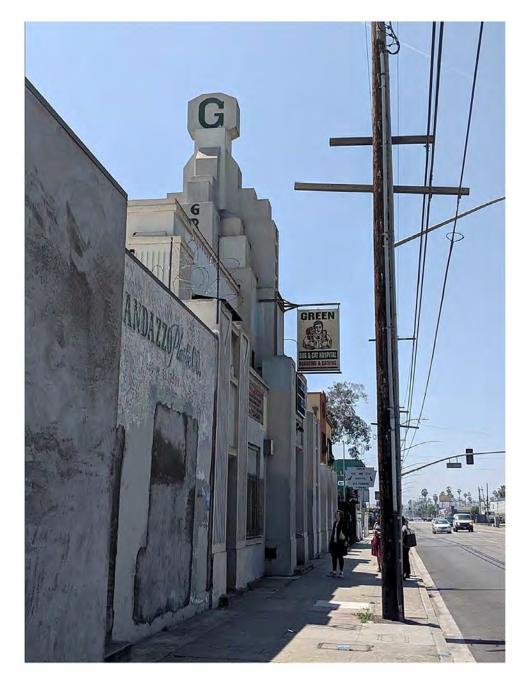
The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

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.

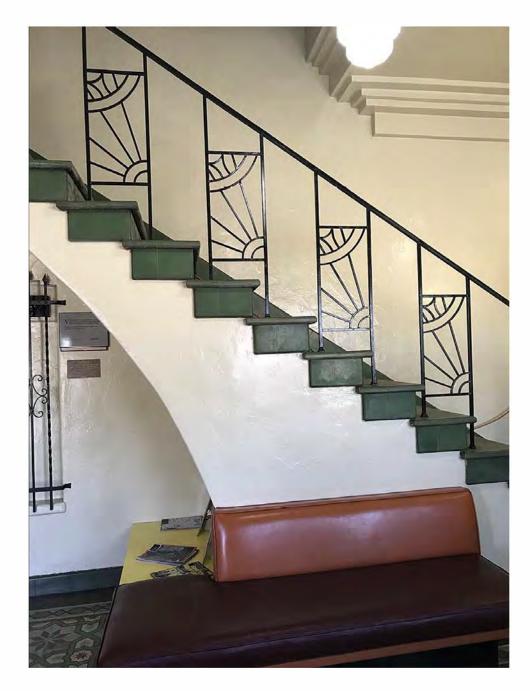
Categorical Exemption ENV-2019-1121-CE was prepared on April 26, 2019.

BACKGROUND

On March 21, 2019, the Cultural Heritage Commission voted to take the property under consideration. On April 25, 2019, a subcommittee of the Commission consisting of Commissioners Kanner and Kennard visited the property, accompanied by staff from the Office of Historic Resources.



