

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-358-HCM  
ENV-2021-361-CE

**HEARING DATE:** February 4, 2021  
**TIME:** 10:00 AM  
**PLACE:** Teleconference (see  
agenda for login  
information)

Location: 5401-5405 W. Wilshire Boulevard;  
671 S. Cloverdale Avenue  
Council District: 4 – Raman  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Mid City West  
Legal Description: Tract 7705, Lot 112

**EXPIRATION DATE:** The original 30-day expiration date of February 11, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

**PROJECT:** Historic-Cultural Monument Application for the  
SONTAG DRUG BUILDING

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

**OWNER:** Diogenes Holdings Wilshire LLC  
c/o Walter N. Marks  
8758 Venice Boulevard, Suite 100  
Los Angeles, CA 90034

**APPLICANTS:** Margot Gerber and Steven Luftman  
Art Deco Society of Los Angeles  
P.O. Box 972  
Los Angeles, CA 90078

**PREPARERS:** Katie Horak and Andrew Goodrich  
Architectural Resources Group  
360 East 2<sup>nd</sup> Street, Suite 225  
Los Angeles, CA 90012

**RECOMMENDATION** That the Cultural Heritage Commission:

1. **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.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Principal City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Shannon Ryan, Senior City Planner  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachment:                   Historic-Cultural Monument Application

## **SUMMARY**

The Sontag Drug Building is a two-story commercial building located at the northwest corner of W. Wilshire Boulevard and S. Cloverdale Avenue in the Miracle Mile neighborhood of Los Angeles. Constructed in 1936 by Los Angeles-based architects Alvan Edward Norstrom (1895-1946) and Milton Lawrence Anderson (1895-1987), the building is designed in the Streamline Moderne architectural style. The building was constructed as commercial retail space and was originally occupied by a single tenant, a drug store operated by the Sontag Cut-Rate Drug Company; it was later subdivided into multiple tenant spaces. The building currently comprises three retail units on the ground floor and an office suite on the second floor.

Rectangular in plan with a smaller rear addition, the subject property is of reinforced concrete and concrete block construction with smooth stucco cladding and has a slightly pitched vaulted roof with a raised parapet. The building fronts both Wilshire Boulevard (to the south) and Cloverdale Avenue (to the east) and has no setback. The primary, south-facing elevation is symmetrically composed with complex massing. The entrance to the main retail unit is located on the chamfered southeast corner of the building and is approached by a shallow threshold with terrazzo floors. The entrance consists of a pair of glazed, frameless glass doors with fixed sidelites. On the west end of the south-facing elevation are two secondary entrances that include a louvered metal door with a transom and a glazed metal door with a sidelite and transom. The storefronts on the south-facing elevation and a portion of the east-facing elevation are surmounted by a shallow concrete canopy with rounded corners. Fenestration includes aluminum fixed storefront windows and aluminum sliding windows. There is a squared spire projecting from the southeast corner of the roof with incised speedlines and a decorative cap. Other details include rounded corners, stringcourses, speedlines, and moldings. Interior features include curved walls and ceilings and a curved interior stair with metal rails and porthole openings.

The architectural firm of Norstrom and Anderson was headed by Alvan Edward Norstrom, a native of San Francisco, and Milton Lawrence Anderson, a native of Iowa. Each arrived independently in Los Angeles around 1920 and worked as draftsmen for several local architectural firms. In 1928, they partnered together to open their own practice. Norstrom and Anderson took on various types of commissions, including residential and industrial structures, but the firm specialized in commercial architecture. Early examples of their work consist largely of low-scale commercial buildings in the mid-Wilshire area and in Westwood Village. The firm practiced throughout the 1930s, designing commercial and some industrial projects in a variety of Period Revival architectural styles. Norstrom died in Los Angeles in 1946, resulting in the dissolution of the firm. Anderson continued practicing on his own and was inducted into the Southern California Chapter of the American Institute of Architects (AIA) in 1947. Among Anderson's notable commissions as a sole practitioner were a J.C. Penney store in Downtown Santa Monica (1949); an industrial building for the Carpenter Paper Company in Vernon (1954); and a suburban shopping center in Azusa (1956). Anderson died in Orange County in 1987.

The subject property has experienced several alterations that include the construction of interior partitions and modifications and the reconstruction of the front entrance in 1946; the relocation of an interior stairway, and a 700-square foot addition to the rear in 1947; the addition of a wall sign in 1950; interior modifications in 1954; the repair of fire damage in 1956; the addition of an interior stairway, wall sign, and the construction of a new ceiling in the basement in 1957; the installation of an aluminum awning in 1961; the addition of an exhaust shaft in 1964; interior improvements in 1965, 1972 and 1977; blocking of some windows and other improvements in 1986; the addition of 4,220-square feet to the existing second floor office suite within the existing roof in 2013; and alterations to the storefront system on the south elevation, the replacement of original doors and windows, and the modification of building signage, all at unknown dates.

The subject property was formally determined eligible for listing in the National Register of Historic Places in 1983, and was concurrently listed in the California Register of Historical Resources, as a Contributor to the Miracle Mile Historic District.

### **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.

### **BACKGROUND**

On January 12, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. The original 30-day expiration date of February 11, 2021 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*.





# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Sontag Drug Building</b>		First Owner/Tenant	
Other Associated Names:			
Street Address: <b>5401-5405 Wilshire Boulevard</b>		Zip: <b>90036</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>5401-03-05 Wilshire Bl; 671 S Cloverdale Ave</b>		Community Name: <b>Miracle Mile</b>	
Assessor Parcel Number: <b>5508-009-001</b>	Tract: <b>TR 7705</b>	Block: <b>None</b>	Lot: <b>112</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here: <b>(none)</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1936</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer: <b>Norstrom and Anderson</b>	Contractor: <b>Webb Construction Company</b>	
Original Use: <b>Commercial Retail</b>	Present Use: <b>Mixed-Use Commercial (Retail and Office)</b>	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Streamline Moderne</b>		Stories: <b>2</b>	Plan Shape: <b>L-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Concrete poured/precast</b>	Type: <b>Concrete block</b>	
CLADDING	Material: <b>Stucco, smooth</b>	Material: <b>Select</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Unknown</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Fixed</b>	Type: <b>Sliding</b>	
	Material: <b>Aluminum</b>	Material: <b>Aluminum</b>	
ENTRY	Style: <b>Corner</b>	Style: <b>Select</b>	
DOOR	Type: <b>Double</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

	Please see attached sheets.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input checked="" type="checkbox"/> Listed in the California Register of Historical Resources	
<input checked="" type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations: <b>Contributor to the NR-eligible/CR-listed Miracle Mile Historic District</b>	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

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

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

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

## 8. CONTACT INFORMATION

### *Applicant*

Name: Margot Gerber, Steven Luftman		Company: Art Deco Society of Los Angeles	
Street Address: P.O. Box 972		City: Los Angeles	State: CA
Zip: 90078	Phone Number: 310.659.3326	Email: artdecola.adsla@gmail.com	

### *Property Owner*

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

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

### *Nomination Preparer/Applicant's Representative*

Name: Katie Horak, Andrew Goodrich		Company: Architectural Resources Group	
Street Address: 360 E. 2nd Street, Suite 225		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 626.583.1401 x 104	Email: a.goodrich@arg-la.com	

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

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

### APPLICATION CHECKLIST

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

## 10. RELEASE

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

Andrew Goodrich

12/11/20

Name:

Date:

Signature:

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](http://preservation.lacity.org)



## **SONTAG DRUG BUILDING, 5401-5405 WILSHIRE BOULEVARD**

### **HISTORIC-CULTURAL MONUMENT CONTINUATION SHEET**

#### **A. Property Description**

##### **General Setting**

The Sontag Drug Building is located at 5401-5405 Wilshire Boulevard, in the Mid-Wilshire neighborhood of central Los Angeles. The property is located at the northwest corner of Wilshire Boulevard and Cloverdale Avenue and has frontage on both streets. It occupies a flat commercial parcel that is rectangular in shape and measures 12,605 square feet.<sup>1</sup> The property is located along what is commonly known as the Miracle Mile, a roughly mile-long stretch of Wilshire Boulevard between Fairfax (west) and Highland (east) avenues that contains a concentration of low and mid-rise commercial buildings dating to the 1920s, '30s, and '40s. Blocks to the immediate north and south of Wilshire Boulevard are predominantly developed with single- and multi-family residential neighborhoods dating to the same general period. The prevailing circulation pattern in the area generally adheres to an orthogonal street grid. However, south of Wilshire Boulevard the grid skews slightly away from the cardinal directions.

##### **Building Exterior**

Most of the parcel is occupied by the subject building, which was constructed in 1936.<sup>2</sup> While the building reads as one-story when viewed from the street, it contains a partial second story that is visible at the rear. The building was constructed as commercial retail space and was originally occupied by a single tenant (a drug store operated by the Sontag Cut-Rate Drug Company); it was later subdivided into multiple tenant spaces. The building currently comprises three retail units on the ground story and an office suite on the second story. The largest and most prominent retail unit is numbered 5401 Wilshire Boulevard (occupied by Wilshire Beauty); to its west is a small retail unit numbered 5403 Wilshire Boulevard (vacant, previously occupied by general contractor Diversified Build); and the third retail unit, numbered 671 South Cloverdale Avenue, is located at the north end of the building (occupied by clothing boutique Des Kohan). The upper story office suite is numbered 5405 Wilshire Boulevard.

On its two street-facing (south, east) façades, the building extends to the lot lines and has no setback. The building is generally rectangular in plan, though it features a small addition on its rear (north) façade. It is generally constructed of reinforced concrete – aside from the rear addition, which is constructed of concrete masonry units (CMU) – and sits on a concrete slab foundation. The building exhibits characteristics of the Streamline Moderne style, which was popular at its time of construction.

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<sup>1</sup> Information obtained from ZIMAS and the Los Angeles County Office of the Assessor.

<sup>2</sup> Ibid.



The building is capped by a slightly pitched vaulted roof; however, the pitch is concealed by a raised parapet, so the roof presents as flat when viewed from the street. The roof is not visible, but is likely sheathed in rolled asphalt. The parapet spanning the roof is articulated with rounded corners, geometric bands, and denticulated trim. Projecting from the southeast corner of the roof, at the intersection of Wilshire Boulevard and Cloverdale Avenue, is a squared spire with incised speedlines and a decorative cap. Exterior walls on the two street-facing (south, east) façades are clad in smooth stucco; those on secondary façades lack cladding and consist of painted concrete and CMU surfaces. The concrete walls on the rear (north) façade feature expressed board-forming with horizontal striations.