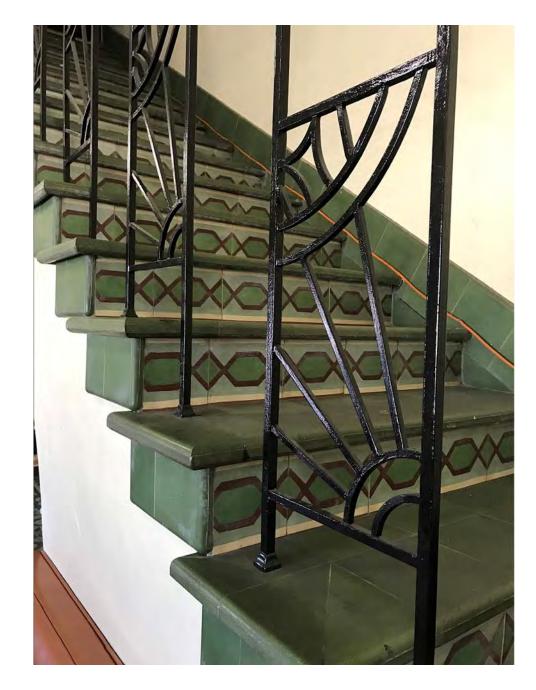








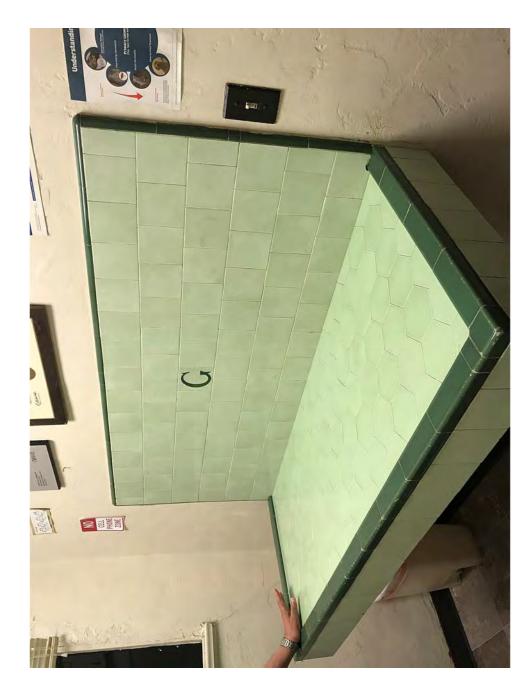
















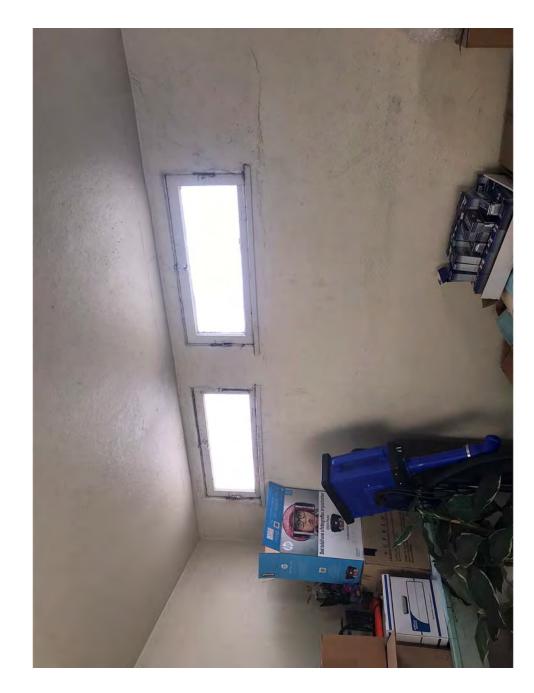








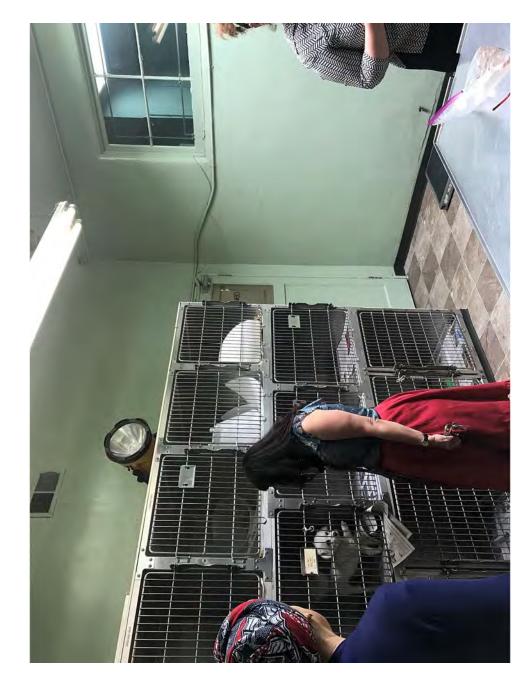








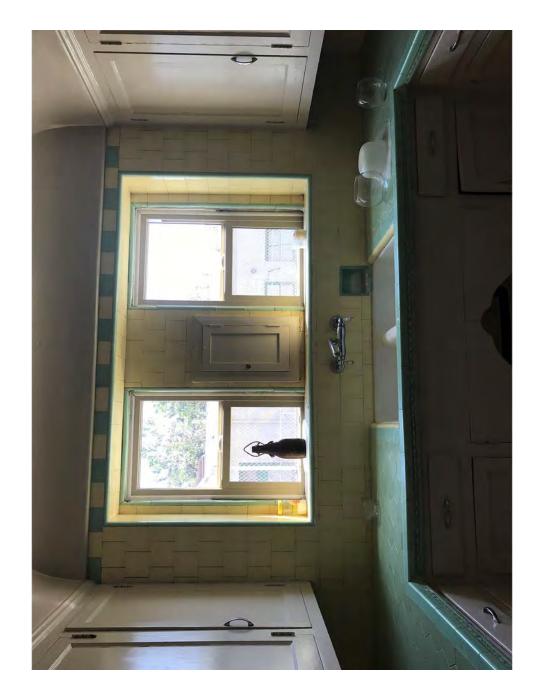




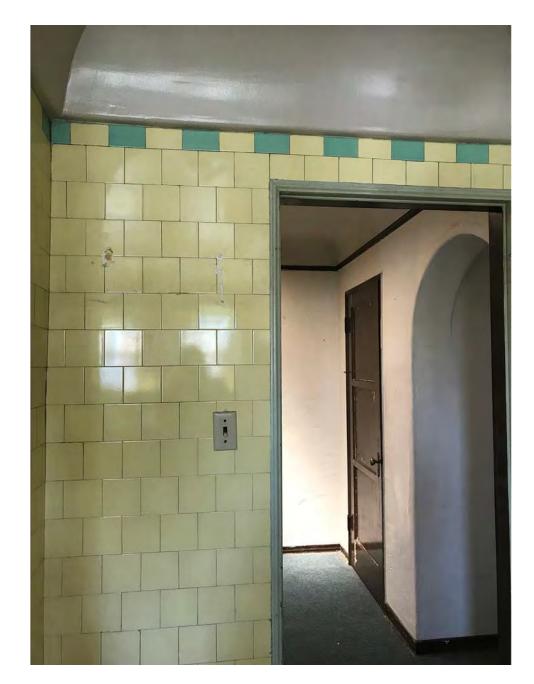






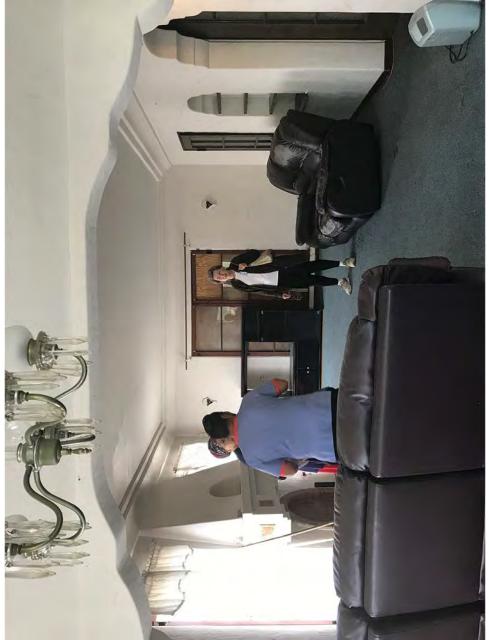














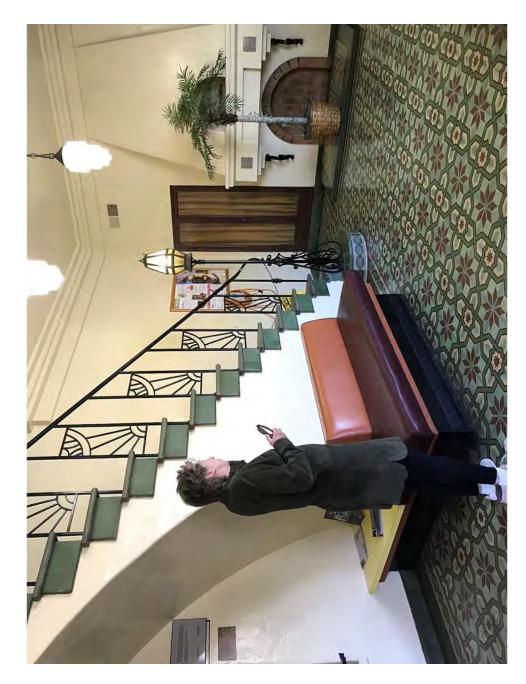


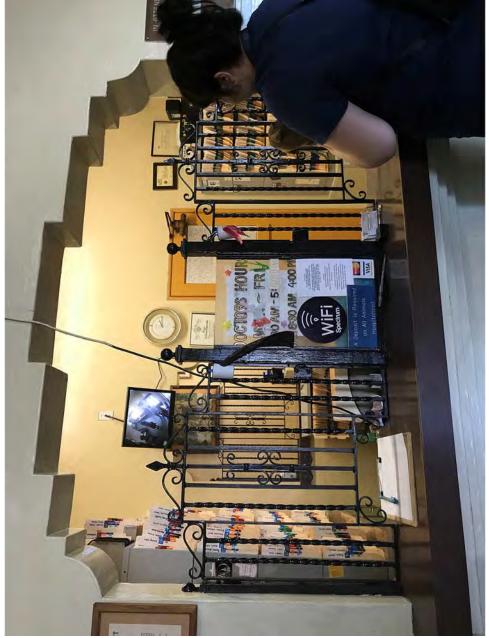


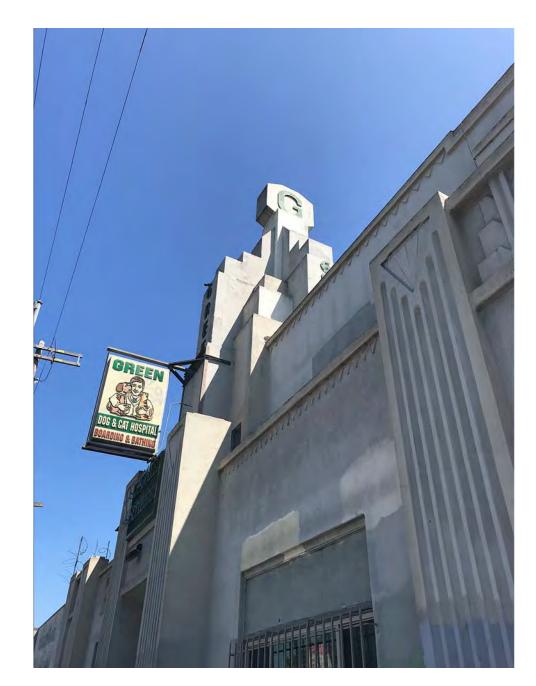




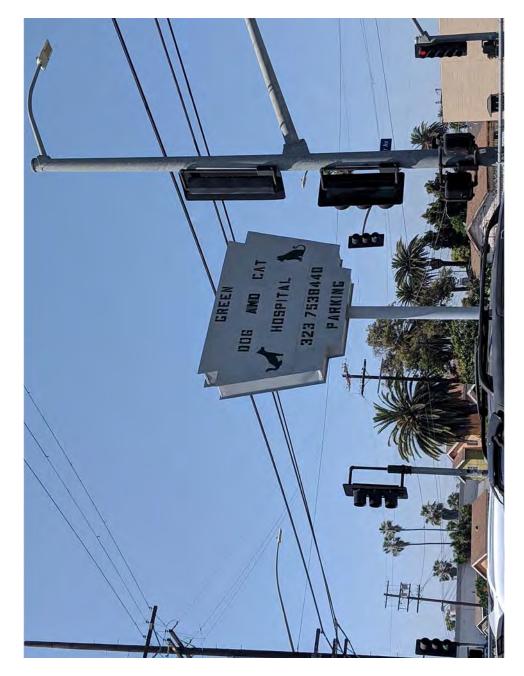












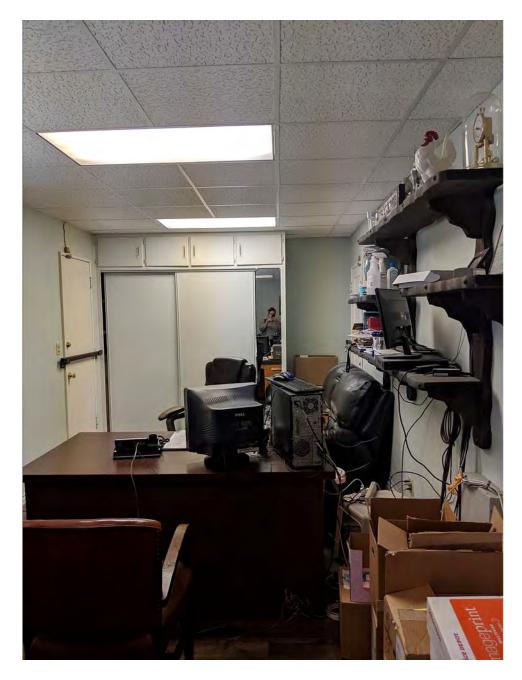


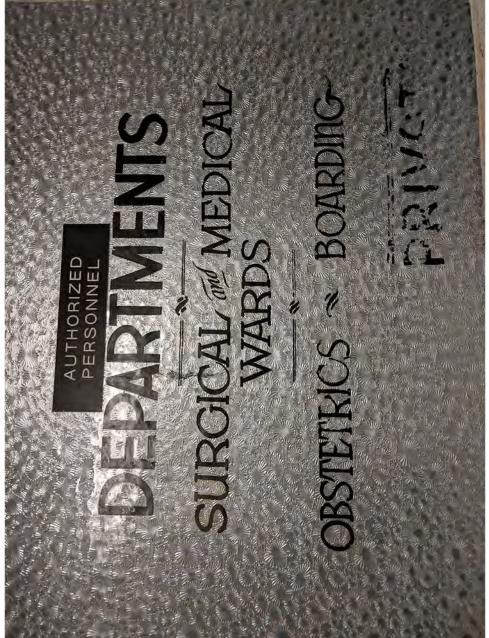






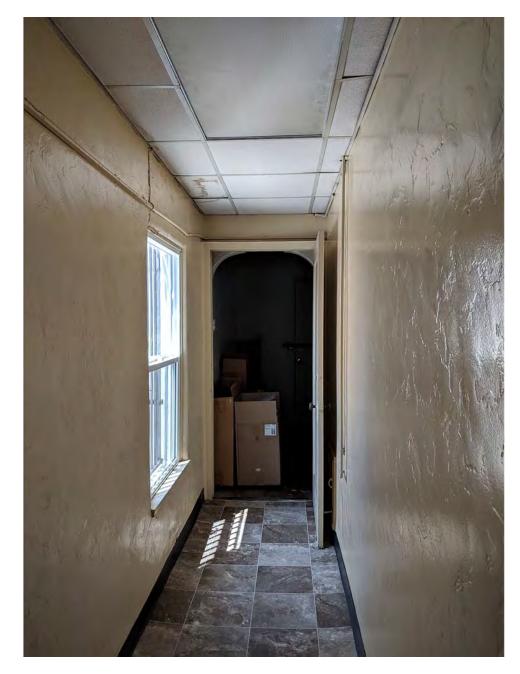




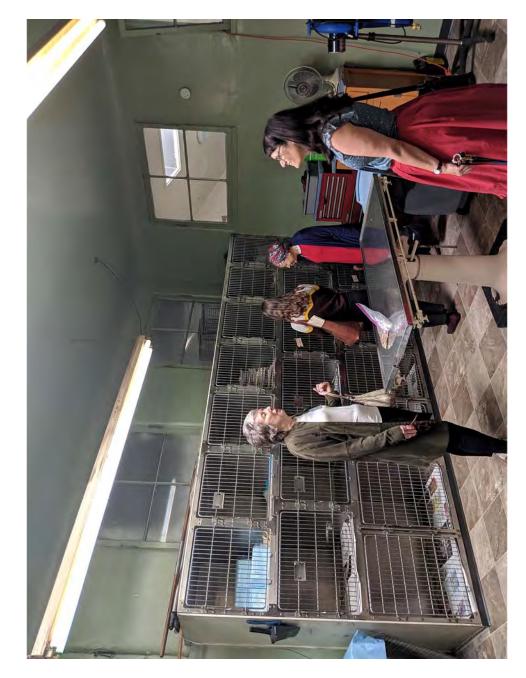




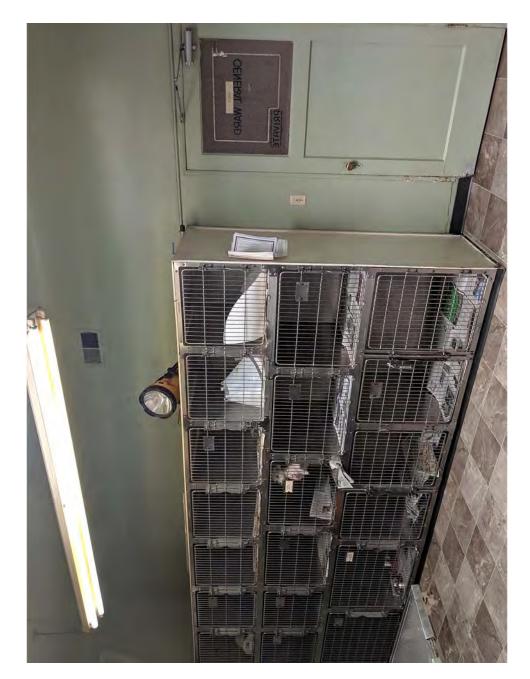




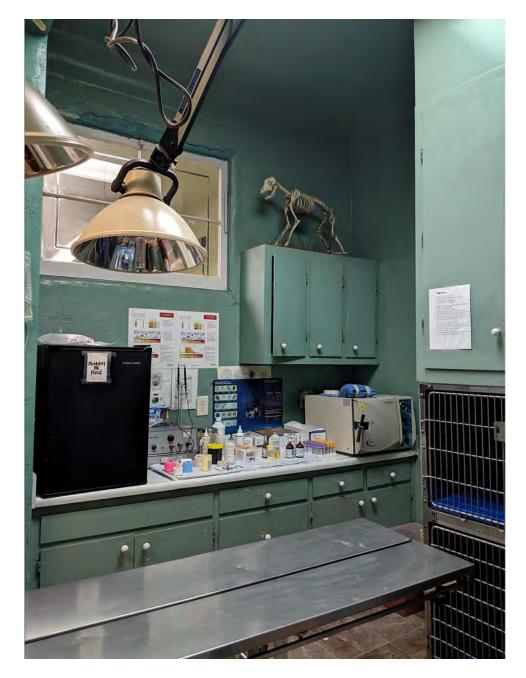


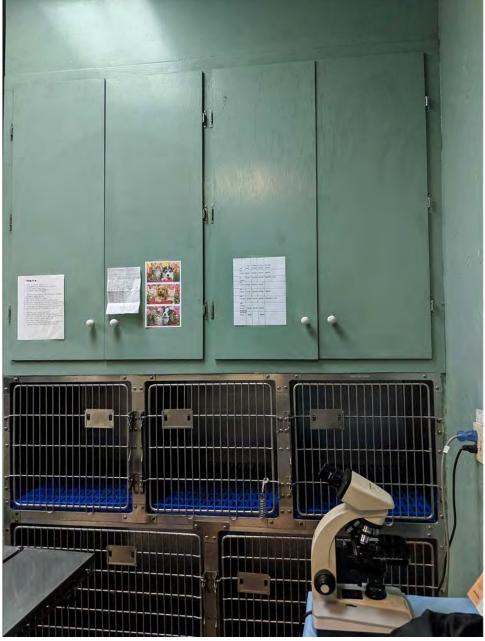


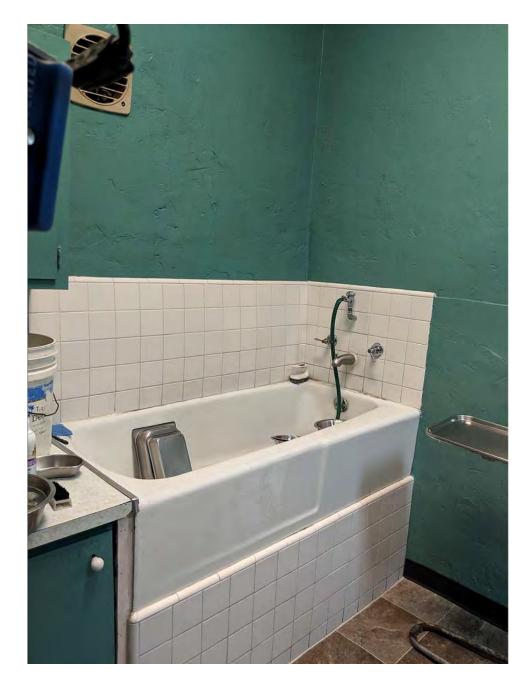




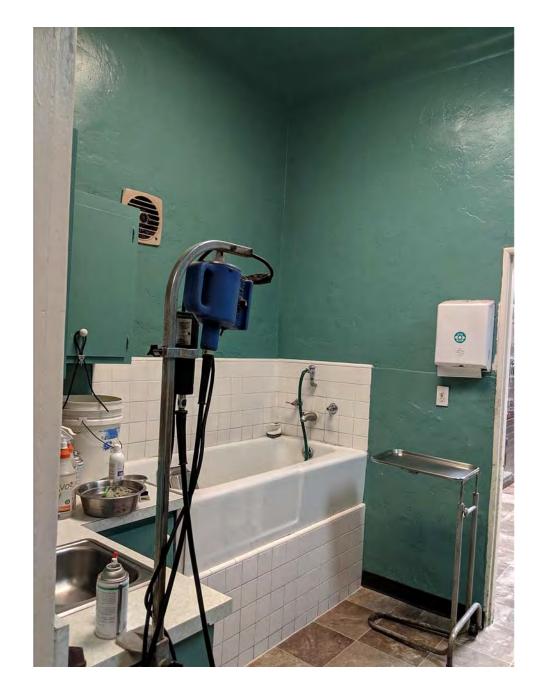




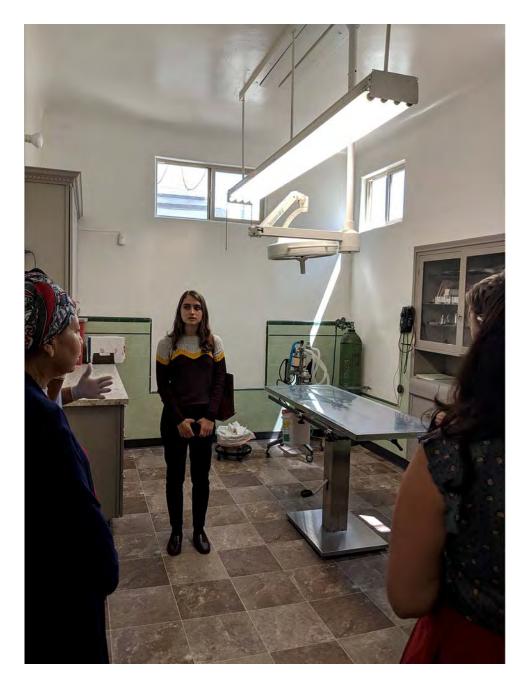




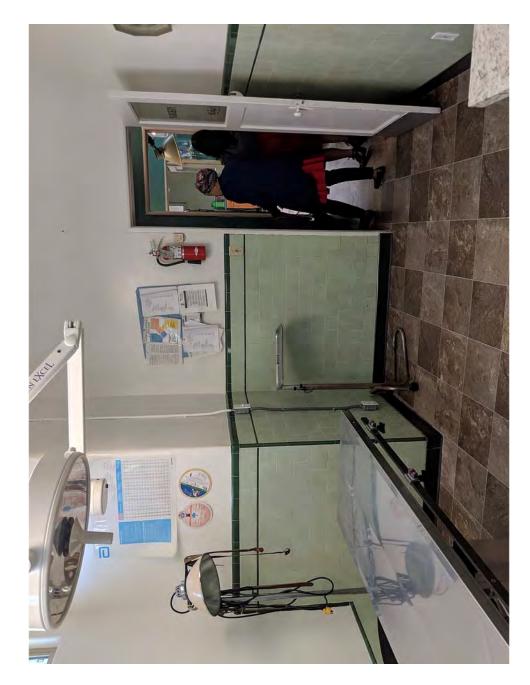




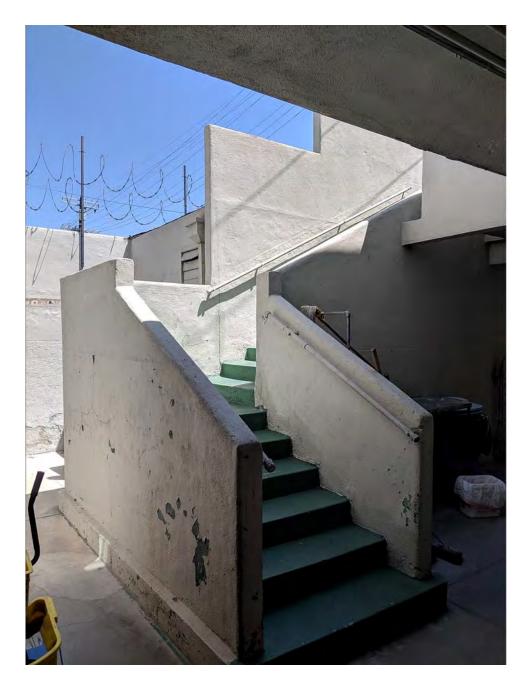




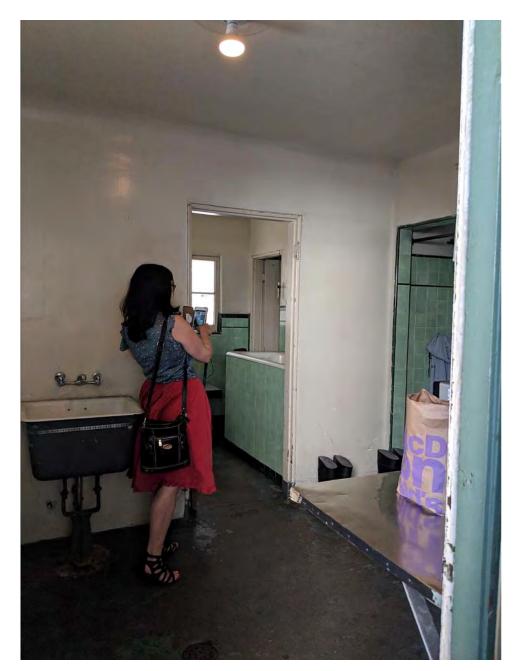








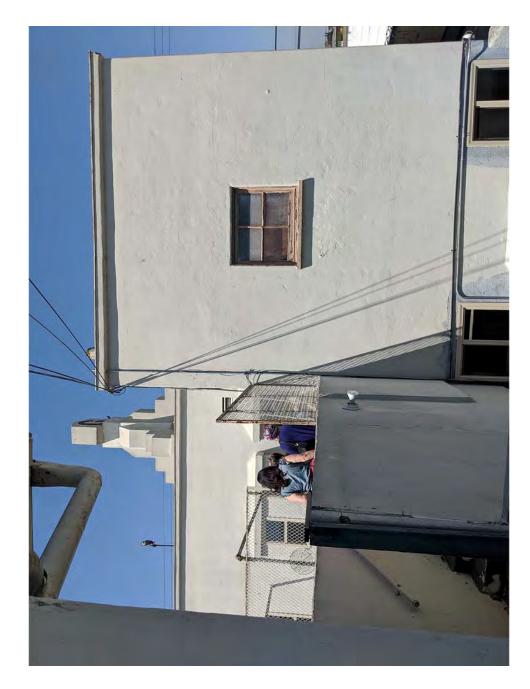




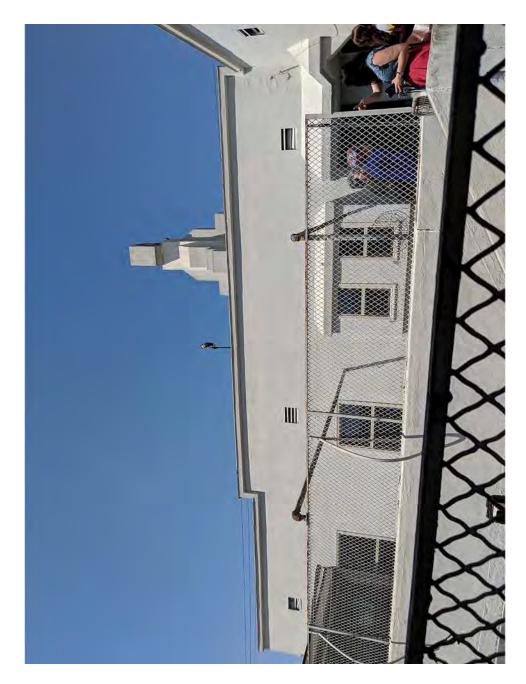












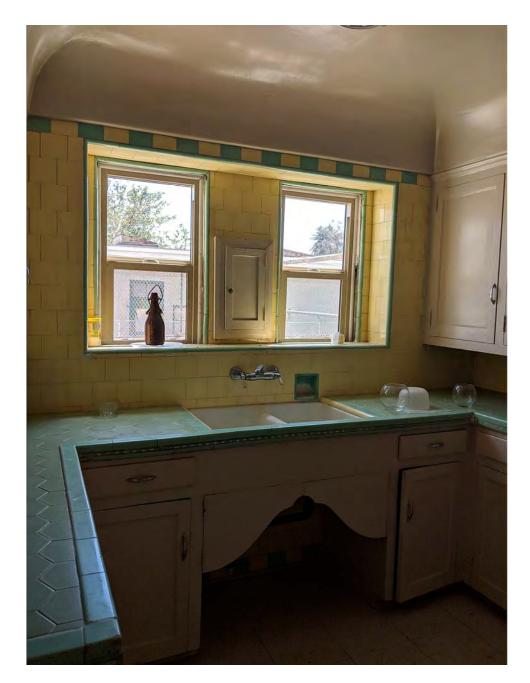




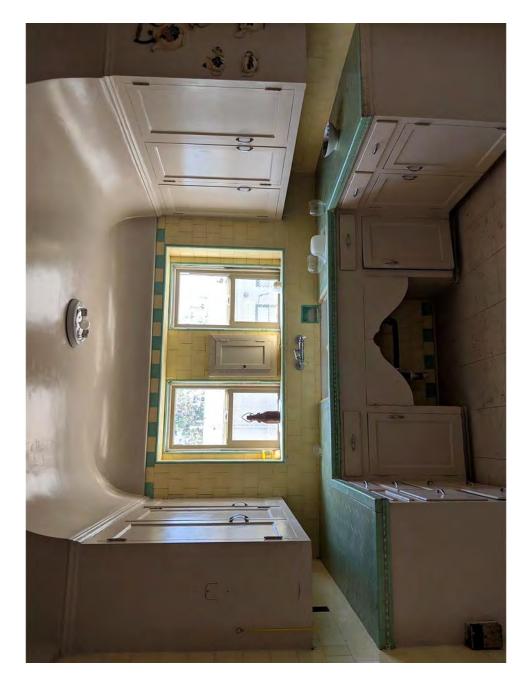








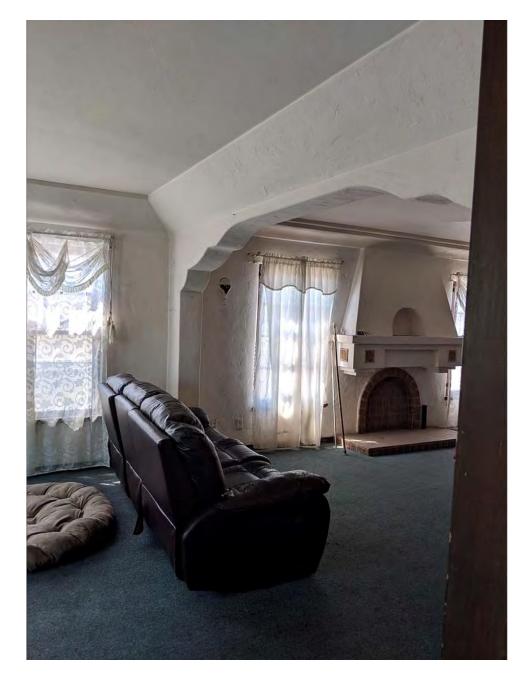


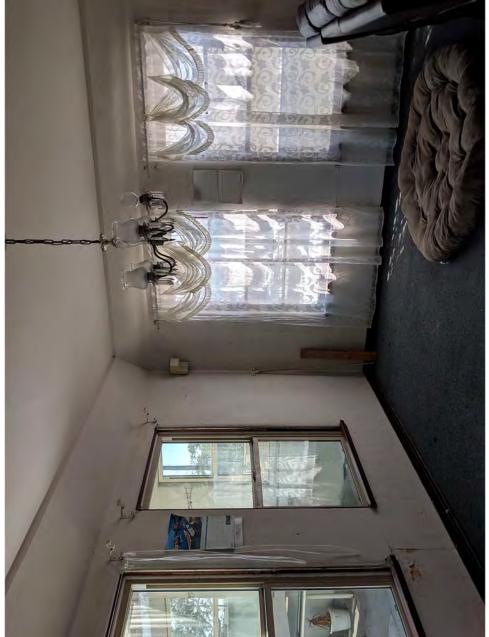


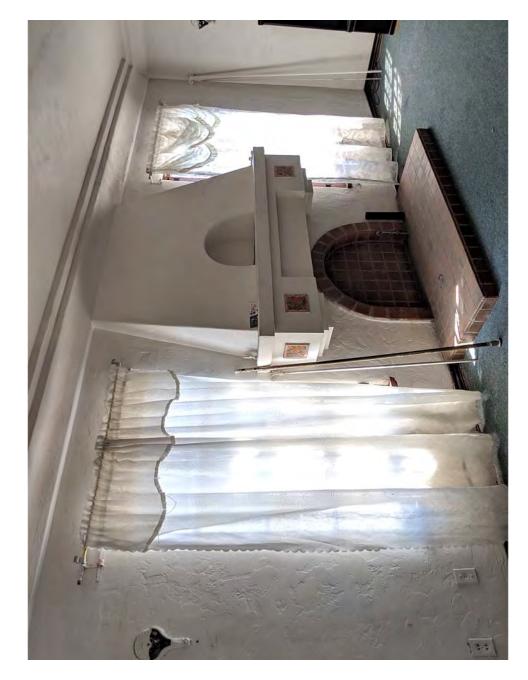








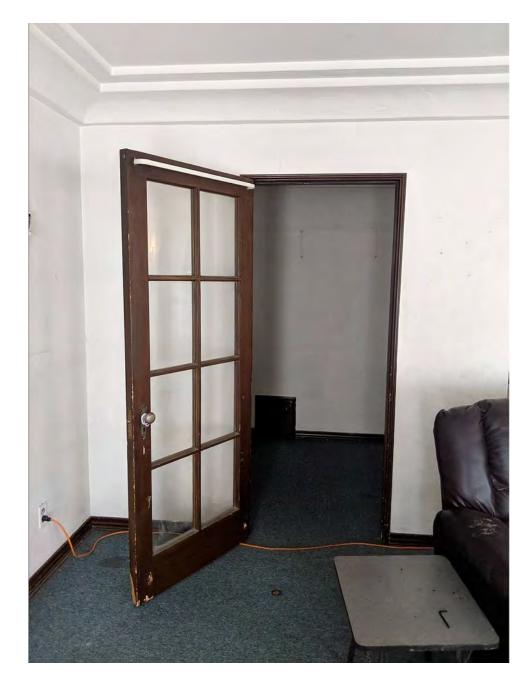








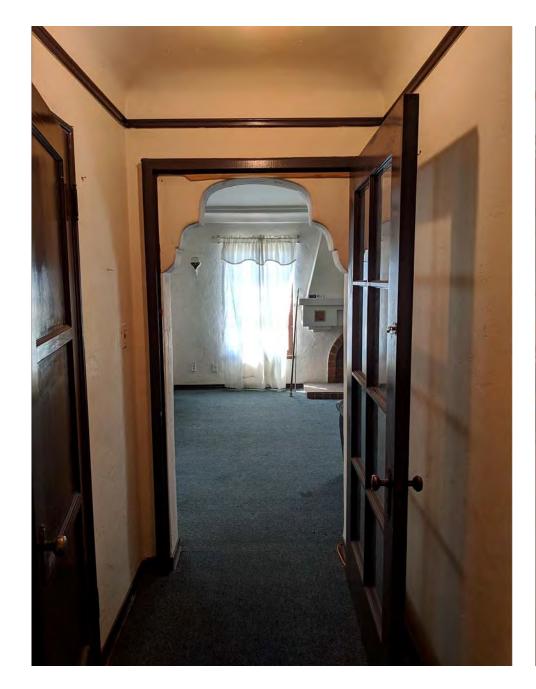








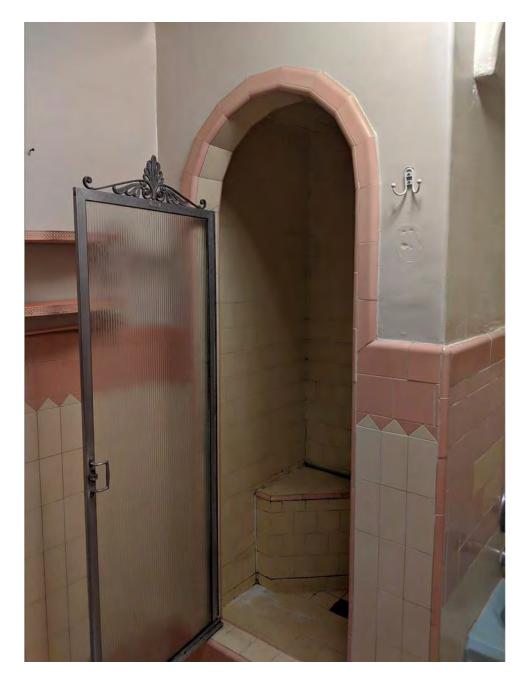


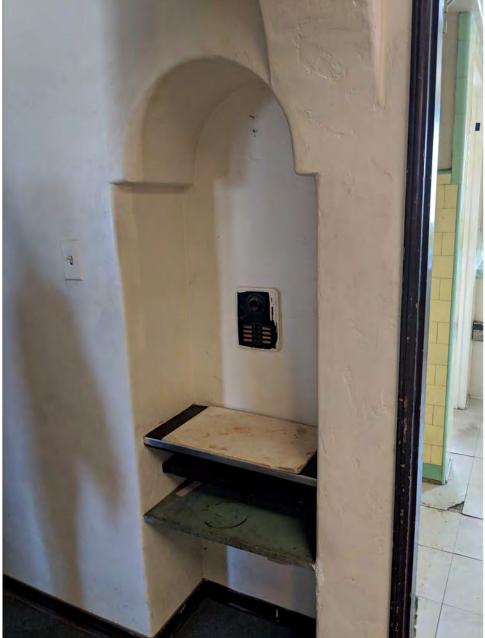




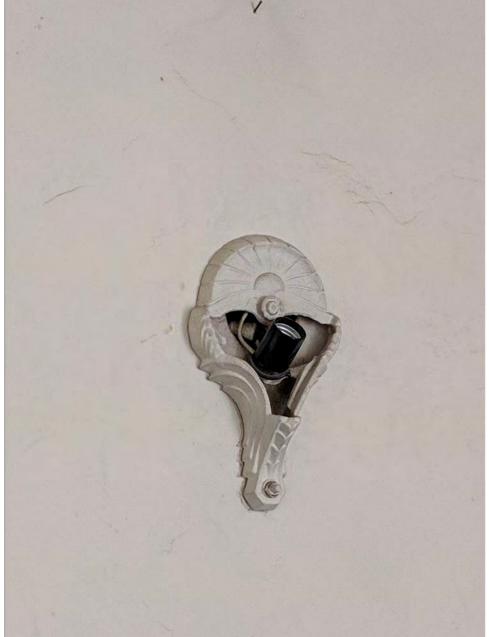






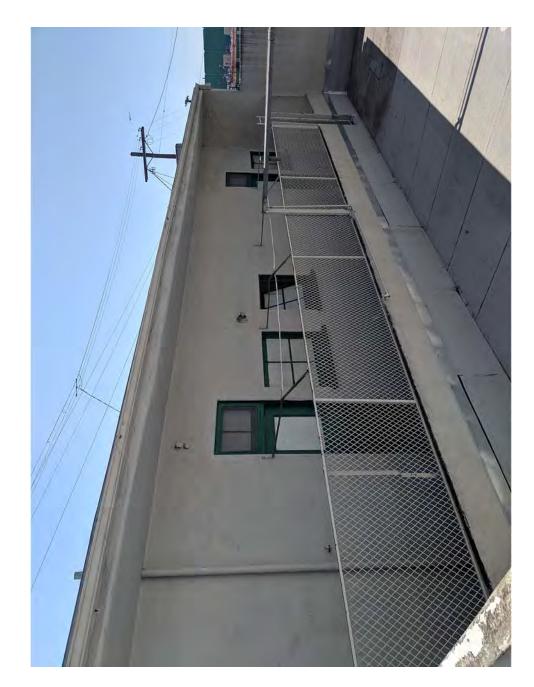








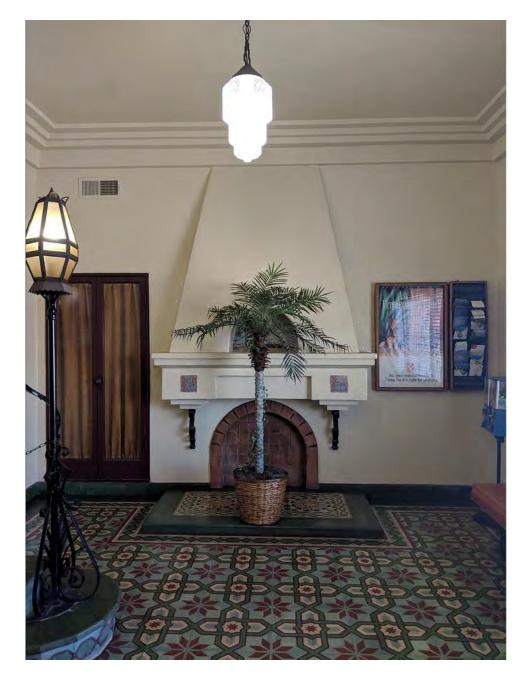








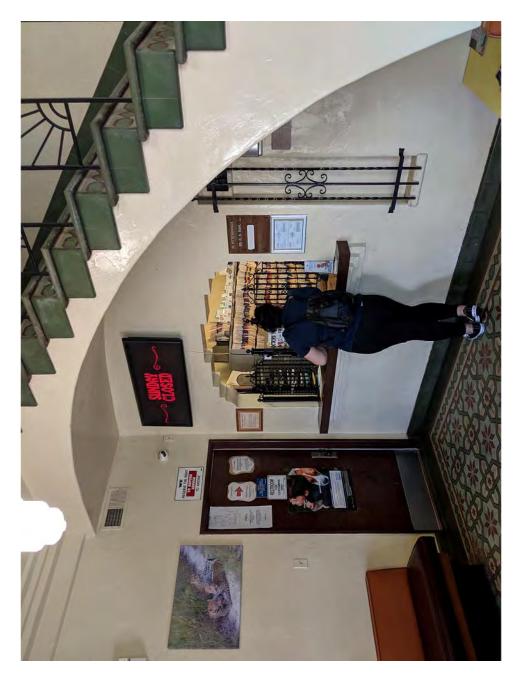








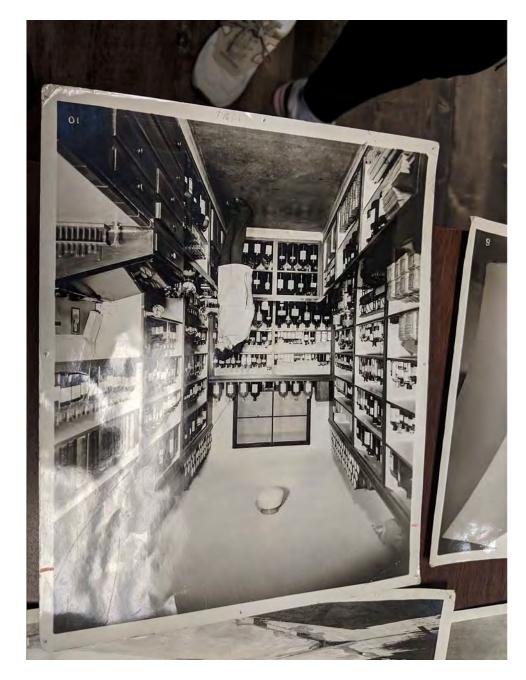




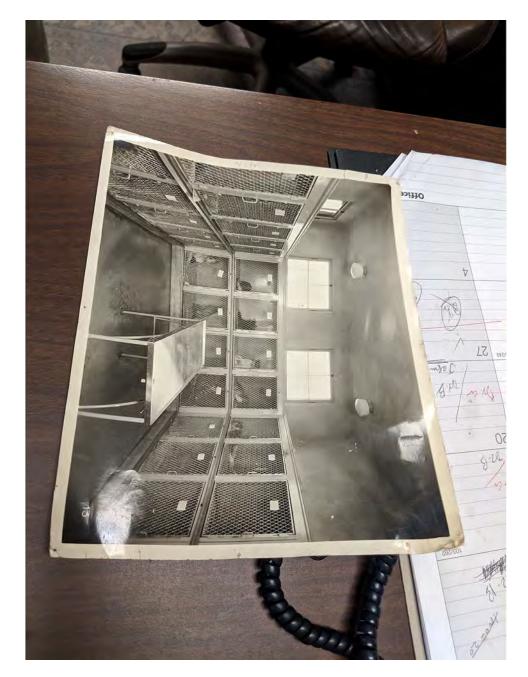








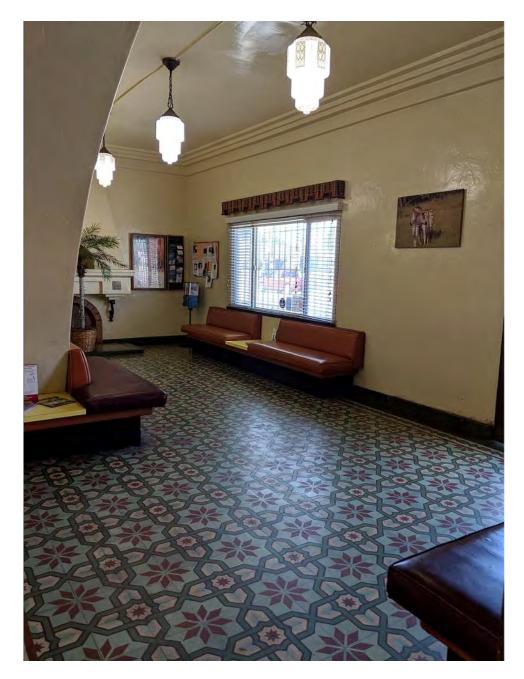


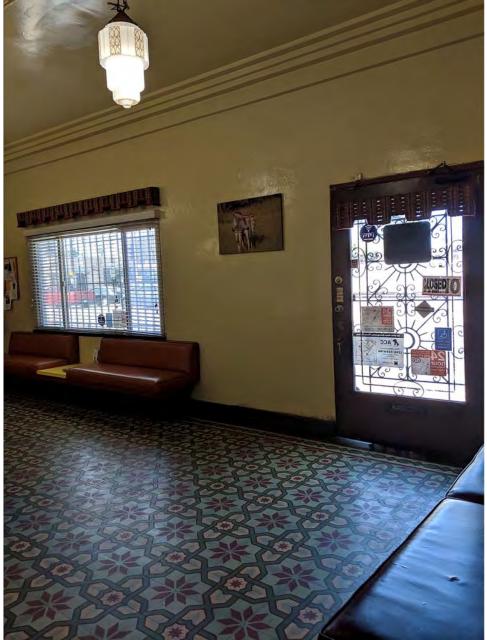


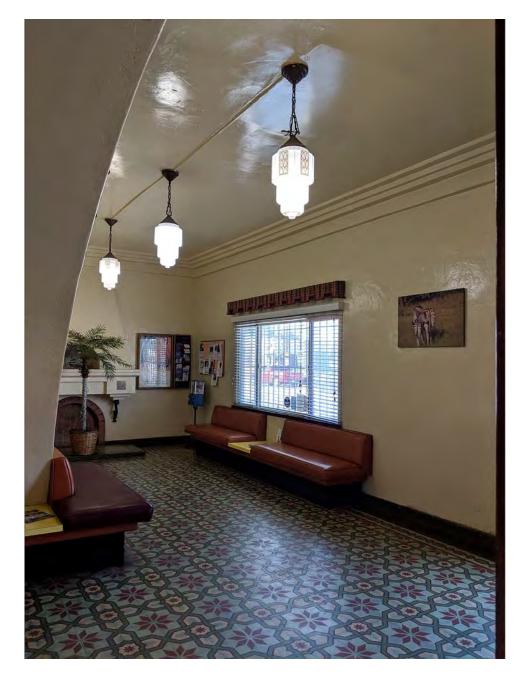




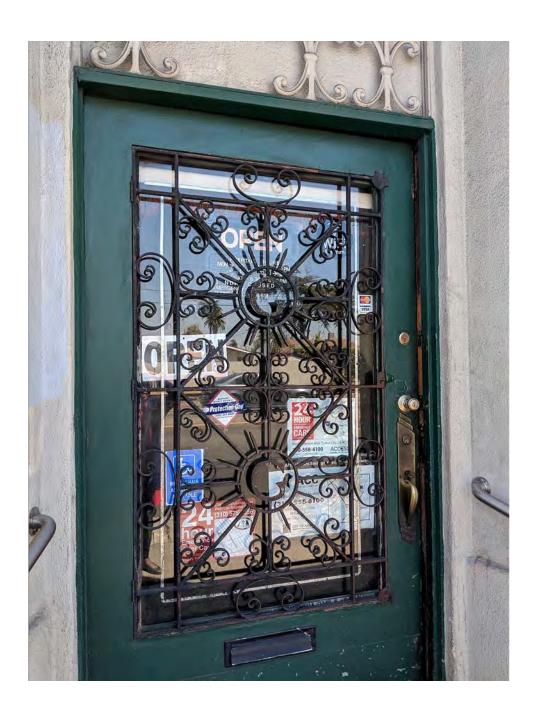












CITY OF LOS ANGELES

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.

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Designation of the Green Dog	& Cat Hospital a	is an Historic-C	ultural Monui	ment.				