The primary façade is oriented to the south, toward Wilshire Boulevard. This façade is symmetrically composed and is defined by its complex massing, with overlapping planes and volumes. The entrance to the primary retail unit (5401 Wilshire) is located at the far east end of this façade, at the corner of Wilshire and Cloverdale. This entrance is chamfered and is approached by a shallow threshold that is finished in terrazzo. Beyond the threshold is a pair of glazed, frameless doors with fixed sidelights.

Elsewhere on the primary façade, fenestration consists of fixed aluminum storefront windows that are arranged in groups. These windows continue past the aforementioned entrance and onto a small portion of the east façade, resulting in a continuous band of fenestration that wraps around the building's southeast corner. Low metal planter boxes are installed at the base of these windows. At the opposite (west) end of the primary façade are two secondary entrances. The first consists of a louvered metal door and transom that serves the retail unit at 5403 Wilshire; the second consists of a glazed metal door with a sidelight and transom that serves the upper-story office suite at 5405 Wilshire. Set between these doors is a single aluminum storefront window. The entire storefront system on the primary façade (and a portion of the east façade) is surmounted by a shallow concrete canopy with rounded corners. A portion of the storefront system – including the entrance to 5401 Wilshire, as well as several adjacent storefront windows on either side of the entrance – is surmounted by a canvas awning.

Decorative details are generally confined to the primary/south façade. They include the aforementioned parapet and squared spire, rounded corners, stringcourses, speedlines, and moldings. These details reinforce the building's prevailing sense of horizontality and loosely evince the sense of an object in motion – a hallmark characteristic of Streamline Moderne architecture. There is also a large recessed signage bay that is set above the storefront bays (though it currently lacks signage). In addition, two non-original signs that are associated with the building's current tenant and spell "WILSHIRE BEAUTY" are affixed to the exterior walls: one is mounted to the curved wall at the southeast corner, above the primary entrance, and the second is mounted to the south-facing wall, above the recessed signage bay.

The east façade, which faces Cloverdale Avenue, also has ample street frontage but is less articulated. There are three secondary entrances on this façade (listed herein from south to north): the first comprises a single glazed door that is surmounted by a metal awning and serves the upper-story office suite (5405 Wilshire), the second comprises a single metal security door that is set within a shallow recess and appears to be a service entrance, and the third consists of a single glazed door with sidelights



that serves the rear retail unit (671 S Cloverdale). The latter is flanked by two wood large picture windows, one on either side of the door. Other fenestration includes two sliding aluminum windows on the upper story. Stringcourses span the east façade and reinforce its sense of horizontality.

The rear (north) façade is less articulated than the street-facing façades. It includes a rear entrance to the primary retail unit (5401 Wilshire), which consists of sliding metal doors surmounted by a canvas awning, and a single metal door that appears to be a service entrance. Fenestration includes multi-light steel windows on the ground story, and jalousie windows and one sliding aluminum window on the upper story. Most of these windows have security bars; one window on the ground story is covered by a painted metal panel. Light fixtures and exposed ductwork are affixed to the north-facing exterior wall.

The west façade directly abuts the footprint of an adjacent commercial building and is not visible. There are no known architectural features of note on this façade.

### **Building Interior**

Generally, the building's interior spaces have been modified to accommodate various tenant improvements. However, there are extant examples of historic interior fabric within the primary retail unit (5401 Wilshire) that relate to the building's Streamline Moderne architecture including curved walls and ceilings at the main (southeast) entrance; curved walls framing the interior of the storefront system (south, east walls); and a curved interior stair with concrete treads and risers, metal rails, and porthole openings. The interior stair is believed to lead to what was the original mezzanine level of the Sontag store. The curvature of these features emulates the windswept, streamlined aesthetic of the building's exterior, and are extensions of its Streamline Moderne styling.

The extant main entrance at the southeast corner of the building (facing Wilshire and Cloverdale) features curved plaster walls whose curvature emulate the streamlined envelope and rounded edges of the building, and a full-height tray ceiling with rounded corners. This entrance marked the original point of ingress to the Sontag store.

### **Site and Landscape Features**

Given its urban setting, the subject property contains very few landscape features. Landscaping is limited to a handful of ornamental species that adorn the planter boxes along the storefronts, and several potted plants that occupy the parkway spaces along Wilshire Boulevard and Cloverdale Avenue. The south and east perimeters of the property feature tinted green concrete sidewalks with wide score lines. At the rear of the property is a small surface parking lot, which is accessed via a curb cut and driveway on Cloverdale Avenue. The parking lot is bordered by a low concrete wall and chain link fence.



## Development Chronology and Alterations

The following development chronology includes a summary of major construction endeavors that have been completed at the subject building between its original construction and the present day. This information was primarily gleaned from permits from the Los Angeles Department of Building and Safety, and was supplemented with additional sources including Sanborn Fire Insurance Maps, historic photos, newspaper archives, and parcel data from the Los Angeles County Office of the Assessor.

<b>1935</b>	<p>The <i>Los Angeles Times</i> reported that Sontag Drug Stores “announced acquisition by lease of the northwest corner of Wilshire Boulevard and Cloverdale street [sic] for a new store.”</p> <p>New construction permit issued for a 4-room store building at 5401-05 Wilshire Blvd. Norstrom and Anderson are listed as the architects; Webb Construction Co. is listed as the contractor; F.B. and Ermaline G. Neuhoff are listed as the owners (LADBS Permit No. 22543).</p>
<b>1936</b>	<p>Permit issued to erect a steel cooling tower on the roof of the new Sontag Drug Store (LADBS Permit No. 03544).</p> <p>Permit issued to install two awnings (LADBS Permit No. 07359).</p> <p>Permit issued for tile work (scope and location not determined) (LADBS Permit No. 07366).</p>
<b>1938</b>	<p>Permit issued to re-cover awning on existing frame (LADBS Permit No. 31263)</p>
<b>1939</b>	<p>Permit issued to re-cover roller awning on existing frame on the Cloverdale (east) side of the building (LADBS Permit No. 31741)</p>
<b>1946</b>	<p>The <i>Los Angeles Times</i> publicized an upcoming auction for restaurant fixtures, booths, and equipment associated with a former drug store at 5401 Wilshire Boulevard, indicating that its original tenant (Sontag) had vacated the building by this time.</p> <p>Permit issued to install two interior wood partitions with plaster finish. This scope of work resulted in the subdivision of what was originally a single tenant space into three separate tenant spaces (LADBS Permit No. 23638).</p> <p>Permit issued to rebuild front entrance of store (LADBS Permit No. 26856).</p> <p>Permit issued for “new front design – lower ceiling in store.” The permit specifies that no structural changes are associated with this scope of work (LADBS Permit No. 29404).</p>
<b>1947</b>	<p>Permit issued to relocate stairways in existing store, and to construct a 20’x35’ addition at the rear of the building. The permit specifies that the addition is one story and constructed of hollow concrete masonry. No architect or contractor is listed on the permit for the addition (LADBS Permit No. 23109).</p> <p>Permit issued to install one complete rope-pull awning (LADBS Permit No. 32242).</p>





<b>1950</b>	Permit issued to erect a 11'x24' wall sign (LADBS Permit No. 19159).
<b>1954</b>	Permit issued to re-cover one roll-up canvas awning (LADBS Permit No. 84038).  Permit issued to convert 20'x100' store into a food store containing a delicatessen. This appears to be a reference to the retail unit at 5403 Wilshire (LADBS Permit No. 82860).  Permit issued to re-cover 2 roller awnings (LADBS Permit No. 92526).
<b>1956</b>	Permit issued to repair fire damage (location not specified) – damage valued at 3% (LADBS Permit No. 54843).
<b>1957</b>	Permit issued to add interior stairway to an existing restaurant (LADBS Permit No. 85176).  Permit issued to erect wall sign (LADBS Permit No. 87288).  Permit issued to construct new ceiling in basement (LADBS Permit No. 87791).
<b>1959</b>	Permit issued to re-cover roll up canvas awning (LADBS Permit No. 22024).
<b>1961</b>	Permit issued for unspecified alterations – scope of work is described as “store front” (LADBS Permit No. 87454).  Permit issued to install aluminum awning (LADBS Permit No. 90497).
<b>1964</b>	Permit issued to add exhaust shaft (LADBS Permit No. 77360).
<b>1965</b>	Permit issued to install 2 interior non-bearing partitions in the office area at 5405 Wilshire. This is the first known reference to the upper-story office suite, suggesting that it was added at about this time (LADBS Permit No. 86874).
<b>1972</b>	Permit issued for interior improvements to the upper-story office suite; scope included the addition of new partition walls, light fixtures, and air conditioning (LADBS Permit No. 57097).
<b>1977</b>	Permit issued to install new interior partitions (LADBS Permit No. 40361).
<b>1986</b>	Permit issued to comply with J/O A30499; the scope included enclosure of a stairway, blocking of windows and general tenant improvements. The impetus for this work is not clear but appears to possibly be associated with seismic upgrades (LADBS Permit No. 35437).
<b>2013</b>	Permit issued to add 4,220-sf within existing roof to existing second floor office suite. This appears to have significantly increased the size of the upper-story office suite (LADBS Permit No. 12014-10000-02446).



The following alterations were observed during a field inspection conducted by ARG staff in October 2020. Some, but not all of these alterations are reflected in the permit record. For alterations that are reflected in permits and other documented sources, the date of the alteration is listed parenthetically.

- A 20'x35' addition has been appended to the rear (north) façade (1947)
- Alterations have been made to the storefront system at the far west end of the primary façade
- Original doors have been replaced
- Original windows have been replaced; however, key fenestration patterns are generally intact
- Some doors and windows have been infilled on the east façade (1986); new doors and windows have also been inserted into the east façade
- Building signage has been modified to accommodate tenant turnover
- Awnings have been added above some building entrances

The above-listed alterations are limited to the building exterior. Most interior spaces have been altered to accommodate various tenant improvements. What was originally a single tenant space was subdivided into multiple spaces (1946); an upper-story office was also incorporated into the building (ca. 1960). New finishes and interior partitions have been installed to accommodate individual tenants.



## B. Statement of Significance

### Summary

The Sontag Drug Building at 5401-5405 Wilshire Boulevard meets the following criterion for designation as a Los Angeles Historic-Cultural Monument:

*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 (Criterion 3).*

The building meets Criterion 3 because it embodies the distinctive characteristics of the Streamline Moderne style as applied to a commercial building and was designed by Norstrom and Anderson, noted commercial architects of the era. Popular in the 1930s and '40s, the Streamline Moderne style was a visual expression of society's infatuation with modernity, technology, and progress, drawing upon the visual vocabulary of industrial design and the machine age with which the style is associated. The Streamline Moderne style, along with other varieties of the Art Deco and Moderne idioms, defined the architectural character of the Miracle Mile commercial corridor during its formative period of growth.

Distinctive characteristics of the Streamline Moderne style that are expressed in the design of the subject building include its horizontal massing, smooth stucco exterior walls, flat-presenting roof with articulated parapet and squared spire, rounded building corners, extensive application of stringcourses and speedlines, and continuous band of ground-floor fenestration that wraps around the building's southeast corner. Together, these features evince the sense of an object in motion – a hallmark characteristic of Streamline Moderne architecture – resulting in a building that is an excellent example of the style's application to commercial design.

The architectural significance of the building has been acknowledged in multiple sources. It was touted as "a model of modern architecture and store designing" in a 1935 *Los Angeles Times* article about its construction.<sup>3</sup> Reporting on the history and architecture of the Miracle Mile in 1988, the *Los Angeles Times* remarked that the building at "5401 Wilshire is one of the most elaborately designed of Streamlined [sic] Moderne buildings in Los Angeles."<sup>4</sup> In their seminal guidebook on Los Angeles architecture, architectural historians David Gebhard and Robert Winter identified the subject building and described it as "one of the busiest buildings ever done in the Streamline Moderne idiom."<sup>5</sup>

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<sup>3</sup> "Drug Store Expansion Announced," *Los Angeles Times*, Nov. 3, 1955

<sup>4</sup> Robert John Pierson, "Walking the Miracle Mile," *Los Angeles Times*, Nov. 12 1988.

<sup>5</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Layton, UT: Gibbs Smith, 2003), 212.



### *Miracle Mile Historic District*

In 1983, a Determination of Eligibility (DOE) was prepared through the Section 106 review process. The DOE identified a National Register-eligible historic district called the Miracle Mile Historic District.<sup>6</sup> At the time of its evaluation, the Miracle Mile Historic District comprised nineteen contributing buildings between La Brea (east) and Burnside (west) avenues.<sup>7</sup> District contributors were constructed between 1928 and 1938 and were designed in Period Revival, Art Deco, and Moderne styles, all of which were popular choices for commercial architecture at that time. The district was determined eligible for listing in the National Register under Criterion A, for representing important patterns of commercial development, and Criterion C, as a rare and intact concentration of Art Deco and Streamline Moderne commercial architecture in Los Angeles. Some district contributors have been demolished or altered since the DOE's preparation in 1983.

By virtue of the district's formal determination of eligibility, the nineteen buildings identified as district contributors are listed in the California Register of Historical Resources (California Register) with the status code 2D2.<sup>8</sup> The subject building was identified as a contributor and thus has the status code 2D2. Properties assigned status codes 1 and 2 were not re-evaluated as part of SurveyLA, so the subject building was not evaluated in the SurveyLA field survey of the Wilshire Community Plan Area in 2015.<sup>9</sup>

### **Historical Background**

#### *Development of the Miracle Mile Commercial Corridor*

The Sontag Drug Building is located along what is known as the Miracle Mile, a linear commercial district in the mid-Wilshire neighborhood that stretches between roughly Fairfax and Highland avenues. The Miracle Mile became one of Los Angeles's foremost commercial corridors in the 1930s and '40s, offering consumers a stylish, automobile-friendly alternative to the Downtown central business district.

The present-day Miracle Mile neighborhood is located in proximity to what was historically one of the most lucrative sites for oil production in all of Los Angeles. In 1902, a vast natural oil reservoir known as the Salt Lake Oil Field was identified near the La Brea Tar Pits, which eventually yielded millions of barrels of crude.<sup>10</sup> By the early twentieth century, the area was dotted with oil derricks and other pieces of critical infrastructure that were used to extract the crude from the ground. As Los Angeles witnessed

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<sup>6</sup> Gleaned from the HRI Database for Los Angeles County (last updated 2012).

<sup>7</sup> Ibid.

<sup>8</sup> 2D2 translates to "contributor to a district determined eligible for N[ational] R[egister] by consensus through Section 106 process; listed in the C[alifornia] R[egister]."

<sup>9</sup> "SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area," Jan. 2015, 1-2.

<sup>10</sup> N.H. Darton, et al., "Guidebook of the Western United States," bulletin published by the United States Geological Survey, Department of the Interior (1916), 95.



considerable growth in the early decades of the twentieth century, the Gilmore and Hancock families, who together owned most of the area, saw the economic value of real estate as more people arrived in Los Angeles seeking to set down roots. It became clear that real estate and development had the potential to be just as, if not more, profitable than oil extraction. By the 1930s, the Gilmores and Hancocks had subdivided almost all of the land north of Wilshire Boulevard, which pushed Los Angeles's development west and gave way to new communities like Beverly Grove, Fairfax, and Hancock Park.<sup>11</sup>

New development in the area consisted largely of residential neighborhoods comprising both single-family and multi-family dwellings. Generally, these neighborhoods were marketed as discrete subdivisions and consisted of modest houses that were designed in a variety of Period Revival styles. Developed at the cusp of the automobile's ascent as the preferred mode of travel in Los Angeles, many of these neighborhoods are replete with garages, curb cuts, driveways, streetlights, and other physical features that are explicitly geared toward the car. Most of the houses in the Miracle Mile area were constructed between the 1920s and '40s. By World War II, the neighborhood was largely built out.<sup>12</sup>

Residential growth in central Los Angeles was accompanied by other types of development that arose to serve the needs of those who lived nearby. Starting in the 1930s, commercial blocks began to coalesce along many of the area's major streets: La Brea and Fairfax avenues and Pico, Olympic, and San Vicente boulevards. These streets were developed with a mix of retail stores, restaurants, markets, theaters, and other common uses, sowing the seeds for the long commercial arteries that transect the area today.

Pivotal to the area's development was the emergence of a linear commercial district along Wilshire Boulevard. In 1921, developer A.W. Ross acquired 18 acres of land along a peripheral stretch of the boulevard between La Brea and Fairfax avenues for \$54,000. At the time this area consisted of little more than a "20-foot-wide dirt toad, flanked by oil wells and barley fields."<sup>13</sup> Ross foresaw this area as eventually developing into a shopping destination that would rival the Downtown commercial core, where most commercial activity in Los Angeles was located at the time. Ross's vision for this peripheral area was widely panned as far-sighted and quixotic – the Downtown commercial core was very much alive and well, and with no streetcar service along Wilshire Boulevard Ross's newly-acquired land was inaccessible to a large swath of Angelenos.<sup>14</sup> His detractors irreverently referred to his vision as "Ross's Bean Patch" or "Ross's Folly."<sup>15</sup> "I went to men of wealth," Ross recounted to the *Los Angeles Times*, [and] they turned me down...even friends who had the means to help laughed and wished me luck."<sup>16</sup>

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<sup>11</sup> "SurveyLA Historic Resources Survey Report: Wilshire Community Plan Area," Jan. 2015, 18.

<sup>12</sup> Ibid. Additional information relating to broad development patterns in the area was gleaned through the analysis of historic aerial images and Sanborn Fire Insurance Maps.

<sup>13</sup> Nathan Masters, "How the Miracle Mile Got Its Name: A Brief History of L.A.'s Unlikely Retail District" *KCET*, Apr. 11, 2012.

<sup>14</sup> Robert John Pierson, "Walking the Miracle Mile," *Los Angeles Times*, Nov. 12, 1988.

<sup>15</sup> Masters, "How the Miracle Mile Got Its Name," 2012.

<sup>16</sup> Kenneth Crist, "Miracle Mile Justifies Faith of Pioneer Los Angeles Realtor," *Los Angeles Times*, Apr. 2, 1939.



However, Ross's vision proved to be remarkably prescient. By the late 1920s, the automobile had begun to come of age across the nation and especially in Los Angeles, eclipsing the streetcar as the preferred mode of personal transit and hastening the decentralization of the city out into the periphery. As more and more Angelenos traveled by car, new commercial development no longer needed to be concentrated in the Downtown business district but was instead strung along an axial network of wide, auto-oriented boulevards that radiated outward from the central city and were designed to accommodate motorists. Chief among these vehicular corridors was Wilshire Boulevard, which by the late 1920s had begun to emerge as a fashionable shopping district. One by one, department stores and other businesses geared toward middle- and upper-income consumers opened along Wilshire Boulevard, transforming what was once a swath of farmland into a teeming commercial destination.

An important moment in the development of the area came in 1929 when Desmond's, a prominent local department store, opened a branch in the new, eleven-story Wilshire Tower building at Wilshire Boulevard and Dunsmuir Avenue.<sup>17</sup> Soon thereafter it was joined by other high-end department stores including Silverwood's, Myer Siegel, Coulter's, and the May Company. The department stores that anchored this new suburban shopping district were joined by other common commercial property types like drug stores, restaurants, taverns, and retail shops. The commercial district that arose along this stretch of Wilshire Boulevard was dubbed the "Miracle Mile" due to its improbable rise to prominence.<sup>18</sup>

Well aware of the influence of the automobile, Ross implemented a number of design standards and architectural guidelines that rendered the Miracle Mile accommodating to motorists. He "ordered that all building façades along Wilshire be engineered so as to be best seen through a windshield," which in a general sense "meant larger bolder, simpler signage and longer buildings in a larger scale."<sup>19</sup> Architectural massing and details were required to be oriented toward the boulevard and perceptible at 30 miles-per-hour rather than at walking speed and ample parking was provided at the rear of buildings, accommodating cars and "combining the concepts of window shopping and driving into one activity."<sup>20</sup> Most new buildings along the Miracle Mile were designed in the fashionable architectural styles of the era, with a concentration of Art Deco and Streamline Moderne style structures that signified good taste.

Ross's once-maligned real estate venture had become the epitome of affluence and desirability by the 1930s and '40s. The Miracle Mile was symbolic of the decentralization of commercial uses from the Downtown central business district into suburban zones that were emerging along the urban periphery.