NAME OF PERSON OR AGENCY	CARRYING OUT	PROJECT, IF C	THER THAN	LEAD CITY AGE	NCY:			
CONTACT PERSON			AREA CODE TELEPHONE NUMBER EXT.					
Melissa Jones		213 847-3679						
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EMERGENCY PROJECT			Sec. 15269 (b) & (c)			Art. II, Sec. 2a (2) & (3)		
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Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION CASE NO.: CHC-2019-1120-HCM

ENV-2019-1121-CE

HEARING DATE: March 21, 2019 Location: 1544 West Slauson Avenue

TIME: 10:00 AM Council District: 8 – Harris-Dawson PLACE: City Hall, Room 1010 Community Plan Area: South Los A

City Hall, Room 1010 Community Plan Area: South Los Angeles
200 N. Spring Street Area Planning Commission: South Los Angeles
Los Angeles, CA 90012 Neighborhood Council: Empowerment Congress

Central Area

Legal Description: TR 4342, Lot FR 103

PROJECT: Historic-Cultural Monument Application for the

GREEN DOG & CAT HOSPITAL

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Madhu B. Bahl, Co-Trustee Dina N. Bahl

Bahl Family Trust 1544 West Slauson Avenue 1610 Juniper Avenue Los Angeles, CA 90047

Torrance, CA 90503

APPLICANT: Margot Gerber

Art Deco Society of Los Angeles

P.O. Box 972

Los Angeles, CA 90078

PREPARERS: Katie Horak and Mary Ringhoff

Architectural Resources Group 360 East Second Street, Suite 225

Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

- Take the property under consideration as an 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.
- Adopt the report findings.

VINCENT P. BERTONI, AICP Director of Planning

[SIGNED ORIGINAL IN FILE] [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Lambert M. Giessinger, Preservation Architect

Office of Historic Resources

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[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Green Dog & Cat Hospital is a two-story mixed-use commercial building with an attached two-story volume with alley-facing garages at the rear located on Slauson Avenue between Denker Avenue and Halldale Avenue in South Los Angeles. Commissioned by veterinarian George C. Green in 1934, the building was designed in the Art Deco architectural style by architectural engineer Jules G. Koppel as a dog and cat hospital with a residential upper story. The property is the founding and long-term location of Green Dog & Cat Hospital, which has been in continuous operation since 1934.