Built in 1936, the Sontag Drug Building was erected at the apex of the Miracle Mile's ascent into an eminent commercial district, and its sleek, Streamline Moderne façade and deference to the automobile are emblematic of the architectural and design trends that defined the district in its heyday.

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<sup>17</sup> Aaron Betsky, "Miracle Mile's Desmond Building Designed to Rise Above the Rest," *Los Angeles Times*, Feb. 28, 1991.

<sup>18</sup> Masters, "How the Miracle Mile Got Its Name," 2012.

<sup>19</sup> Water and Power Associates, "Early Views of the Miracle Mile," accessed Oct. 2020.

<sup>20</sup> Greater Miracle Mile Chamber of Commerce, "Miracle Mile History," accessed Oct. 2020.



### *History of 5401-5405 Wilshire Boulevard*

Permit records indicate that prior to the construction of the subject building in 1936, the northwest corner of Wilshire Boulevard and Cloverdale Avenue contained a service station that was erected in 1930 and operated by the Texas Company.<sup>21</sup> The service station had been demolished by the mid-1930s, presumably to make way for the construction of the subject building.

In November 1935, the Sontag Cut-Rate Drug Company, which operated a chain of drug stores across California, announced plans to open a new location at the northwest corner of Wilshire Boulevard and Cloverdale Avenue, in the heart of the up-and-coming Miracle Mile shopping district. Designed by noted commercial architects Norstrom and Anderson, the new store was touted by Sontag executive E.J. Martin for its architectural exuberance. “The exterior of the store will be of reinforced concrete,” Martin said to the *Los Angeles Times*, “having entire frontage and side with a continuous expanse of brightly illuminated show windows and spacious entrance” that appealed to the whims of urbane consumers.<sup>22</sup>

Careful attention was also paid to the design of the store’s interior. Martin explained that “in addition to the usual departments of drugs and drug sundries, there will be a complete fountain grill with comfortable seats to accommodate approximately 100 persons. Several other new departments will be added that will make the store both unique and outstanding in its service and appeal.”<sup>23</sup> The rear of the store would contain a mezzanine level with restroom facilities, and the store would be air conditioned.<sup>24</sup>

The Wilshire Boulevard location of Sontag opened in 1936, and appears to have remained in operation until the mid-1940s. In 1946, the *Los Angeles Times* announced an auction for restaurant fixtures, booths, and equipment associated with a former drug store at 5401 Wilshire Boulevard, suggesting that Sontag had recently closed shop.<sup>25</sup> Various improvements were subsequently made to interior spaces to accommodate new tenants. In September 1946, a permit was issued to construct new interior partitions, subdividing what was originally a single tenant space into three separate tenant spaces (numbered 5401, 5403, and 5403 ½ Wilshire). In 1947, a permit was issued to erect a small addition to the rear (north) façade, which is currently used as an additional retail unit (numbered 671 S. Cloverdale).

Following Sontag’s departure in the 1940s, a succession of commercial tenants has occupied the building’s interior spaces. Known commercial tenants have included a consumer electronics store called Jack’s (late 1940s), a corner store called Janet Shore’s (1950s), a Jewish delicatessen called Ma Gordon’s (1950s-1960s), and a print shop called the Tru-Line Litho Store (1970s).

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<sup>21</sup> Los Angeles Department of Building and Safety, Permit Nos. 16060, 16061, 16062, issued Jul. 1930.

<sup>22</sup> “Drug Store Expansion Announced,” *Los Angeles Times*, Nov. 3, 1935.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid.

<sup>25</sup> Gleaned from permit records and historic Los Angeles City Directories. It bears mention that although their names and lines of work are similar, realtor Charles B. Shattuck is a different person than Charles E. Shattuck, a prolific Los Angeles-based architect in the early decades of the twentieth century.





It is not known when the upper-story office suite was inserted into the building's interior, but the office suite at 5405 Wilshire begins appearing in city directories in 1960.

Between circa 1960 and at least the 1970s, the upper-story suite was occupied by the offices of the Shattuck Company, a prominent real estate firm whose leader and eponym, Charles B. Shattuck (1901-1964), was a highly regarded figure in the professions of real estate development and property assessment.<sup>26</sup> After opening his first office on Vermont Avenue in 1919, Shattuck "rose to national prominence in the realty field and to top positions in a score of professional organizations" including the National Association of Real Estate Boards, the California Real Estate Association the American Society of Real Estate Counselors, and the Southwest branch of the Los Angeles Realty Board.<sup>27</sup> Shattuck was "a top-ranking real estate appraiser and a former president of the American Institute of Appraisers," helped found the International Real Estate Federation and once served as the organization's vice-president, and also served on the California Real Estate Commission.<sup>28</sup> He appears to have operated out of his Vermont Avenue offices for most of his career, moving to the subject building around 1960.

Shattuck died in 1964, just a few years after moving his company's offices into the subject building, but his namesake firm appears to have remained housed within the building until at least the 1970s.

Since the 1980s the building has principally been occupied by Wilshire Beauty, a cosmetics retailer that has been in business since the 1940s (though not continuously at this location) and is owned by the Kohan family.<sup>29</sup> Other recent tenants have included a general contracting company called Diversified Build (5403 Wilshire), and a clothing boutique called Des Kohan (671 S. Cloverdale).

### *Sontag Cut-Rate Drug Company*

The subject building was originally leased by the Sontag Cut-Rate Drug Company. The Sontag company occupied the building between its construction in 1936 and approximately 1946.

The Sontag Cut-Rate Drug Company was incorporated in 1929 and opened its first Southern California drug stores later that year.<sup>30</sup> In addition to offering a typical variety of over-the-counter drugs, sundries, and personal care items at discounted (or "cut-rate") prices, the chain was "one of the first to allow customers to browse and choose their own products rather than requesting them from a clerk behind a counter" – a business model that proved to be popular with customers and soon became standard

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<sup>26</sup> Tom Cameron, "Nailing It Down: Realty Will Miss Charles Shattuck," *Los Angeles Times*, Sept. 20, 1964.

<sup>27</sup> "C.B. Shattuck, Real Estate Leader, Dies," *Los Angeles Times*, Sept. 17, 1964.

<sup>28</sup> Ibid.

<sup>29</sup> Wilshire Beauty, "About Us," accessed Oct. 2020.

<sup>30</sup> "Drug Stock Distributed," *Los Angeles Times*, Oct. 6, 1935; "Sontag Chain Stores Company, Limited (STG)," in *Walker's Manual of Far Western Corporations and Securities*, 1944, 73.





practice within the commercial drug store industry.<sup>31</sup> By the early 1930s, the company operated a handful of stores in the greater Los Angeles area and emerged as an industry leader. In 1931, its directors reported consolidated net earnings that “were the largest in the history of the company.”<sup>32</sup>

Sontag’s early success allowed for its swift expansion. In 1935, the company acquired seven Southern California stores that were operated by the Smile company – one of its chief competitors – and consolidated them into its portfolio.<sup>33</sup> By that time, Sontag was operating a total of 34 retail stores, “all of which are located in California and seven of them in Los Angeles,” in addition to its general offices at 827 North La Brea Avenue and warehousing facilities in Los Angeles and San Francisco.<sup>34</sup> In October 1935, Sontag announced an ambitious expansion plan that entailed the opening of sixteen new retail stores within the next calendar year.<sup>35</sup> In addition to the typical selection of drugs and sundries, company president Morris Sontag announced that “a new feature will be the addition of food and soda fountain departments to the new stores,” allowing patrons to shop and dine under one roof.<sup>36</sup>

As Sontag expanded in the mid-1930s, it embraced a brand identity that was rooted in popular architectural and aesthetic trends of the era. Many of the newly-opened Sontag stores were designed or remodeled in the Streamline Moderne style, which was then seen as a barometer of good taste and affirmed the company’s relevance through the eyes of image-conscious consumers.

The Sontag store at 5401 Wilshire Boulevard was among several new locations that were conceived under the auspices of the company’s 1935 expansion plan. Consistent with the company’s vision for expansion, the Wilshire Boulevard store was conceived as one of the company’s premier locations, offering “a complete fountain grill with comfortable seats to accommodate approximately 100 persons,” in addition to the typical array of over-the-counter drugs and personal care items offered at each Sontag store.<sup>37</sup> Reflecting its desirable location at the heart of the fashionable Miracle Mile shopping district, the Wilshire Boulevard store occupied an architecturally striking building that arguably stood out as one of the most articulated and exuberant examples of the company’s Streamline Moderne brand identity. The building incorporated distinctive features like overlapping planes, patterned bands, rounded corners, horizontal fluting, and squared spire that rendered it an architectural landmark. Sontag executive E.J. Martin described the building as “a model of modern architecture and store designing.”<sup>38</sup>

The Sontag company continued to flourish through the late 1930s and early ‘40s, by which time it operated approximately four dozen drug stores between Los Angeles and San Francisco. By the 1940s it

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<sup>31</sup> Water and Power Associates, “Early Los Angeles City Views (1925+),” accessed Oct. 2020.

<sup>32</sup> “Special Voted by Drug Chain,” *Los Angeles Times*, Mar. 11, 1932.

<sup>33</sup> “New Stores Bought by Drug Chain,” *Los Angeles Times*, Nov. 10, 1935.

<sup>34</sup> “Drug Stock Distributed: Block of Sontag Common Resold,” *Los Angeles Times*, Oct. 6, 1935.

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> “Drug Store Expansion Announced,” *Los Angeles Times*, Nov. 3, 1935.

<sup>38</sup> Ibid.



had grown into “one of the largest drug chains west of the Mississippi.”<sup>39</sup> Sontag continued to operate as an independent entity until 1944, when the company was acquired by United Drug, Inc. of Boston and all of Sontag’s 48 California drug stores were consolidated into the United Drug portfolio.<sup>40</sup> Sontag’s assets appear to have been reorganized after the acquisition, resulting in the closure of several Sontag stores. The once-premiere Sontag store at 5401 Wilshire Boulevard had closed its doors by 1946.

### *Streamline Moderne Architecture*

The Sontag Drug Building is an excellent example of the Streamline Moderne style, a popular choice for commercial architecture in the 1930s and ‘40s.