Irregular in plan, the main pet hospital building is of wood-frame construction with smooth stucco cladding and has a flat roof with a parapet. It has a stepped geometric massing with a one-story portion fronting the primary, north-facing façade that wraps both front corners, a stepped-back two-story residential portion, and a tall, stepped tower centered on the second story, above the main entry. There is signage on the tower that reads "GREEN" on three lower faces and "G" on two faces of the octagonal cap. The first story of the primary façade is symmetrically configured into three bays, each containing a recessed entry flanked by fluted pilasters capped by panels with a triangle motif. The central bay contains the primary entrance that has a wide, glazed, wood door with wrought iron over the glazing. The door is accessed by two shallow concrete steps clad in dark green tile with a white stylized chain motif detail. The two bays flanking the primary entrance contain secondary entries with plain wood slab doors accessed by unornamented concrete steps. Fenestration includes tripartite aluminum windows, multi-lite wood casement windows, multi-lite wood double-hung windows, wood multi-lite hopper windows, and fixed and single-hung vinyl windows. The building features ornamentation across the primary elevation that includes a decorative cornice with a sawtooth motif and corner zigzags, triangle motifs, and stylized geometric molding. On the interior there is an entry lobby with a polychromatic tile floor and plaster-finished walls with a stepped tray ceiling, stepped, Art Deco-style details, a stairway with tiled steps and an elaborate wrought iron railing with a sunburst motif, built-in upholstered benches, and metal pendant light fixtures with Art Deco-style shades.

A garage volume, designed and built at the same time as the pet hospital, is attached to the rear of the main building via a one-story volume with a flat roof that serves as an open deck/large balcony. The one-story volume wraps around the east side of the garage volume to create an open promenade with a low stucco wall.