The Streamline Moderne style is generally considered to be a descendent of the broader Art Deco movement, which emerged in the mid-1920s. Defined by its sharp angles, stylized geometric forms, and sumptuous ornamental treatment, the Art Deco style evinced a sense of glitz and glamour, and was a visual expression of the era’s economic prosperity and society’s infatuation with modernity and progress. However, the zenith of the Art Deco movement was cut abruptly short by the onset of the Great Depression. By the early 1930s, the visual vocabulary of Art Deco had evolved into a family of architectural styles that are collectively referred to as Moderne. Styles associated with the Moderne movement emerged as both a reaction to, and an evolution of the Art Deco aesthetic, replacing the latter’s excess ornament with the clean lines and sleek forms associated with machine-age engineering.

One of the most popular derivatives of the Moderne movement was directly influenced by speed and motion. Inspired by innovations in industrial design – particularly the work of industrial designers Norman Bel Geddes, Raymond Loewy, Henry Dreyfuss, and Russel Wright – as well as by advances in aerodynamics (the way air moves around objects) and ballistics (the study of how projectiles move in flight), this new style emulated the form of trains, planes, and ships and assumed a machine-like quality. Initially, architects who worked in this new idiom referred to it as the “smart style,” but as it gained traction it came to be known as Streamline Moderne.<sup>41</sup> Common characteristics included flat roofs, curved building forms, smooth wall surfaces, and an emphasis on continuous horizontal lines and planes. Its graceful curves and aerodynamic forms emulated the appearance of an object in motion.

What was one of the first examples of the Streamline Moderne style in Los Angeles was also one of its most noteworthy: the Pan-Pacific Auditorium (HCM #183, destroyed by fire in 1989) in the Fairfax district, which was built in 1935 and designed by Plummer, Wurdeman and Becket. Erected as the venue for a model home exhibition, the enormous, 110,000-square-foot building was largely nondescript aside from its prominent front façade, which was dominated by four stylized towers and flagpoles that were

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<sup>39</sup> “United Drug, Inc. Buys Sontag Chain of Stores,” *Los Angeles Times*, Dec. 13, 1944.

<sup>40</sup> Ibid.

<sup>41</sup> Leon Whiteson, “The Graceful Lines of Streamline Moderne,” *Los Angeles Times*, Feb. 11, 1990.



intended to evoke upswept aircraft fins. The Pan-Pacific Auditorium's design stood as a symbol of the "popular fascination with globe-shrinking speed" that dominated popular culture at this time.<sup>42</sup>

By the mid-1930s, the Streamline Moderne style had become a popular choice for commercial architecture in Los Angeles. The style was embraced by business owners, as its visual connotation with modernity sent a message that the businesses housed within these streamlined buildings were prosperous, relevant, and abreast of current trends in popular culture. Prominent department stores including Coulter's Dry Goods and the May Company both elected to move their flagship stores into large, new Streamline Moderne buildings along the Miracle Mile in the 1930s. Both Coulter's (1938, demolished 1980), designed by Stiles O. Clements, and the May Company Wilshire (1939, HCM #566), designed by A.C. Martin, exhibited the rounded corners, smooth exterior wall surfaces, and horizontal bands of windows that so strongly characterized the style and were an overture to speed and motion.

Also at this time, Streamline Moderne became inextricably linked to the brand identities of many major companies, particularly those associated with the car and car services. For instance, the Firestone Tire Company styled many of its service centers in the Streamline Moderne style to align itself with the speed, precision, and efficiency of the Machine Age. Industrial designer Walter Dorwin Teague similarly developed a standardized gasoline station prototype for the Texaco company, resulting in the construction of numerous "recognizable white service stations in various sizes [one-, two-, or three-bays for TBAs (tires, batteries, and accessories)]."<sup>43</sup> The Gilmore Gasoline company adapted the style to its own service stations. Between the 1930s and '40s, architect Wayne McAllister developed prototypical circular restaurants for several drive-in restaurant chains, all of which embraced a streamlined aesthetic.

It was also not uncommon for architects to "repackage" existing commercial buildings in the Streamline Moderne style. In an attempt to remain relevant during a period marked by financial instability and limited resources, a number of businesses elected to "streamline" their existing stores to evince a brand image that was up-to-date and aligned with current consumer preferences.

In addition to commercial architecture, the style was sometimes applied to single-family and multi-family dwellings that were constructed during the Depression era.<sup>44</sup> The style offered a fresher, cleaner, more forward-reaching alternative to the era's Period Revival idioms without coming across as particularly radical or avant-garde. Many of Los Angeles's residential neighborhoods that experienced steady development prior to World War II – including those in the Silver Lake, Hollywood, and Wilshire areas – are dominated by Period Revival styles, but are periodically punctuated by a dwelling that is decidedly more contemporary and appears as if its crisp, clean lines and rounded edges were produced by machine. Many of Los Angeles's Streamline Moderne residences are attributed to a cadre of architects who worked almost exclusively in this idiom, including Milton J. Black and William Kesling.

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<sup>42</sup> Ibid.

<sup>43</sup> Joan M. Marter, ed., *The Grove Encyclopedia of American Art, Vol. 1* (New York: Oxford University Press, 2011), 588.

<sup>44</sup> Leon Whiteson, "The Graceful Lines of Streamline Moderne," *Los Angeles Times*, Feb. 11, 1990.



Common character-defining features of the Streamline Moderne style are addressed in the “L.A. Modernism/Related Responses to Modernism” theme/sub-theme combination of the SurveyLA Citywide Historic Context Statement and include the following:

- Horizontal orientation
- Rounded corners and curved surfaces, emulating a “windswept” appearance
- Flat or nearly flat roof
- Speedlines at wall surfaces, such as horizontal moldings and continuous sill courses
- Smooth stucco cladding
- Metal, often steel casement, windows
- Unadorned wall surfaces, with minimal ornament
- Windows “punched” into walls, with no surrounds

The Historic Context Statement identifies the period of significance for the Streamline Moderne style as 1935-1945.

The subject building exhibits nearly all of the above-listed character features, and does so with a degree of articulation that renders it a valuable example of the style as applied to the context of commercial design. Specifically, its horizontal massing, smooth stucco exterior walls, flat-presenting roof with articulated parapet and square spire, rounded building corners, extensive application of stringcourses and speedlines, and continuous band of ground-floor fenestration that wraps around the southeast corner of the building are all aligned with the visual vocabulary of the Streamline Moderne style. The building, which was constructed in 1936, falls squarely within the style’s identified period of significance.

#### *Norstrom and Anderson, Architects*

The Sontag Drug Building was designed by the Los Angeles-based architectural firm of Norstrom and Anderson, which was active between the late 1920s and mid-1940s. Norstrom and Anderson were noted commercial architects of the era, designing several of the early commercial structures in Westwood Village as well as a number of low and mid-scale commercial buildings in Los Angeles and other Southern California communities. The subject building is representative of the general scale, orientation, and architectural appointment that characterized the firm’s body of work.

The firm was headed by its two eponyms: Alvan Edward Norstrom (1895-1946), a native of San Francisco, and Milton Lawrence Anderson (1895-1987), a native of Iowa. Each arrived independently in Los Angeles around 1920 and worked as draftsmen for several local architectural firms. In 1928 they established their own practice, Norstrom and Anderson.<sup>45</sup>

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<sup>45</sup> Los Angeles Department of City Planning, “Recommendation Report for Case No. CHC-2019-1827-HCM, Historic-Cultural Monument Application for the Collins Hacienda” Apr. 19, 2019, 2.



Norstrom and Anderson took on various types of commissions, including houses and industrial structures, but the firm specialized in commercial architecture. Early examples of their work consist largely of low-scale commercial buildings in the mid-Wilshire area, including retail stores at 1101 South La Brea Avenue (1928) and 575 South Fairfax Avenue (1929 - currently occupied by Molly Malone's). In the early 1930s, the firm was retained to design several buildings in the new Westwood Village commercial district including the Westwood Village Market (1930) and the El Paseo building (1931).<sup>46</sup>

Also in the early 1930s, Norstrom and Anderson designed two commercial buildings at opposite corners of Sunset Boulevard and Laurel Avenue in Hollywood. In 1930, the firm designed an elaborate, Churrigueresque style building at the northwest corner of Sunset and Laurel, with incised concrete walls that resembled heavy stone and an abundance of sculptural ornament. That building is extant. The following year, in 1931, the firm designed another building directly the street, at the southwest corner of Sunset and Laurel, in a French Revival style. Originally known as the Sunset Medical Building, its design was "regarded as unusual in that the entire front and sides are of imported French and Belgian marble," and interior spaces were bedecked in rich mahogany finishes.<sup>47</sup> Between the 1930s and '80s the building was occupied by Schwab's Pharmacy, which became world-famous as an after-hours haunt among actors and other top brass in show business.<sup>48</sup> The building was demolished in 1988.<sup>49</sup>

Like most architects of their day, Norstrom and Anderson were not exponents of any one architectural style, but rather designed in a variety of popular idioms that appealed to the whims of their clients. Early examples of their work – including those listed above – were generally designed in a medley of Period Revival styles. In 1933, the firm designed the White Log Coffee Shop in Downtown Los Angeles, a small restaurant that employed a mimetic design and quite literally resembled a hand-hewn log cabin. By the mid-1930s the firm had aligned itself with the Streamline Moderne style that had come into vogue at this time, designing a number of commercial buildings with graceful curves and machine-like details that exhibited their comfort working in this idiom. Examples include the Thermo Air Conditioning Institute at 186 South Alvarado Street in Westlake (1937), a Thrifty Drug Store at 5225 Lankershim Boulevard in North Hollywood (1938), and commercial blocks in Long Beach, West Hollywood, and Santa Monica.<sup>50</sup>

On occasion Norstrom and Anderson dabbled in industrial design. In 1936, the firm repurposed an existing lumber shed into a campus for the Hemphill Diesel Engineering School at 2121 North San Fernando Road in Glassell Park. The existing lumber shed was expanded, and a new, two-story office building was added to the front of the property at San Fernando Road. The office addition is capped by a

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<sup>46</sup> Gleaned from SurveyLA data accessed via Historic Places LA, Oct. 2020; "Prevailing Architectural Style Maintained," *Los Angeles Times*, Apr. 5, 1931.

<sup>47</sup> "Hollywood Store Building Nearing Completion," *Los Angeles Times*, Aug. 23, 1931.

<sup>48</sup> Martin Turnbull, "Spotlight on...Schwab's Pharmacy," accessed Oct. 2020.