The subject property appears to have undergone multiple alterations over the years that include an addition and a freestanding storeroom in 1934; an addition to the west-facing elevation in 1947; and the replacement of some windows on the north-, east-, and west-facing elevations, the boarding-up of an entry at the north-facing elevation's second story, the addition of signage to the primary façade, the painting over of some window glazing, and the addition of security window bars, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco commercial architecture, and as the earliest known remaining dog and cat hospital in the Los Angeles area.

CHC-2019-1120-HCM 1544 West Slauson Avenue Page 3 of 3

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 if it meets at least one of the following criteria:

- 1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
- 2. Is associated with the lives of historic personages important to national, state, city, or local history; or
- 3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her 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.



NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:												
Other Associated Names:												
Street Address:		Council District:										
Range of Addresses on Property:		Commun	ity Name:									
Assessor Parcel Number:		Tract:		Block:			Lot:					
Identification cont'd:												
Proposed Monument Property Type:	Building	Structure	Obje	ect	Site/Open	Space	Natural Feature					
Describe any additional resources loc	ated on the p	property to be included	I in the nomina	tion, here:								

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

Architectural Style	:		Stories:	Plan Shape:						
FEATURE	PRIMARY	SECONDARY								
CONSTRUCTION	Туре:	Туре	:							
CLADDING	Material:	Mate	erial:							
DOOF	Туре:	Туре:								
ROOF	Material:	Material:								
WINDOWS	Туре:	Туре:								
WINDOWS	Material:	Material:								
ENTRY	Style:	Style:								
DOOR	Туре:	Туре:								



NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This sec Include copies of permits in the nomination packet. Make sure to list any major alte	
	·
5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)	
Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed n	nonument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
	2. Is associated with the lives of historic personages important to national, state, city, or local history.
	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



State:

NOMINATION FORM

7. WRITTEN STATEMENTS

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

- **A. Proposed Monument Description** Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.
- **B. Statement of Significance** Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Nomination Preparer/Applicant's Representative

Phone Number:

Applicant

Name:

Zip:

Street Address:

Name:		Company:							
Street Address:		City: State:							
Zip:	Phone Number:		Email:						
Property Owner	Is the owner in	r in support of the nomination? Yes No Un							
Name:		Company:							
Street Address:		City:		State:					
Zip:	Phone Number:		Email:						

Company:

Email:

City:



NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Margot Gerber	9/26/18	///agot Cliker	
Name:	Date:	Signature:	

m. 101,

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679 Website: preservation.lacity.org



Green Dog & Cat Hospital

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The Green Dog & Cat Hospital property at 1544 W. Slauson Avenue (subject property) is located in the South Los Angeles neighborhood of Los Angeles, approximately eight miles southwest of downtown. The topography of the area is flat, and the neighborhood adheres to a rectilinear street grid oriented to the cardinal directions. Slauson Avenue is a heavily trafficked commercial and industrial corridor running east-west through Los Angeles. In this area, it parallels a historic railroad line; as a result, the part of Slauson including the subject property is industrially zoned and contains predominantly industrial and commercial buildings constructed between the 1920s and the present. No buildings, sidewalks, or features other than the railroad tracks are present on the north side of W. Slauson Avenue in the block containing the subject property. The south side of the street features concrete sidewalks, and properties are either flush with sidewalks or slightly set back.

The subject property occupies two rectangular parcels under one APN (6002003020), totaling approximately 8,100 square feet in size. The property lies on the south side of W. Slauson Boulevard, near the southeast corner of Slauson and Denker Avenues. The larger of the two parcels (Lot 103 of Tract 4342) contains a two-story, mixed-use (pet hospital/residential) building. The property's second, narrower parcel (portion of Lot 102 of Tract 4342), to the west, contains a long, one-story detached structure sheltering dog kennels; this structure is not visible from the public right of way due to an original wall with fluted pilasters extending west from the primary façade of the main building to the west property line. The rears (south ends) of both parcels front a vehicular alley spanning the block between Denker and S. Halldale Avenues, and perimeter walls sitting flush with the main building and the kennel structure protect the property from the alley. The west and east sides of the subject property are likewise enclosed by the back of the kennel structure and an abutting commercial property, respectively. A freestanding metal sign in a surface parking lot at the southeast corner of Denker and W. Slauson Avenues advertises the business with stenciled lettering.

Only the main building, on Lot 103, is included in this nomination. No additions or ancillary structures located on Lot 102 are included.

Exterior

The two-story, mixed-use building at 1544 W. Slauson Avenue was constructed as a dog and cat hospital with a residential upper story in 1933-1934. Unless noted otherwise, features and materials described below appear to be original to the building. Designed in the Art Deco style, the building has an irregular



plan, a concrete foundation, and wood frame construction with smooth stucco cladding. The building has a flat roof with a flat parapet (with metal coping in some places) and roof material of an unknown type. The main volume of the building (pet hospital) is stepped into three pieces. The first piece is a one-story portion fronting the primary façade and wrapping around both front corners, its roof serving as a balcony for the residential second story. The second piece is a two-story portion stepped back from the first portion. The third is a tall, elaborately stepped tower atop the second story at its primary façade, above the main entry; it features signage reading "GREEN" on three lower faces and "G" on the two-faces of an octagonal cap at the top. The stepped, geometric massing of the building emphasizes verticality, as do vertically oriented decorative elements including the entry tower and fluted pilasters capped by panels with a triangle motif. Other Art Deco ornamentation includes a decorative cornice with a sawtooth motif and corner zigzags, as well as stylized floral/geometric molding.

Behind the main pet hospital volume of the building is a two-story volume with alley-facing garages on the first story and a commercial or residential upper story; designed and built at the same time as the pet hospital, the garage volume is attached to the main building via a one-story volume with a flat roof that serves as an open deck/large balcony. The one-story volume wraps around the east side of the garage volume to create an open promenade with a low stucco wall. None of the side or rear façades of these volumes exhibit ornamentation as seen on the pet hospital's primary façade.

The first story of the primary (north) façade is symmetrically configured into three bays, each containing a recessed entry flanked by fluted pilasters capped by panels with a triangle motif, which rise above the wall of the balcony above. The central bay contains the primary entrance, and its pilasters are taller than those on either side; a panel between them contains a replacement metal sign with lettering reading "DOG & CAT HOSPITAL." The primary entrance contains a wide, fully glazed, wood door with wrought iron over the glazing and in a stuccoed panel above. The door is accessed by two shallow concrete steps clad in dark green tile with a white stylized chain motif detail. The two bays flanking the primary entrance contain secondary entries with plain wood slab doors accessed by unornamented concrete steps. Each of these bays contains a panel with a stylized floral/geometric motif between the pilasters. The primary façade's first story also contains two tripartite, non-original aluminum windows, each with a fixed sash flanked by sliding sashes. The windows have simple stucco sills and are topped by inset stucco panels which may have once contained transoms. Security window bars are present.

The second story of the primary façade is set back from the first story and is fronted by a balcony with a low wall (the top of the first story's pilasters/parapet). As a result, it is only partially visible from the public right of way. The façade's east and west corners are wrapped by fluted pilasters. The symmetrical façade includes two entries; the east entry contains a partially glazed wood door fronted by an aluminum screen door and shaded by a simple metal awning; next to it is a wood window of indeterminate type. The west entry has been boarded up. Between the two entries are four fixed or casement wood windows, one of which has been partially boarded up. The central portion of the façade sits below the stepped roof tower, and has a non-original projecting blade sign made of plastic (possibly an illuminated box) affixed to it.



The first story of the main building's west façade is mostly not visible from the public right of way; no fenestration or other features are visible in the exposed portions. The second story of the volume contains wood multi-light casement windows in single openings, as well as single wood, multi-light, double-hung windows. An extension of this volume's west façade, leading to the central roof deck, contains a fixed vinyl window flanked by single-hung vinyl windows. The second story of the garage volume contains a group of three wood, multi-light, hopper windows with painted-over glazing. Horizontal slat vents are present at each volume.

The building's south (rear) façade is that of the garage volume; the second story projects beyond the first story, creating a deep overhang. The first story contains two vehicular door openings, one double and one single, both containing replacement metal roll-up doors. Two windows of indeterminate type and material, covered with metal diamond-patterned screens, sit east of the garage doors. The façade's second story contains grouped and paired wood, multi-light, hopper windows covered with metal diamond-patterned screens. Horizontal slat vents are present. Tall stucco walls topped with razor wire and barbed wire extend east and west from the south façade, enclosing the rear of the property. The wall to the east has a curved, stepped corner detail and contains an entry with a metal security door.

The first story of the building's east façade is not visible from the public right of way. The visible portion of the second story of the pet hospital volume contains three fixed, multi-light wood windows, a single-hung aluminum or vinyl window, and one boarded up original window opening. Horizontal slat vents are visible as at the west façade. The second story of the garage volume contains a group of three wood, multi-light, hopper windows. Horizontal slat vents are present. The low stucco wall wrapping around to the east side of the garage volume from the main roof deck is topped by metal chain link fencing.

Interior

The building's entry lobby has a polychromatic tile floor with a complex pattern, and plaster-finished walls with a stepped tray ceiling. Additional stepped, Art Deco-style details are present at the check-in counter's opening and sill. The room contains a stairway leading to the second story, with tiled steps and an elaborate wrought iron railing with a sunburst motif. A wrought iron standing light fixture with a single lantern is affixed to the base of the stairs, where the first step wraps around to the side to form a curve. This curve is echoed in a tall arch under the stairs, overhanging the check-in counter. Built-in upholstered benches are present at the edge of the arch and along the north wall. The west end of the room contains a plaster fireplace with a tile hearth and arched opening enclosed with tile (perhaps an original feature rather than a later modification). A stepped plaster mantel features floral tile accents and is supported by scrolled, wrought iron brackets. A curved, recessed niche above the mantel contains a hand-painted beach scene. The room's ceiling contains three metal, pendant light fixtures with Art Deco-style shades.

Alterations



Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building has experienced several alterations. In 1934, the owner applied for a permit to construct an 18 x 44 ft. addition at an unknown location. The same year, he applied for a permit to construct an apparently freestanding, 8 x 26 ft. storeroom on the property. In 1947, the owner applied for a permit to construct a small (8 x 40 ft.) addition to the west side of the pet hospital volume, to contain an area for bathing dogs. Aerial photographs indicate this addition sits at about the center of the building's west façade. The sketch included with this permit shows a long freestanding structure containing dog kennels along the west edge of the property, suggesting this structure was in place by 1947, though it is not depicted on the 1951 Sanborn map. Both the 1947 west addition and the earlier freestanding structure at the west edge of the property are located on Lot 102, not Lot 103 with the main building. In 1959, the subject property was re-roofed.

ARG's site visit found that the building has experienced some additional, unpermitted alterations. These include replacement of windows at the primary façade's first story (with possible infill of transoms) and in some portions of the side façades' second stories; boarding-up of an entry at the primary façade's second story; addition of a projecting plastic sign and metal wall-mounted sign to the primary façade; possible infill of a transom over the main entry door; painting over of some window glazing; and addition of security window bars.

Character-Defining Features

Site

 Location on south side of W. Slauson Avenue, oriented toward the street and flush with the sidewalk

Exterior

- Irregular footprint, representing three volumes of the building
- Two-story configuration
- Stepped, geometric massing of pet hospital volume to emphasize verticality
- Symmetrical primary façade with recessed central main entry and secondary entries
- Smooth stucco cladding
- Flat rooflines with simple parapets
- Fully glazed wood primary door, fronted by tiled steps
- Central, elaborately stepped tower with octagonal peak atop roof

¹ LADBS, Permit 14808, 1 November 1934.

² LADBS, Permit 17562, 21 December 1934.

³ LADBS, Permit 15675, 2 July 1947.

⁴ LADBS, Permit 38439, 28 July 1959.



- Signage of metal Art Deco-style lettering on tower
- Symmetrical fenestration pattern on primary façade
- Multi-light wood windows at second story (casement, fixed, and double-hung at pet hospital volume, hoppers at garage volume)
- Art Deco elements including stepped parapet/balcony wall at primary façade; fluted pilasters
 capped with panels with a triangle motif; decorative cornice with a sawtooth motif and corner
 zigzags; stylized floral/geometric molding; and elaborate wrought iron elements

Interior: Lobby/Waiting Room

- Polychromatic tile flooring
- Plaster wall and ceiling finishes
- Stepped tray ceiling
- Pendant Art Deco-style light fixtures
- Tiled stairway with wrought iron railing with sunburst motif and wrought iron light fixture
- Arched area under stairway
- Built-in upholstered benches
- Check-in counter with stepped arched opening and stepped sill
- Fireplace with tile hearth, tile-enclosed arched opening, and stepped plaster mantel with tile accents and scrolled wrought iron brackets



B. Statement of Significance

Summary

The Green Dog & Cat Hospital meets the following criterion for designation as a Los Angeles Historic-Cultural Monument (HCM):

It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

Completed in 1934, the mixed-use property at 1544 W. Slauson Avenue is significant as an excellent example of Art Deco architecture as applied to a mixed-use building. It embodies the distinguishing characteristics of the Art Deco architectural style, making it inherently valuable for a study of 1930s architecture in Los Angeles. The property is also significant as a rare intact example of a 1930s purpose-built animal hospital with an upper story residential component, and appears to be one of the city's earliest and longest continuously operating veterinary offices.

In 2016, the SurveyLA citywide historic resources inventory identified the subject property as individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument as an excellent example of the Art Deco style, and as the earliest known remaining dog and cat hospital in Los Angeles.

Ancillary structures west of the main building, including the freestanding structure at the west end of the parcel and the integral perimeter wall with fluted pilasters, are not considered essential to the significance of the subject property.

Development of W. Slauson Avenue in South Los Angeles

The Green Dog & Cat Hospital is located in the South Los Angeles neighborhood, along the busy commercial/industrial corridor of W. Slauson Avenue. Slauson is a major east/west route through Los Angeles and neighboring cities and parts of unincorporated Los Angeles County. For much of its length through Los Angeles, including the portion containing the subject property, Slauson parallels the historic Atchison Topeka & Santa Fe Railway Redondo route completed in 1888. This line ran from Los Angeles to freight wharves and an oil terminal in Redondo Beach, and provided primarily freight service with some passenger service. The AT&SF line was the primary shaper of Slauson Avenue and enabled industrial uses for most of its length. As a result, the once-remote agricultural area of South Los Angeles began transitioning into one of the foremost industrial districts in the region.