<sup>49</sup> "Schwab's, Hollywood's Drug Store, Shut," *New York Times*, Oct. 25, 1983; Carol McGraw, "Wrecking Ball Falls on Famed Schwab's Store," *Los Angeles Times*, Oct. 7, 1988.

<sup>50</sup> "Institute's Building Nears Completion," *Los Angeles Times*, Jul. 11, 1937; "Building to Rise for New Store," *Los Angeles Times*, Jun. 26, 1938.



prominent central tower and has been described as one of Los Angeles's most literal celebrations of machine age technology. Of particular note is "an expansive frieze across the façade with reliefs depicting the use of diesel engines in trains, planes, ships, trucks, tractors, and electric generating sets."<sup>51</sup> The firm also designed a streamlined industrial building for the Aero Industries Technical Institute at 5245 North San Fernando Road near Atwater Village (1938), near the Hemphill facility.<sup>52</sup>

Norstrom died in Los Angeles in 1946, resulting in the dissolution of the firm. Anderson continued practicing on his own, and was inducted into the Southern California Chapter of the American Institute of Architects (AIA) in 1947. Among Anderson's notable commissions as a sole practitioner were a J.C. Penney store in Downtown Santa Monica, a Late Moderne style building that anchors the northern end of its central business district (1949); an industrial building for the Carpenter Paper Company in Vernon (1954); and a suburban shopping center in Azusa (1956).<sup>53</sup> Anderson died in Orange County in 1987.<sup>54</sup>

#### *Webb Construction Company, Contractor*

The Sontag Drug Building was constructed by the Webb Construction Company. There is little information about the company and its output, but at the time of the building's construction it operated out of an office in the Pico-Robertson neighborhood (1122 South Robertson Boulevard). The company was headed by Herbert C. Webb, whom sources alternatively identify as a contractor and real estate developer. Webb resided in Beverly Hills and appears to have been active in civic and municipal affairs.

#### **Period of Significance**

The period of significance for the Sontag Drug Building has been identified as 1936, corresponding to its original construction date. This is the date during which the building attained its essential physical appearance and architectural significance.

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<sup>51</sup> Excerpted from SkyscraperPage.com, accessed Oct. 2020. Norstrom and Anderson's involvement in the expansion of the property and construction of the office building was gleaned from building permit records.

<sup>52</sup> Gleaned from SurveyLA data accessed via Historic Places LA, Oct. 2020; West Hollywood Historic Preservation Database, accessed Oct. 2020; Santa Monica Historic Resources Inventory (HRI) Database, accessed Oct. 2020; "Dick Powell Buys Large Site," *Los Angeles Times*, Nov. 19, 1939.

<sup>53</sup> Santa Monica Historic Resources Inventory (HRI) Database, accessed Oct. 2020; "J.C. Penney, 1202 Santa Monica Mall (Third Street), Santa Monica, Calif," Calisphere, accessed Oct. 2020; "Completed Here," *Los Angeles Times*, Oct. 17, 1954; "New Shopping Center Started," *Los Angeles Times*, Jan. 15, 1956.

<sup>54</sup> Los Angeles Department of City Planning, "Recommendation Report for Case No. CHC-2019-1827-HCM, Historic-Cultural Monument Application for the Collins Hacienda" Apr. 19, 2019, Appx.





## Integrity

Integrity is the ability of a property to convey its significance, and is defined by the National Park Service (NPS) 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.”<sup>55</sup> NPS identifies seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The following is an integrity analysis of the Sontag Drug Building:

- Location: the building has not been moved from its original location. It therefore retains integrity of location.
- Design: the most significant changes to the building are generally confined to interior spaces, features, and finishes. Although there have been some alterations have been made to the building exterior – notably, the replacement of original doors and windows, the infill of some original doors and windows on secondary elevations, and a small addition to the rear (north) façade dating to 1947 – these alterations have not significantly modified the intent of its original design. The building’s essential form, plan, massing, configuration, and vocabulary generally remain intact and legible. Therefore, the building retains integrity of design.
- Setting: Sanborn maps and historic images indicate that when the subject building was constructed in 1936, land use patterns in the vicinity generally consisted of commercial uses along Wilshire Boulevard and residential neighborhoods on the blocks to the north and south of Wilshire. While some buildings in the area have been altered or redeveloped, these general land use patterns remain intact. The building therefore retains integrity of setting.
- Materials: with the exception of some new materials that have been introduced during renovation and tenant improvement projects – specifically, new doors, windows, and awnings – almost all of the building’s original materials remain intact. Thus, it retains integrity of materials.
- Workmanship: distinguishing characteristics that connote the building’s architectural significance and association with the Streamline Moderne style – specifically, its smooth stucco exterior walls, articulated parapet and roof squared spire, rounded corners, and stringcourses and speedlines – remain intact. Therefore, the building retains integrity of workmanship.
- Feeling: the building retains its essential character-defining features and appearance from its historic period. It therefore retains integrity of feeling.
- Association: the building retains the distinctive look, feel, and appearance of a 1930s-era commercial building through the retention of distinctive architectural feature of the Streamline Moderne style. The building therefore retains integrity of association.

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<sup>55</sup> 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.



In conclusion, the building retains all seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association), and therefore retains sufficient integrity for listing as an HCM.

### **Character-Defining Features**

Character-defining features are those physical elements of a resource that define its historic character and help to convey its significance. In instances of future change to a historic resource, character-defining features should be retained to the greatest extent feasible in order to ensure that a resource can continue to physically represent its historical period.

ARG developed the following inventory of character-defining features for the subject building:

#### Site and Setting

- Prominent corner location
- One-and-a-half story height
- No setbacks; direct relationship between the building and the street
- Decorative sidewalks with terrazzo (main entrance) and tinted green concrete (south, east perimeters) finishes

#### Building Exterior

- Low-slung profile and horizontal massing
- Simple, rectangular building footprint
- Smooth stucco exterior walls (primary façade, east façade)
- Overlapping planes and volumes (primary façade)
- Rounded building corners
- Low-pitched roof that appears flat
- Parapet with rounded corners, decorative moldings, and denticulated trim
- Squared spire with incised speedlines and decorative cap (southeast corner of roof)
- Chamfered entrance at the building's southeast corner
- Continuous band of storefront windows that wraps around the building's southeast corner
- Stringcourses, speedlines, and moldings that emphasize the building's horizontality
- Recessed signage bay (primary façade)

#### Building Interior

- Original main entrance comprising curved plaster walls and tray ceiling (southwest corner)
- Curved walls framing the interior of the storefront system (south, east walls)
- Curved concrete stair with metal rail and porthole openings (northwest corner of building)





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### **Items Attached**

*Exhibit 1.* Current Photographs (ARG, October 2020)

*Exhibit 2.* Historic Photographs

*Exhibit 3.* Tract Map

*Exhibit 4.* Sanborn Map (1950, corrections to 1926)

*Exhibit 5.* Permits

*Exhibit 6.* Newspaper Articles

*Exhibit 7.* Parcel Profile Report (ZIMAS)



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**Exhibit 1. Current Photographs (ARG, October 2020)**





**HUGE MOVING SALE**  
UP TO **70% OFF**  
STOREWIDE  
WE ARE MOVING TO NEW DOOR

Cloverdale Av

RIGHT LANE  
BUSES  
RIGHT TURN  
ONLY  
7:00-9:00 AM  
4:00-7:00 PM  
MON-FRI  
DO NOT  
BLOCK  
INTERSECTION

**WILSHIRE  
BEAUTY**

5405

WE ARE  
MOVING  
NEXT DOOR  
**70% OFF**  
STOREWIDE

CALL FOR  
PICK UP  
OR  
WALK IN  
**HUGE MOVING SALE**  
**70% OFF**  
STOREWIDE

WE ARE  
MOVING  
NEXT DOOR  
**70% OFF**  
STOREWIDE

WILSHIRE BEAUTY

1947

Wilshire Blvd

5405





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Primary (south) façade, view northwest (ARG, 2020)



Primary (south) façade, view northeast (ARG, 2020)



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Primary (south) façade, view north (ARG, 2020)



Primary (south) façade, terrazzo details at primary entrance, view northeast (ARG, 2020)





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Primary (south) façade, detail of rounded corner, articulated parapet, and roof tower (ARG, 2020)



Primary (south) façade, details of storefront, views northeast (let) and northwest (right) (ARG, 2020)



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Primary (south) façade, detail of parapet, rounded corners , and grooved moldings (ARG, 2020)



East façade, view northwest. Note roof tower in foreground (ARG, 2020)



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East façade, view southwest (ARG, 2020)



Details of east façade, including 1947 addition (left) and entry to upper-story office (right) (ARG, 2020)



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Rear (north) façade, view southwest (ARG, 2020)

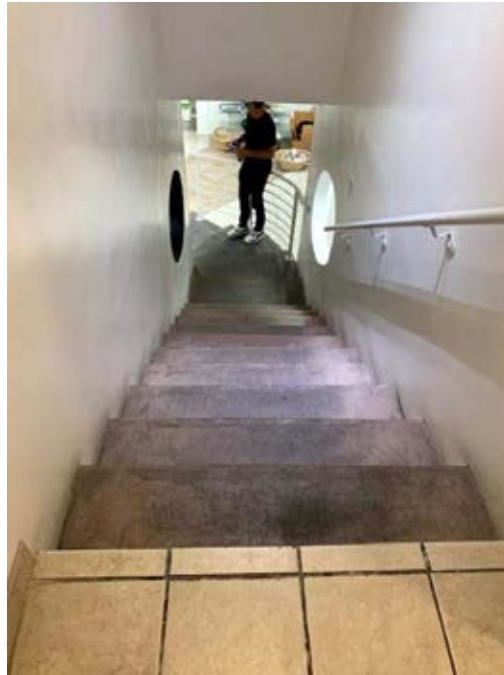


Detail of rear (north) façade as viewed from rear parking lot, view south (ARG, 2020)





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Detail of interior staircase (Steven Luftman, 2020)



Detail of curved wall and tray ceiling at primary entrance (Steven Luftman, 2020)

## 5401 Wilshire Blvd. Intact interior Character defining features

Curved plaster walls and tray ceilings adjacent to the main (southeast) entrance, curved walls framing the interior of the storefront system (south, east walls)

*Recessed ceiling at the main entrance at the corner of Wilshire Blvd. and Cloverdale Ave.*

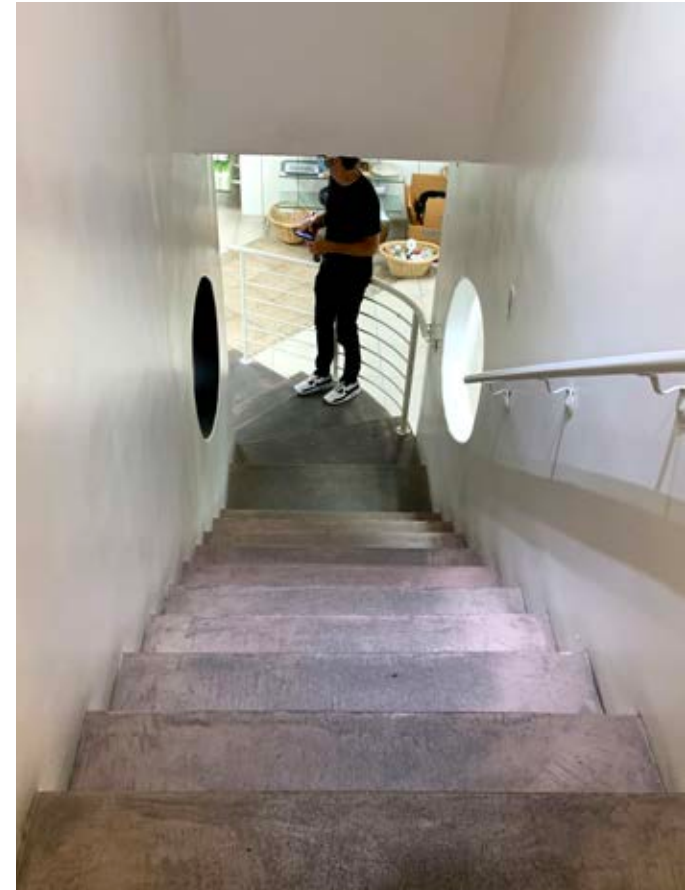


*Main entrance at the corner of Wilshire Blvd. and Cloverdale Ave.*



## 5401 Wilshire Blvd. Intact interior Character defining features

Curved interior stair with concrete treads and risers, metal rails, and an oblong porthole window opening. The interior stair is believed to led to the original mezzanine level of the Sontag store. The curvature of these features emulates the windswept, streamlined aesthetic of the building's exterior, and are extensions of its Streamline Moderne styling





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## **Exhibit 2. Historic Photographs**





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Wilshire Boulevard looking east, with view of subject building, ca. 1937 (Los Angeles Public Library)



Subject building, 1939 (Los Angeles Public Library)



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Subject building, 1940 (Los Angeles Public Library)



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Wilshire Boulevard and Cloverdale Avenue, view west, ca. 1955 (Miracle Mile Residential Association)



Subject building, 1978 (Laskey Wilshire Boulevard Collection, Los Angeles Public Library)



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Resources Group



Subject building, 1978 (Laskey Wilshire Boulevard Collection, Los Angeles Public Library)



Subject building, 1978 (Laskey Wilshire Boulevard Collection, Los Angeles Public Library)





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Resources Group



Wilshire Boulevard and Cloverdale Avenue, view west, ca. 1980s (LaBonge Collection, Los Angeles Public Library)



Architectural  
Resources Group

### **Exhibit 3. Tract Map**

FEB 29 1924  
1 3 PM  
89  
33  
M 9/25

# PLAT OF TRACT No 7705

PARTLY IN THE CITY OF LOS ANGELES

Being a Subdivision of Portions of Lots 12 and 13 of Tract No 215  
as Recorded in Map Book 14, Pages 42 & 43, Records of Los Angeles County, California.

November, 1923.

Geo. A. Wright, C.E.

Scale 1 in = 200 ft.

Note: Basis of Bearings taken from West Line of Tract No 5273-M.B. 55-52

I, Geo. A. Wright, hereby certify that I am a Licensed Surveyor of the State of California, and that this map consisting of three sheets, correctly represents a survey made under my supervision in November, 1923, and that all the monuments shown hereon actually exist, and their positions are correctly shown.

*Geo. A. Wright*

I hereby certify that I am the owner of or am interested in the land included in the subdivision shown on the Annexed map, within the colored border lines, and that I am the only person whose consent is necessary to pass a clear title to said land, and I consent to the making of said map and subdivision, and hereby dedicate to the public use all Streets, Avenues, Drives, Boulevard and Alleys as shown on said map within said subdivision.

*Geo. A. Wright*

STATE OF CALIFORNIA } S.S.  
COUNTY OF LOS ANGELES }

On this 14th day of February, in the year A.D. 1923, before me, a Notary Public in and for said County, personally appeared Albert M. Stephens, known to me to be the person whose name is subscribed to the within instrument as the Attorney in fact of G. Allen Hancock, and the said Albert M. Stephens duly acknowledged to me that he subscribed the name of G. Allen Hancock thereto as principal and his own name as Attorney in fact. In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

*Albert M. Stephens*  
Notary Public in and for Los Angeles County, California

City

Feb 21 1924  
14 Jan

TITLE INSURANCE AND TRUST COMPANY  
717256 FEBRUARY 20 1924

G. Allen

Hancock

13

JOHN A. GRIFFIN

Feb. 21

24

TRACT NO 7705

7TH

JANUARY

H

Tract No. 7705 (Sheet 1-2-3)  
Tract No. 7705 (Sheet 1-2-3)

*Logswell*

Feb 25 1924

*W. Burnham*

Feb 28, 1924  
*John A. Griffin*

JOHN A. GRIFFIN

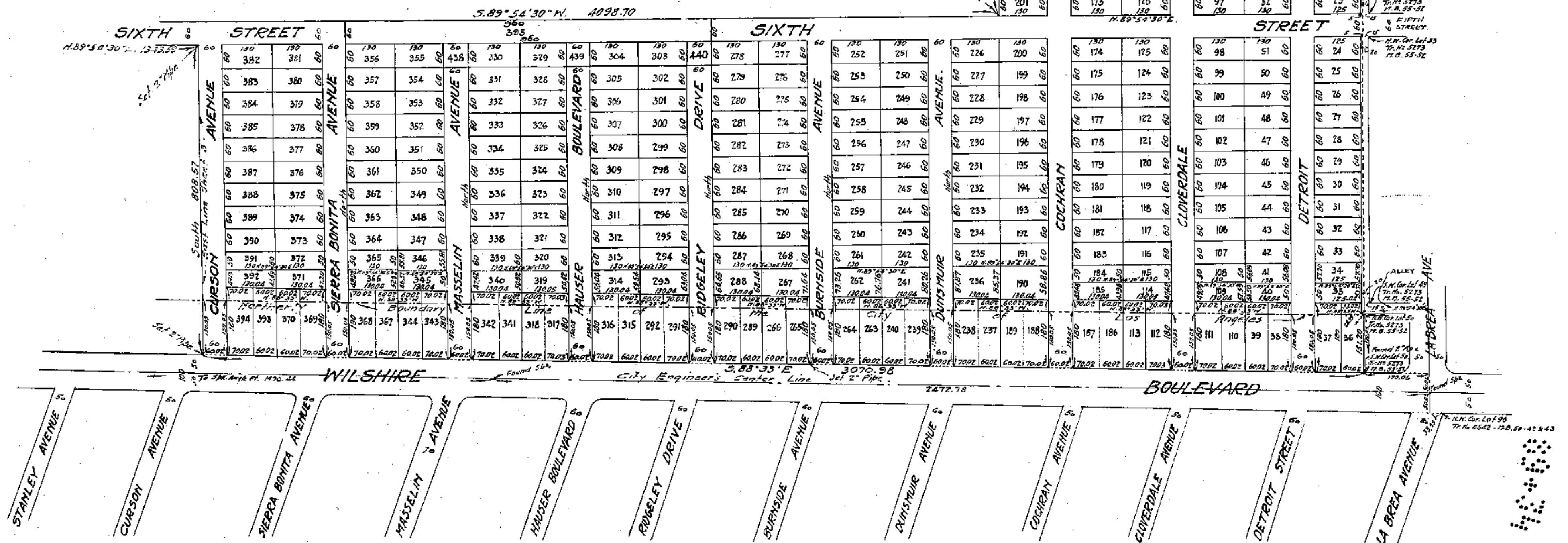
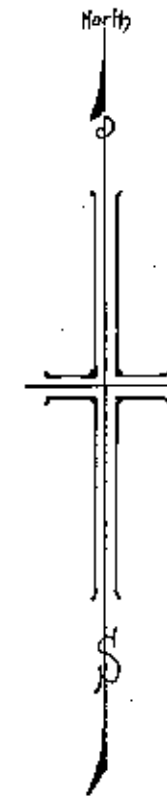
Feb. 21 4

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PLAT OF  
**TRACT No 7705**  
PARTLY IN THE CITY OF LOS ANGELES  
November, 1923. Geo. A. Wright C.E.  
Scale 1 in. = 200 ft.