In the early 1920s, the AT&SF route shifted from Redondo to Wilmington at the Port of Los Angeles, though it retained its original east/west section through most of South Los Angeles. Train traffic increased along the new Harbor Subdivision line, and W. Slauson Avenue saw steady industrial



development as a result. Sanborn fire insurance maps indicate that industrial operations like manufacturing plants, lumber yards, and machine shops appeared over the next several decades, as did businesses like laundries and service stations.⁵ Residential development exploded in the 1920s, in response to the regional economic boom and facilitated by the expansion of streetcar networks through the area. By the early 1950s, most of Slauson Avenue in South Los Angeles was developed, and in some places it was exclusively industrial in nature. The Harbor Subdivision line later became part of the Burlington Northern & Santa Fe Railway, and ended nearly all of its service when the more direct Alameda Corridor was established in the early 2000s. Today the line is out of service.

Across Los Angeles, many industrially zoned areas saw the development of an unexpected property type: veterinary facilities. This is due to Los Angeles' zoning, in which the MR1 (industrial/light manufacturing) zone allows for "animal hospitals and kennels" in addition to manufacturing uses. Pet hospitals, smaller veterinarians' offices, and boarding facilities are largely concentrated in industrial areas to this day. The Green Dog & Cat Hospital was among the numerous pet hospitals that existed in Los Angeles during the 1930s; as a 1936 *Los Angeles Times* article noted, "Los Angeles leads the world in the number of small animal hospitals, with more than 100 located here." It is unknown how many, if any, of these 1920s-1930s properties survive in the city today, but it is presumed that intact examples are rare and are unlikely to be on larger scales or to reflect stronger articulations of the Art Deco style than 1544 W. Slauson Avenue.

Green Dog & Cat Hospital

In 1933, veterinarian George C. Green hired Jules G. Koppel to design a mixed-use building for his veterinary practice and personal residence on W. Slauson Avenue.⁸ As noted above, like most other veterinary operations in Los Angeles, the Green Dog & Cat Hospital was built in an industrially zoned area that allowed for animal boarding and veterinary practices. Koppel was a Latvian-born architectural engineer who, though not a licensed architect, designed a number of residential and commercial buildings across the Los Angeles region during the 1920s and 1930s.⁹ He designed Green's building in an exuberant Art Deco style with a dramatically vertical emphasis, ensuring it was highly visible along the busy industrial and commercial thoroughfare of W. Slauson Avenue. Koppel also designed the garage volume at the rear of the building; the original permit for this construction indicates the upper story was used as watchman's quarters.¹⁰ Other permits between 1934 and 1947 indicate the addition of other ancillary buildings and additions to the property (no architects listed), to provide storage space, dog bathing facilities, and animal kennels. The property appears to have been completely walled off from

⁵ Sanborn Map Company, Los Angeles, California, 1922, 1923, 1951.

⁶ City of Los Angeles, "Generalized Summary of Zoning Regulations,"

https://planning.lacity.org/zone code/Appendices/sum of zone.pdf, accessed 26 September 2017.

⁷ Los Angeles Times, "Pet Hospitals Make Dog's Life Just Dandy," 18 April 1936.

⁸ LADBS, Permit 273, 9 January 1933.

⁹ U.S. Bureau of the Census, Sixteenth Census of the United States, 1940; *Los Angeles Times,* "Apartment to be Erected in Beverly Hills," 11 August 1929.

¹⁰ LADBS, Permit 274, 9 January 1933.



the street, the alley, and adjacent buildings from an early date, likely to prevent the escape of wayward pets.

Census records indicate Green lived upstairs from his practice with his wife Barbara and his parents Edwin and Flora. Green continued to work and live at the property bearing his name until his death in 1963. The Green Dog & Cat Hospital has continued operating by other parties until the present day, making it one of the oldest continuously operating pet hospitals in Los Angeles. It may in fact be the earliest known intact, purpose-built pet hospital in Los Angeles.

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen's 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered to be among the first major architectural style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles' signature style, as its sense of exuberance and glamour reflected the city's 1920s boom resulting from its success in the oil, real estate and film industries. It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood's film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliation, and scenes of paradise. Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building's exterior but was inexpensive and easy to maintain. The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

¹¹ Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., Los Angeles Art Deco (Charleston, SC: Arcadia Publishing, 2005), 7.

¹² Breeze, American Art Deco, 223.

¹³ Tarbell Cooper et al., 27.



A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors. Wilshire's Miracle Mile boasted some of the city's grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellissier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building...than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.¹⁴

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future." By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The subject building was developed at the height of the Art Deco movement in Los Angeles and is exemplary of the style, with stepped massing; flat rooflines; vertical elements including a stepped tower and fluted pilasters; and decorative elements including molded panels and a sawtooth cornice.

Period of Significance

The period of significance for the Green Dog & Cat Hospital is defined as 1933-1934, reflecting the period of the building's construction.

¹⁴ Hines, Architecture of the Sun, 224.

¹⁵ Gebhard and Winter, An Architectural Guidebook, 22.



Integrity

In addition to meeting eligibility criteria, the Green Dog & Cat Hospital retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."¹⁶ The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- Location: The subject property is in its original location and therefore retains this aspect of integrity.
- Design: The subject property retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco pet hospital. Exterior alterations have taken place, including at least one small addition to a side (west) façade, replacement of some primary and secondary façade windows (and possible infill of transoms), boarding-up of a primary façade entry, painting over of some window glazing, addition of a projecting plastic sign and metal wall-mounted sign, and addition of security window bars. However, the primary façade's bay configuration and fenestration pattern remain intact, all window openings are unaltered, and the building's overall massing, configuration, and distinctive decorative elements remain. The property continues to exhibit characteristics of the Art Deco style, including stepped massing, stepped vertical elements (including a tall tower), wood multi-light windows, fluted pilasters, and other decorative elements incorporating geometric, floral and sawtooth motifs. As such, the property retains integrity of design.
- Setting: The property is located on the industrial/commercial corridor of W. Slauson Avenue, in
 the South Los Angeles neighborhood of Los Angeles. It sits among a number of low-scale
 commercial and industrial properties primarily constructed between the 1920s and the 1960s,
 and faces a historic railroad corridor on the north side of the street. While many of the buildings
 have experienced alterations and some recent infill development has occurred, the area retains
 many original properties and planning features. As such, this element of integrity remains intact.
- Materials: The subject property has experienced some alterations that have affected its integrity of materials, primarily its window replacements as noted above. However, all other materials dating to the building's period of significance remain intact, including stucco cladding, wood windows, glazed primary door, and decorative elements including exterior tile steps and interior tile, wrought iron, and light fixtures. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains largely intact.

¹⁶ U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.



- Workmanship: The subject property's original workmanship is still evident through its overall construction method and material; minor alterations as noted above have not obscured details like stepped vertical elements and molded Art Deco decorative elements. Its interior features, including a tiled stairway with arch, stepped tray ceiling, tiled floor, plaster and tile fireplace, built-in benches, and light fixtures, are also intact. Because the property retains the physical characteristics from the time it was constructed, it continues to reflect the workmanship of its builders. As such, the property retains this element of integrity.
- Feeling: The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Further, the surrounding industrial/commercial area remains largely intact; while some adjacent properties have undergone alterations and some infill development has occurred, the streetscape still reflects its original development. As such, the building retains integrity of feeling.
- **Association:** The subject property has been in continuous use as a pet hospital since its completion in 1934. As it largely retains its original appearance (including historic tower and signage linking it to original owner/occupant George J. Green and labeling it as Green Pet Hospital), it is clearly recognizable as a 1930s Art Deco pet hospital, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.



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Items Attached

Exhibit 1. Tract Maps

Exhibit 2. Sanborn Fire Insurance Map, 1951 corrections to 1923

Exhibit 3. Original Building Permits

Exhibit 4. Los Angeles Times Newspaper Articles

Exhibit 5. Existing Conditions Photos, ARG, 2017 and 2018

Exhibit 6. Parcel Profile Report



Exhibit 1. Tract Maps

In the City of Los Angeles.

Being a Subdivision which includes all of Lots 1-3-5-7-9 and 11, of Tract Nº 2207, as recorded in Book 22, Page 17 of Maps, records of

LOS ANGELES COUNTY

Los Angeles, California.

July 22, 1921

Clyde L. Mowder, Engineer.

Scale 1"=100'

Found 2" Iron Pipe Stauson 660' to 3/4" Iron Pipe N/4 Cor. Sec. 24, Twp. 25, Avenue 60 60 60 Set 2"Tron Pipe 102 103 104 105 106 107 108 109 60 60 60 60 60 60 ALLEY 59.58 60 60 60 93 94 96 97 98 100 % 59.50 "N 89°55' 23" E 599.50' FIFTY-EIGHTH PLACE N 89°55'23" E 599.45' 60 60 18≌ 82 83 84 85 86 87 88 89 90 ≅ 60 60 ALLEY 59.341 60 60 60 60 **5** ≥ 71 72 73 74 75 76 77 78 80 ²⁰% *5*9.2*5* 60 ' 60 م 60 60 60 189° 55' 23" E 599.25 FIFTY-MINTH STREET N89°55'23" € 599.20' 59.20 60 60 60 60 1927 62 63 64 65 70 리상 66 67 69 68 59.12 3 60 60 ALLEY 59.10°0 60 51 52 54 53 55 56 20 = 00 57 58 59 59.01 60 N 89° 55' 23" E 599.01" FIFTY-MINTH PLACE N 89"55'23"E 598.96" 58.96 60 60 42 43 44 46 45 47 48 49 *50* ≥ N0°04'10" W 60 60 60 60 ALLEY 58.86₁ -60 60 60 60 60 31 32 33 34 35 36 **37** 38 39 40 58.77 60 60 60 60 N 89° 55' 23" E 598.77 SIXTIETH STREET 1189°55'23"E 598.72 58.72 60 60 22 23 24 25 26 27 28 29 30 ⊨ HALLDALE ₹60 60 ALLEY ক্র 58.61 , 60 60 60 58.61 **X E** 11 **58.52** 60 60 12 13 14 15 16 18 20 60 60 60 189°55'23"E 598.52" SIXTIETH PLACE N 89° 55' 23" E 598.47 60 7-20" 115.39 8 60 5 89°47'20"W 598.37" Set 2" Iron Pipe Found 2" Iron Pipe S.W. Cor. TR Nº 4269 S.W. Cor Tract Nº 2207 M.B. 22-17 M.B.46-81

z Stone B.M.

2655.74' to Granita Twp. 25, R.14 W., 5.B.

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AUG 15 1911

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Notary Public in and for Los Angeles County, State of California,

The bearing of Slauson Avenue shown on map of Tract No. 2207 recorded in Map Book 22, Page 17, was taken as basis of the bearings shown upon this map.

I, Clyde L. Mowder, hereby certify that I am a Civil Engineer and that this map, consisting of one sheet, correctly represents a survey made under my supervision, June 1921, and that all of the monuments shown hereon actually exist and their positions are correctly snown.

State of California On this 24 day of July in the year one thousand nine hundred twenty-one County of Los Angeles) before methe undersigned a Notary Public, in and for said County of Lus Angeles, State of California, residing the control will commissioned and sworn, personally appeared Clyde L. Mowder, known to me to be the prison whose mame is subscribed to the within instrument, and acknowledged to me that he executed the same is witness whereof I have hereunto set my hand and affixed my official seal the day and year in the ertificate first above written.

Partice Drukech Notary Public in and for Los Angeles County, State of California.

TRACT No. 2207

Being a resubdivision of Bagley Tract
As per map recorded in Book 18 pages 38&39 of Maps,
Records of Los Angeles County, California.
Los Angeles, Cal., February 1913.
C.L. Mowder Engineer.
Scale I in = 100 ft.

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Owners: los Angeles Investment (.o.

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Recorded Apr. 22 1911. (Scale reduced to 1"=150')

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Exhibit 2. Sanborn Fire Insurance Map, 1951 corrections to 1923





Exhibit 3. Original Building Permits

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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Application for the Erection of a Building

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of a Building

CLASS "D"

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 Eafety Commissioners of the City of Los Angeles, through the office of tendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering the permit:	into the exer-
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any property 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 permit for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Thirds That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property despermit.	ortion thereof,
Lot No	
Tract	,455444444444
Location of Building. 16544 Missing Number, and Street) App City	roved by Engineer
Between what cross streets.	Deputy
USE INK OR INDELIBLE PENCIL	
1. Purpose of building (Store Residence, Apartment House, Hotel or any other purpose) (Store Residence, Apartment House, Hotel or any other purpose)	3
2, Owner (Print Name)Phone A. M.	6813
3. Owner's address. 1703/W. 577M. The	****
4. Certificated ArchitectLicense No	pheddagadh túgabantyak
5. Licensed Engineer Lucken & Market State License No. 128 Phone]4444 \$ 063 \$ 638 5 \$14464 \$
6. Contractor State License No. Phone Phone	6813
7. Contractor's address. 1703. W. 57M. 57m.	
8. VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing, Equip-] \$. 5.7.5.	200
9. State how many buildings NOW (Store, Residence, Apartment House, Hotel, or any other purpose) 10. Size of new building	
11. Type of soil Joursey Louis Foundation (Material) Land We Depth in ground	
12. Width of footing	
13. Material Exterior Wall. And Size of studs: (Exterior) Z.x.4. (Interior Bearing	g).Zx.
14. Joists: First Floor Second floor Z. x. ZRafters. Z. x.4. Material of Roof.	Moshier
15. Chimney (Material). Maria Size Flue No. Inlets each flue. Depth footing in g	
I have carefully examined and read the above completed Application and know the same is true and corrected and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will be constant the Building Ordinances and State Laws.	omplied with, rdinances and
Plans, Specifications and other data must be filed if required. Sign here (Owner or Authorized Arent) By	Lee Lee
FOR DEPARTMENT USE ONLY //4//3 3 For // 75	
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Correction Sot Back, Street Widening	
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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.

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 atructure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

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

for any purpose that is, Third: That the permit.			nce of the City of I prejudice any claim of	os Angeles. I title to, or right of p	possession in, the pro	perty described in such
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New location	12-111	// C (Hor	ose Number and Stre	et)	*****	City Engineer.
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1. Purpose of	PRESENT buil	ding Maria	Cal Hospi	A or any other mumo	Families	Rooms
2. Use of build	ling AFTER al	teration or mo	ving	ortice bittion	Families	Rooms
3. Owner (Print				•		
4. Owner's ad	j///	4 1/511	//C/)x/	*****************		one
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5. Certificated	Architect	***********	, 		Ph	one
6. Licensed E		·		State License No	Ph	one
7. Contractor.	H.C.	TZGAX		State License No	7.185 Ph	one 52280
8. Contractor's	a address	45 No.	GENESZ	EE ST	[1.	
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O. State how man	s nae of each.	}	Résidence. Hote	I, Apartment House, o	r any other nurnose.	
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l2. Class of bui	•				1	rk
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PLANS				Clerk.		
Red Calabian State of the Name of the State	For Plane See	Filed with	Required SPRIN	KLER Specified	Inspector ************************************	

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

NEW CONSTRUCTION

Size of Additionx.	Size o	f Lot	xNumber o	f Stories when complete	· · · · · · · · · · · · · · · · · · · ·		
Material of Foundation	• • • • • • • • • • • • • • • • • • •	Width of Fo	otingDep	h of footing below ground	ļ.		
Width Foundation Wall		Size of Redwood Sill					
Size of Exterior Studs	************* X ***	(************************************	Size of Interior Bea	ring Studsxx	************		
Joists: First Floorx	Second F	loorx	Raftersxx	Roofing Material	' ' ' A		
hereby certify and agree, if a	Permit is issue specified or not; Building Ordin	ed, that all the also certify the ances and Star	e provisions of the Bui hat plans and specificat	id know the same is true and claims Ordinances and State Lations, if required to be filed, with the lation of the Agent)	ws will be		
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	FO	R DEPART	MENT USE ONLY		h <u>ytter makrystendri sakraji katronim syapari</u>		
Application	Fire District.	*****	Set back	Termite Inspection	, m		
Construction	Zoning		Street Widening	Forced Draft Ventil.	**************		
(1) REINFORCED CONCR Barrels of Cement	•	(2) The lion is, or					
Tons of Reinforcing Steel	Şign Here						
(3) No required windows windows windows with a structed.	(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 1() feet in width.						
ign HereOwner or Au	thorized Agent.	Sign Here		or Authorized Agent)			
REMARKS:	****	·*****		· · · · · · · · · · · · · · · · · · ·	, , ,		
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Bidg. Form \$ CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the	Board of Bi	uilding and Safe	ty Commissioners	of the City	of Los Angele	15:					
	Application:	is hereby made	to the Board of B	allding and S	afety Commis	sioners of	the City	of Los An	geles, through	the office of	the Superin-
tenden	t of Building	r, for a building	r permit in accord	ance with th	e description	and for the	e purpose	hereinafter	r set forth. Th	is application	is made aub-
ject to	the following	g conditions, wh	ich are hereby agn	ed to by the	underrighed i	applicant a	and which	shall be de	emed conditions	z 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 atreet, 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.

R	EMOVED FROM	REM	OVED TO
Lot	***************************************	Lot	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Tract		Tract	
Present location } of building }.	1544 M De	Number and Street)	Approved by City Engineer.
New location } of building	1544 W. J.	auson	
Between what } .	Den Ken and	Number and Street) Monday Mo	Deputy.
1. Purpose of I	PRESENT building 62	Hospital	amiliesRooms
2. Use of build	ing AFTER alteration or movi	ng. Markonent House or any other proving ing. Markonent House or any other provinces in the Contract of the Co	amiliesRooms
3. Owner(Print)	Name of Land	le de la company	Phone
4. Owner's add	ress 1544 / 111	Lougo	Lang.
5. Certificated	Architect	State License No	Phone
6. Licensed Er	igineer	State State NoLicense No	Phone
7. Contractor.	Sent Lacut	The No.V.	255 Phone 1. W. 632
8. Contractor's	address	ellalea	20.
	N OF PROPOSED WORK	Including all labor and material and all lighting, heating, wentilating, water supping, fire aprinkler, electrical wiring and/	ly, plumb- (LAC)
	y buildings NOW=	enument therein or thereon.	Tu C
		nher of stories high. H	leight to highest point.
12. Class of bui	ting building 6.0.x. 50 Nur lding. Material of ex	isting walls. Ext	erior framework
Describe bri	efly and fully all proposed con	struction and work:	Wood or Stell This tell
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	Fill in Application of	a other Side and Sign Statem	ent (OVER)
		NT USE ONLY	Fee
PERMIT NO.	Plans and Specifications checked	Zone Fire District No.	Stamp here when Permit is issued
A QNQ	Corrections verified	Bldg. Line Street Widening Ft. Ft.	
14808	Plans, Specifications and Applications retheclies and approved	Application checked and approved	NUV -1 ivs4
PLANS 20/2-15/	For Plans See Filed with	Application included Yes-No	Inspected .

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

NEW CONSTRUCTION Size of Addition / x 44 Size of Lot 60 x 20 Number of Stories when complete...2 Material of Foundation Conclude Width of Footing. Le Depth of footing below ground Width Foundation Wall. Size of Redwood Sill. 3 x Material Exterior Walls Wood. Joists: First Floor x Second Floor 2 x 12 Rafters 2 x 6 Roofing Material Company 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 the complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform the complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform the complete and specifications. to all of the provisions of the Building Ordinances and State laws. (Owner or Authorized Agent) FOR DEPARTMENT USE ONLY Termite Inspection Street Widening. A. M. Forced Draft Ventil..... Zoning Construction......2.4.\ **(2)** The building (and, or, addition) referred to in this Applica-REINFORCED CONCRETE tion is, or will be when moved, more than 100 feet from Barrels of Cement. Tons of Reinforcing Steel. Sign Here (Owner or Authorized Agent) (4)There will be an unobstructed passageway at least ten (10) No required windows will be obfeet wide, extending from any dwelling on lot to a Public Street structed. or Public Alley at least 10 feet in width. (Owner or Authorized Agent) Owner or Authorized Agent. REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARSS. WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of a Building

CLASS "D"

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4	4. Certificated	Architect	******	· • • • • • • • • • • • • • • • • • • •	State License No	Phone.	
1	5. Licensed Eng	gineer	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		State License No	Phone,	·····
(6. Contractor	Bert.	Lass	Cont	State No. 825	5 Shone	Tu 6323
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	on lot and give			Store, Residence, A	portment House, Hote	el, or any other p	urpose)
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1	1. Type of soil.	20 My Loc	???Foundatio	n (Material) C	onhello	epth in grou	and.
1	2. Width of foot	ting.	Width of fo	undation Wall	Size	of Redwood	Sill. 3.x.
							Bearing) 2x.4
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	Plans Specifications data must be filed is	and other required.		Bv		Owner or Authoriz	ent)
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۲,	PLANS	rechecked and appro	red.	Jack of the second	Clork		
1	Rec'd,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	For Plans See	Filed with	Roquired Valuation Included	KLEK Specifical Yes	Inspector	
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(3) This building will han 10 feet from any oth used for residential purpolet.	er building	(4) The feet wide, or Public	re will be an un extending from a Alley at least 10	nobstructed any dwelli feet in wi	d passageway at least 10 ng on lot to a Public Street dth.
Sign here 2007 Gowner or Anthoris	Mant)	Sign here	3e1	Owner or	Authorized Agent)
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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

INDELIBEE PENC

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Bullding 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 subfeet 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 paimit 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 REMOVED TO Approved by City Engineer. (House Number and Street) New location of building (House Number and Street) Deputy. Between what Purpose of PRESENT building Dog of Cal Maple Families. Store, Residence, Apartment House, orday other purpose. Use of building AFTER alteration or moving. OWner (Print Name). FOR 95. Owner's address. 25/1/2 State 5. Certificated Architect.....License No.....License No..... Phone.... State Licensed Engineer,..... State
License No.2312 TILE SETTING ORDINANCE Including all labor and material and all permanent) FEE SI.CO.... lighting, heating, ventilating, water supply, plumb-9. VALUATION OF PROPOSED WORK ing, fire aprinkler, electrical wiring and/or elevator equipment therein or thereon. State how many buildings NOW } 10. on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose. 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: ahour 6 Come macing 4) Fill in Application on other Side and Sign Statement (OVER) FOR DEPARTMENT USE ONLY PERMIT NO. Plans and Specifications checked Zone Fire District Stamp here when Permit is issued No. Corrections verified Bldg. Line Street Widening JAN 18 355 1001 Application checked and approved Plans, Specifications and Applications rechecked and approved PLANS. Clerk. For Flans See Filed with SPRINKLER Inspector Required Specified Rati Consequencis consequenti equipment Valuation Included Yes-No

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

NEW CONSTRUCTION

Size of Additionx	Size of	Lotx	Number of	Stories when com	plete					
Material of Foundation		Width of Foot	ingDeptl	h of footing below	ground					
Width Foundation Wall	Si	ize of Redwoo	d Sillx	Material Exteri	or Walls					
Size of Exterior Studs	, X	Siz	e of Interior Bear	ring Studs	X					
Joists: First Floorx	Second Fl	00rx	Raftersx.	Roofing Material						
I have carefully examined hereby certify and agree, if a complied with whether herein at to all of the provisions of the	Permit is issue	d. that all the p	rovisions of the Buil	ding Ordinances and	State Laws will be					
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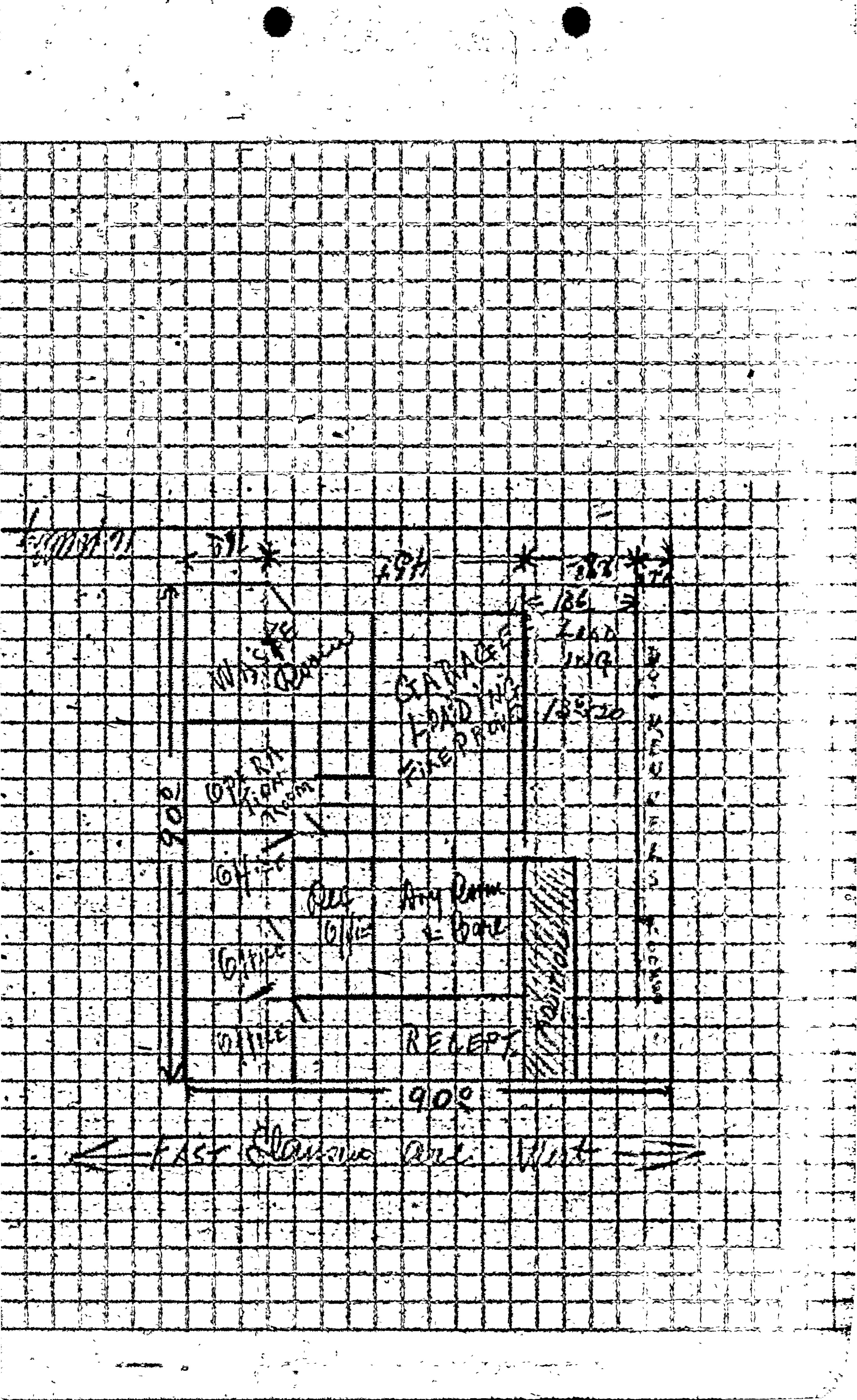
APPLICATION TO ACTER, REPAIR OR DEMOLSH AND FOR A

Certificate of Occupancy

CITY OF LOS ANGELS.
PERALENT

BUILDING AND SAFETY
BUILDING DIVISION

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Number1947....Year

Permit

Form B-95--3021-11-47

CITY OF LOS ANGELES **
DEPARTMENT

BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

MAR 31 1948

19

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5, and with the applicable requirements of the State Housing Act,—for the following occupancies:

1 Story Type V Addition 8 x 40 G OCCUPANCY

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

G. E. MORRIS
Superintendent of Building

By. 17000

APPLICATION TO ALTER - REPAIR - DEMOLISH

Form B-3

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 102 2. BUILDING ADDRESS 1544 W. Slauson Age. 3. Retween cross streets Halldale And Den 4. PRESENT USE OF BUILDING Dog & Cat Hospital 5. OWNER D. C. Green Pl 15444 6. OWNER'S ADDRESS SAME L.A.	APPROVED APPROV	ZONE M-1 FIRE DIST 1.1-67 INSIDE X KEY COR LOT REV. COR. LOT SIZE
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13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE \$2,000.00		BLDG. AREA
14. SIZE OF ADDITION STORIES HEIGHT no change.	VALUATION APPROVED	DWELL UNITS
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termite repairs to exist bldg. no changes.	CORRECTIONS VERIFIED	FILE WITH
I certify that in doing the work authorized hereby I will a employ any person in violation of the Labor Code of the Sta	ate PLANS ANAROVED	CONT. INSP
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TYPE GROUP MAX. OCC. P.C. S.P.C.	B.B. CC I.F.	7,J.
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LA15867 101-12-58

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APPLICATION TO ALTER - REPAIR - DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY

Form 2-3

DEPT. OF BUILDING AND SAFETY

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LEGAL LOT		St.K.	TRACT				ì	ST MAP
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Exhibit 4. Los Angeles Times Newspaper Articles

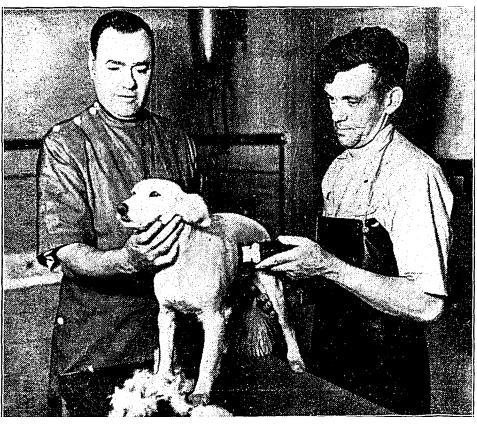
Art and Science Share in Task of Glorifying Great American Towser: ...

Los Angeles Times (1923-Current File); Apr 18, 1936; ProQuest Historical Newspapers: Los Ángeles Times

Art and Science Share in Task of Glorifying Great American Towser



Dr. G. C. Green with mortar and pestle is compounding a special prescription for a prized canine patient. The world of science contributes much to the welfare of Los Angeles pets and includes anesthetics in operations,



Spring is here now and Fido is getting a halreut—"quite a bit off the top, please, and a nice featheredge at the ears." Roy Elledge is holding the customer, while James Snyder wields the clippers. The shears tickle Fido's ribs, hence his belligerent countenance. Dogs have their own beauty parlors, penthouses and ambulances in Los Angeles.

Pet Hospitals Make Dog's Life Just Dandy

Leading a dog's life isn't so bad. tion, and he can have his teethr. That is the conclusion reached cleaned and tended.

yesterday after a survey of the dog treatment in the hospital that a human being does," the veteriation of the property desired.

A few years ago a dog was noth- narians declare. ing more than a mutt which ate The modern small animal hospiscraps from the table and slept in a tal bears proof of this statement.

the number of than 100 located pitals, with more than 100 located here. It also ranks first in the number of dogs and ranks second only to New York City in the number of podigreed animals.

The most common injuries, it may be pointed out, are fractured legs and backs—caused by automobiles. Other aliments range all the way needles in the teeth to turn peddles in the teeth to turn the process of the process of the pointed out.

Dogs have their own beauty par- my aches from swallowed golf lors, pent houses and ambulances, balls!

Special attendants are supplied by "Dogs make good patients," the some organizations to take dogs veterinarians declare. "We have our strolling. He can have special toys greatest trouble with women ownmade for him such as chocolate- ers of the animals who are apt to flavored rubber bones.

Besides medical and surgical at-the operation is taking place." tention in the small animal hospital After a major operation it takes a dog can get his coat clipped in a dog only two days to recover and the latest style, he can be bathed be up on his feet again. A similar and washed, he can be boarded operation on a human being would while the owner goes on his vaca-require at least two weeks in bed.

scraps from the table and siept in a discarded grocery box in the garage.

CITY LEADS WORLD

Attendants are dressed in spotless white uniforms. Shiny, sterilized surgery instruments are used. Local Since the advent of dog and cat and general anesthetics are applied hospitals he has become as pam-pered as a debutante. are prescribed for dogs that do not Los Angeles leads the world in get enough exercise within a large the number of small animal hospitis.

faint or pull a hysterical fit while

OBITUARIES

Joseph H. Dempsey

Joseph H. Dempsey
Services for Joseph H. Dempsey, brother of former heavyweight boxing champlon Jack
Dempsey, will be conducted Saturday at 11 a.m. in Little Chapel of the Dawn, Santa Monica.
Mr. Dempsey, 73, of 1141 26th
St., Santa Monica, died Tuesday. He had been managing
s e ver a 1 apartment houses
owned by the former champion. Besides Jack Dempsey, he
is survived by two sistes, Mrs.
Effile Clark of Salt Lake City
and Miss Elsie Dempsey, Interment, in charge of Gates,
Kingsley & Gates Mortuary,
will be in Forest Lawn Hollywood Hills Memorial-Park.

Luigi Tinti

Requiem Mass for Luigi Tin-ti, 67. of 3028 Verdugo Rd., own-er of 5 Points Cafe, will be celebrated today at 3 a.m. in St. Bernard Catholic Church, with arrangements by Pierce Bros. Simone Mortuary. He was a member of Elks Lodge 99. Mr. Tinti leaves his wife, Theress; and two brothers, Vincent and Savatino. Interment will follow in Calvary Cemetery.

Mrs. Dora Klippness

Services will be conducted for Mrs. Dora O. Klippness today at 1 p.m. at Inglewood Cemetery Mortuary C hapel. Mrs. Klippness, 66, was a junior high school teacher 25 years. She is survived by her husband. Alfred; one brother, Dr. Edwin W. Halvorson, and a sister. Mrs. Laura Russell.

Dr. George C. Green

Services for Dr. George Claud Green, 69, will be conducted today at 1:30 p.m. at Utter-McKinley's Viewpark Chapel. He resided at 1544 W Slauson Ave. A veterinarian, he owned Green's Dog and Cat Hospital. He was a member of Masonic Blue Lodge and Al Malaikah Shrine Temple. He is survived by his wife, Barbara. and a brother, Charles.

George F. Sloan

Services will be conducted to day at 1 p.m. for George F. Sloan , 86, pioneer Southern Callfornia builder, who died Wednesday. Services will be at the Little Church of the Flowers under direction of Forest Lawn Mortuary in Forest Lawn Memorial-Park. He is survived by his wife, Mary, 3551 Alginet Dr., Encino, and sister, Mrs. Nellie McDonald.

Leon A. Watrous

Services for Leon A. Watrous, 76, retired Los Angeles city fire department engineer, will be conducted today at 2 p.m. by Forest Lawn Mortuary in the Little Church of the Flowers. He resided at 1267 Normal Ave., Chico, for the past four years. He leaves his wife, Ruth, and a daughter, Mrs. Charlotte Tavares, Alhambra. Interment will be in Forest Lawn Memorial-Park. will be it rial-Park.

Alfred N. Brin

Services will be conducted today at 11 a.m. for Alfred Nova
Brin. 77, a partner in Brin Bros.
wholesale paper goods company. Mr. Brin. of 166 N Arnaz
Dr., Beverly Hills, died Tuesday, He is survived by his sister, Mrs. Adeline Roth. Services will be in Home of Peace
Mausoleum Chapel under direction of Malinow & Silverman Mortuary. man Mortuary.



Exhibit 5. Existing Conditions Photos, ARG, 2017 and 2018





Property overview showing primary (north) and west façades, view southeast (ARG, 2018).



Primary (north) façade, view southeast (ARG, 2018).





East façade, view west (ARG, 2017).



East façade, view southwest from open interior of adjacent building (ARG, 2018).





North portion of west façade, view northeast (ARG, 2018).



West and south façades, view northeast (ARG, 2017).





South and portion of east façades, view northwest (ARG, 2017).





Detail: tower massing, signage, and upper portion of primary entry (ARG, 2018).





Detail: primary entry (ARG, 2018).



Exhibit 6. Parcel Profile Report



City of Los Angeles Department of City Planning

2/25/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1544 W SLAUSON AVE

ZIP CODES

90047

RECENT ACTIVITY

CHC-2019-1120-HCM ENV-2019-1121-CE

CASE NUMBERS

CPC-2010-2278-GPA

CPC-2008-1552-CPU CPC-2007-3827-ICO

CPC-2004-2391-ICO

CPC-1996-399-CPR

CPC-1990-346-CA

CPC-1983-506

ORD-180103 ORD-176589

ORD-173792-SA3170

ORD-171682

ORD-171681

ORD-162128

ENV-2010-2279-CE

ENV-2008-1781-EIR

ENV-2004-2409-CE-ICO

Address/Legal Information

PIN Number 108B193 1361

Lot/Parcel Area (Calculated) 5,400.3 (sq ft)

Thomas Brothers Grid PAGE 673 - GRID J5

 Assessor Parcel No. (APN)
 6002003020

 Tract
 TR 4342

Map Reference M B 47-25

Block None

Lot FR 103

Arb (Lot Cut Reference) None

Map Sheet 108B193

Jurisdictional Information

Community Plan Area South Los Angeles

Area Planning Commission South Los Angeles

Neighborhood Council Empowerment Congress Central Area

Council District CD 8 - Marqueece Harris-Dawson

Census Tract # 2372.02

LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes ZI-2477 South Los Angeles Community Plan Adoption

Zoning [Q]CM-1

Zoning Information (ZI) ZI-2173 Western / Slauson Redevelopment Project

ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE

ZI-2412 Fast Food Establishments

ZI-1117 MTA Project

ZI-2477 South Los Angeles Community Plan Adoption

ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-1231 South Los Angeles Alcohol Sales

General Plan Land Use Commercial Manufacturing

General Plan Note(s) Yes Hillside Area (Zoning Code) No

Specific Plan Area South Los Angeles Alcohol Sales

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 South Los Angeles

Subarea Hybrid Limited CUGU: Clean Up-Green Up None

NSO: Neighborhood Stabilization Overlay No POD: Pedestrian Oriented Districts None

RFA: Residential Floor Area District

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org

(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

None

SN: Sign District No Streetscape No Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee

Residential Market Area Low Non-Residential Market Area Low Transit Oriented Communities (TOC) Tier 2

CRA - Community Redevelopment Agency Western / Slauson Redevelopment Project

Central City Parking No **Downtown Parking** No **Building Line** None 500 Ft School Zone No 500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 6002003020

Ownership (Assessor)

BAHL, MADHU B CO TR BAHL FAMILY TRUST Owner1

Address 1610 JUNIPER AVE **TORRANCE CA 90503**

Ownership (Bureau of Engineering, Land

Records)

BAHL, DINA N. Owner

Address 1544 W SLAUSON AVE

LOS ANGELES CA 90047

Owner BAHL, DINA N.

1544 W. SLAUSON AVENUE Address

LOS ANGELES CA 90047

APN Area (Co. Public Works)* 0.186 (ac)

Use Code 1900 - Commercial - Professional Building - One Story

Assessed Land Val. \$185,113 Assessed Improvement Val. \$28.021 10/20/2017 Last Owner Change

Last Sale Amount \$9 Tax Rate Area 204 Deed Ref No. (City Clerk) 3-282 1307502

Building 1

Year Built 1934 **Building Class** D55A Number of Units 0 Number of Bedrooms 0 Number of Bathrooms

Building Square Footage 5,009.0 (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 Very High Fire Hazard Severity Zone No Fire District No. 1 No Flood Zone None Watercourse No

Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A- No

13372)

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 3.4524696

Nearest Fault (Name) Newport - Inglewood Fault Zone (Onshore)
Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Rate (mm/year) 1.00000000

Slip Geometry

Slip Type

Poorly Constrained

Down Dip Width (km)

Rupture Top

Rupture Bottom

13,00000000

13,00000000

 Rupture Bottom
 13.0000000

 Dip Angle (degrees)
 90.0000000

 Maximum Magnitude
 7.10000000

Alquist-Priolo Fault Zone No
Landslide No
Liquefaction Yes
Preliminary Fault Rupture Study Area No
Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None
Opportunity Zone Yes
Promise Zone None
Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website http://hcidla.lacity.org

Rent Stabilization Ordinance (RSO) No Ellis Act Property No

Public Safety

Police Information

Bureau South
Division / Station 77th Street
Reporting District 1235

Fire Information

Bureau South
Batallion 13
District / Fire Station 66
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-2010-2278-GPA

Required Action(s): GPA-GENERAL PLAN AMENDMENT

Project Descriptions(s): GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL

PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.

Case Number: CPC-2008-1552-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

Case Number: CPC-2007-3827-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE

ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO

BOUNDARY.

Case Number: CPC-2004-2391-ICO

Required Action(s): ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

Case Number: CPC-1996-399-CPR

Required Action(s): CPR-COMMUNITY PLAN REVISION

Project Descriptions(s): Data Not Available
Case Number: CPC-1990-346-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT

FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\

Case Number: CPC-1983-506
Required Action(s): Data Not Available

Project Descriptions(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH

ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY

Case Number: ENV-2010-2279-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL

PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.

Case Number: ENV-2008-1781-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

Project Descriptions(s): SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

Case Number: ENV-2004-2409-CE-ICO

Required Action(s): CE-CATEGORICAL EXEMPTION

ICO-INTERIM CONTROL ORDINANCE

Project Descriptions(s): INTERIM CONTROL ORDINANCE/ AUTOMOTIVE RELATED USES

DATA NOT AVAILABLE

ORD-180103

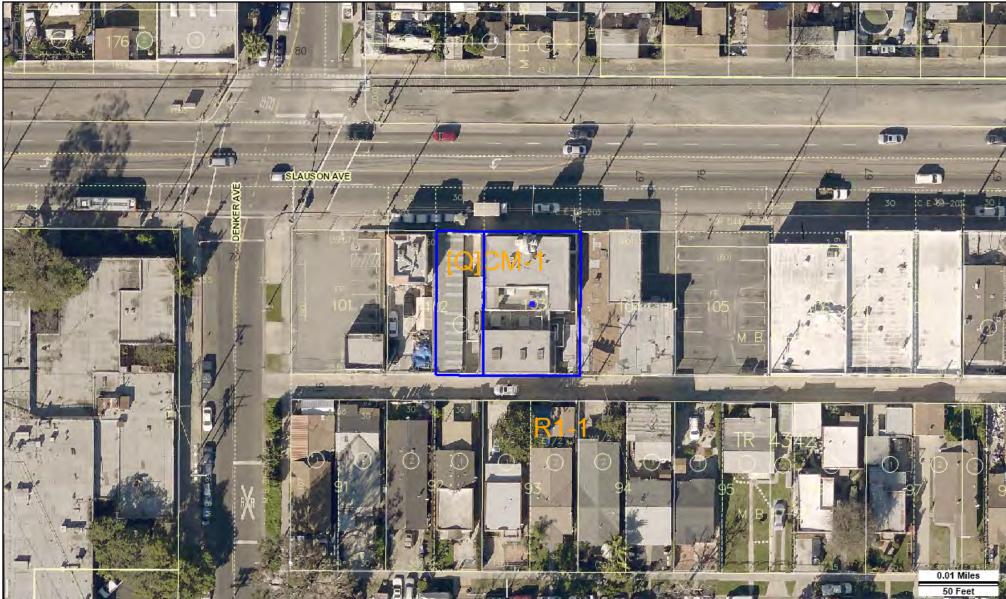
ORD-176589

ORD-173792-SA3170

ORD-171682

ORD-171681

ORD-162128



Address: 1544 W SLAUSON AVE

APN: 6002003020 PIN #: 108B193 1361 Tract: TR 4342 Block: None Lot: FR 103 Arb: None Zoning: [Q]CM-1

General Plan: Commercial Manufacturing



Green Dog and Cat Hospital

D. N. BAHL, D.V.M., M.P.V.M.
IS44-46 WEST SLAUSON AVENUE. • (323) 753-8440 FAX (323) 753-1701
LOS ANGELES. CALIFORNIA 90047

Dt 3/18/2019

Reference: Historic Cultural Monumental Proposal

CHC 2019 - 1120 - HCM ENV 2019 - 1121 - CE

In reference to declare my Hospital a historic cultural monument I am honored and give mine as well as my family approval.

Thanks

7 2) 18) 19