SHEET 2

*Geo. A. Wright  
C.E.*

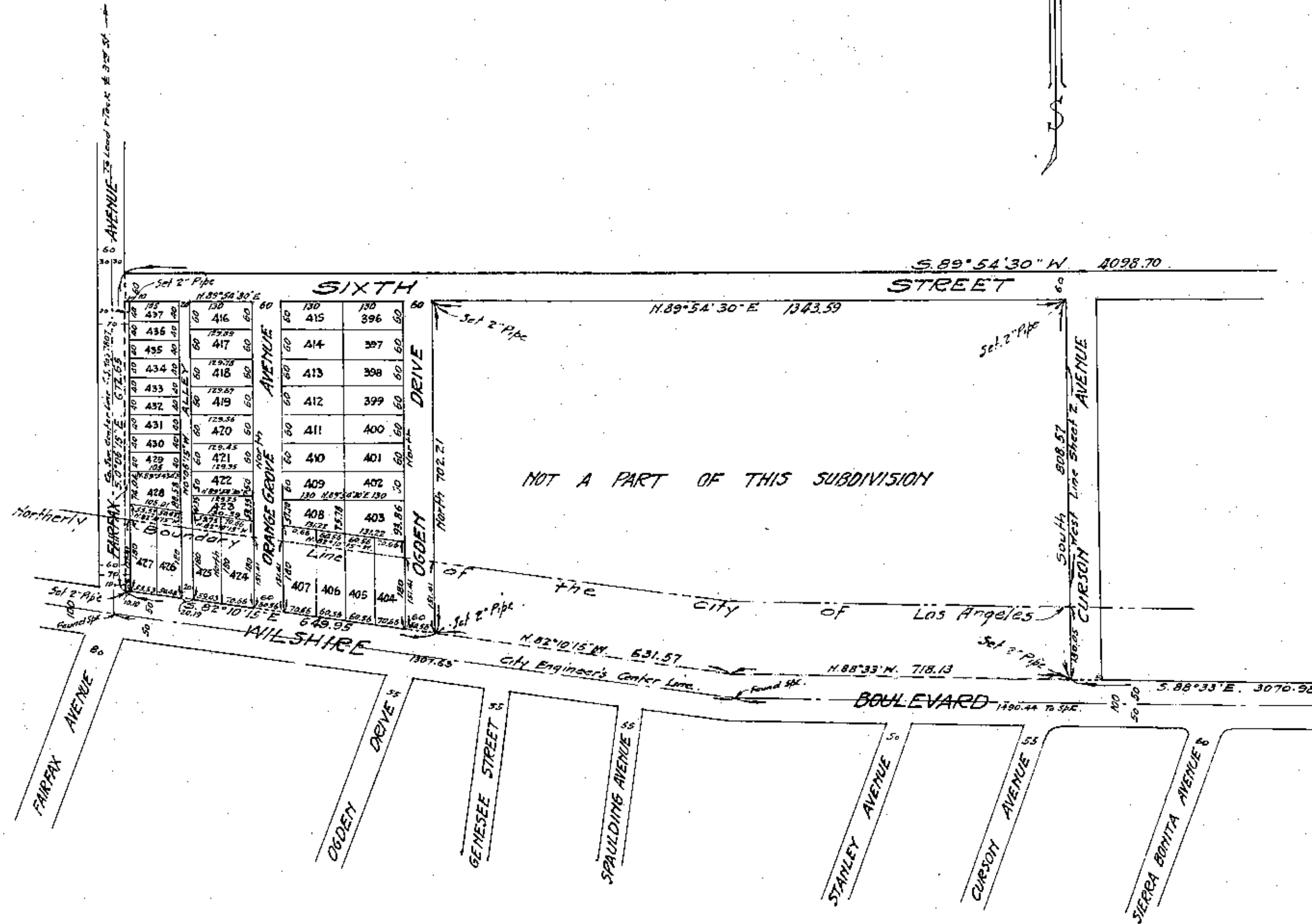
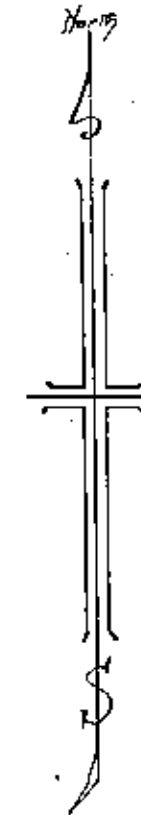




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PLAT OF  
**TRACT No 7705**  
PARTLY IN THE CITY OF LOS ANGELES  
November, 1923. Geo. A. Wright C.E.  
Scale 1 in. = 200 ft.

*G. B. Mitchell's*  
*Free Deputy*





Architectural  
Resources Group

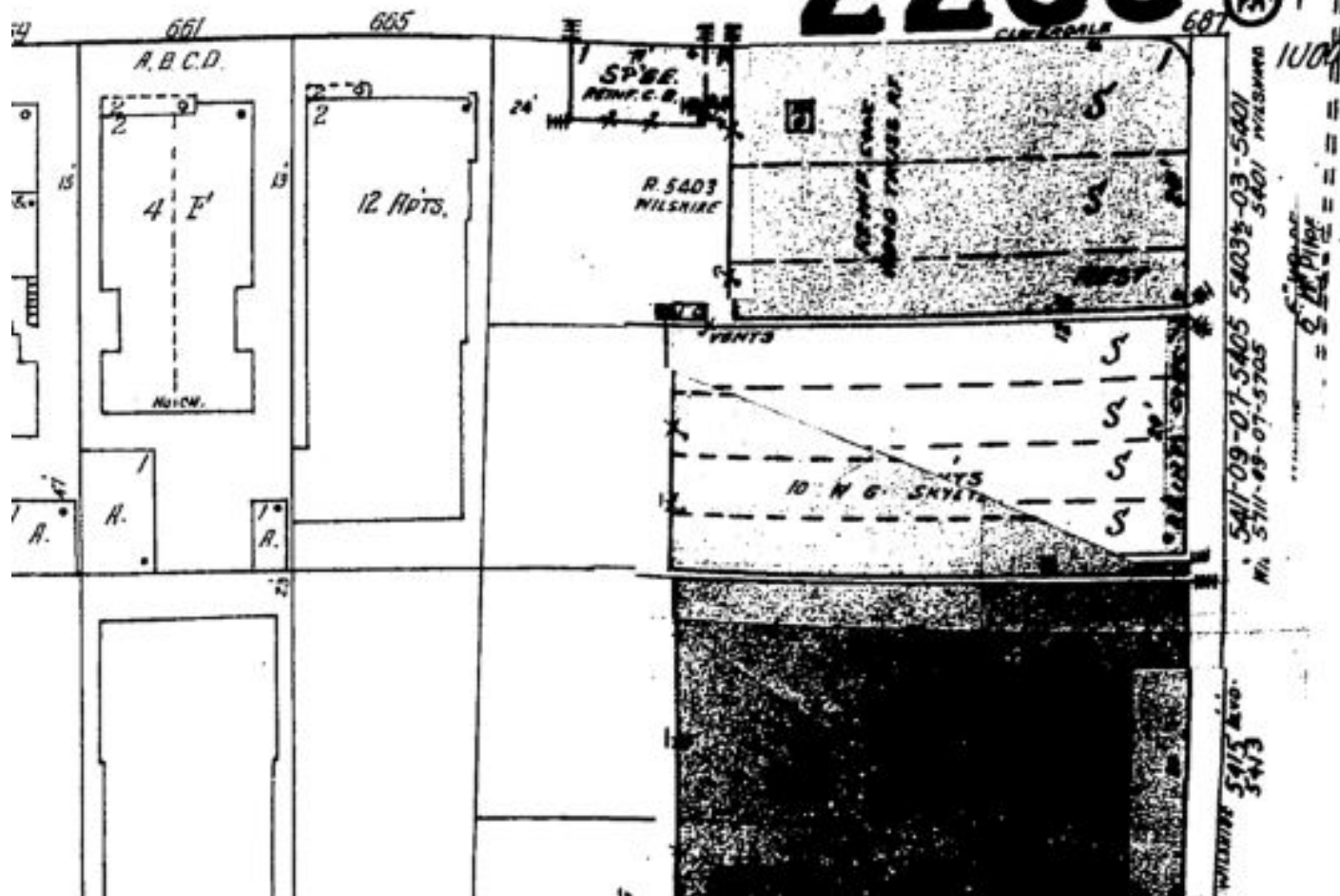
**Exhibit 4. Sanborn Map (1950, corrections to 1926)**

CAL . . . 041 . . . 6" W. PIPE

LOS ANGELES, CALIF. VOL. 22

GPP

2266





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## **Exhibit 5. Permits**



# All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

1

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Buildings

CLASS "A" - "B" - "C"

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO  
ROOM No. 248  
(2ND FLOOR)

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)

ENGINEER  
PLEASE  
VERIFY

Lot No. 112 Block         
(Description of Property)

TR. 770.5

District No.        M. B. Page        F. B. Page       

No. 5401-5405 WILSHIRE BLVD Street  
(Location of Job)

Bet. Cloverdale St. & Cochran Ave.

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

Deputy

O. K. City Engineer

Deputy

1. Purpose of Building STORE No. of Rooms 4 No. of Families       

2. Owner's name F.B. Neuhoff & F. MALIVE G. NEUHOFF Phone WH 5840

3. Owner's address 617 SO. IRVING BLVD STATE B 1649

4. Architect's name NORSTEOM & ANDERSON Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone VA 8381

5. Contractor's name WEBB CONSTRUCTION COMPANY Phone       

6. Contractor's address 1122 S. ROBERTSON BLVD STATE        LICENSE NO. 2513

7. TOTAL VALUATION OF BUILDING { Including all Material, Labor, Finish-  
ing, Equipment and Appliances in  
Completed Building. } \$ 35,000.00

8. Any other building or permit for a building on lot at present? NO How used?       

9. Size of proposed building 70 x 110 Size of lot 70 x 170 feet

10. Number of stories in height ONE Height to highest point 46' 8"

11. Material of foundation CONCRETE Character of soil CLAY & ADOBE

12. Material of exterior walls CONCRETE

13. Material of interior construction PLASTER ON WOOD STUDS

14. Material of floors CONCRETE and TERRAZZO and wood

15. Material of roof COMPOSITION

16. Will all lathing and plastering comply with Ordinance? Yes

17. What zone is property in? C3 10' BL on Wilshire Ave. FD Code

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

OVER

(Sign Here)

F.B. Neuhoff & F. Malive G. Neuhoff  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>22543</u>	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found <u>C3 10' BL</u> <u>1070.5 (Permit)</u> <u>11/27/15</u> Clerk	Stamp here when permit is issued. <u>11-27-15</u>
----------------------------	---	---	--

202

93°



## FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>R. H. V.</i>
CONSTRUCTION	O. K. <i>R. H. V.</i>
ZONING	O. K. <i>R. H. V.</i>
SET-BACK LINE	O. K. <i>10' on Wilson - CP 1924</i>
ORD. 33761 (N. S.)	O. K. <i>CP</i>
FIRE DISTRICT	O. K. <i>CP</i>

### REMARKS

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than.....feet, except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves.....2 ft. 6 in.

Landing or terrace, without roof, extending to first floor level only.....6 ft.

Open railing, not over 33 in. high, around such landing or terrace.....6 ft.

Fire Escapes .....4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed).....

Owner or Authorized Agent.

### PLAN CHECKING

RECEIPT NO. *4779*

VALUATION \$ *3500.00*

FEE PAID \$ *50.00*

*350 Bbls of cement*  
*18 Tons of reinforcing steel*



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

## Application to Alter, Repair, Move or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot.....

Tract.....

Present location  
of buildingWILSHIRE & CLOVERDALE BLVDs.  
(House Number and Street)New location  
of building5401 WILSHIRE BLVD.  
(House Number and Street)Approved by  
City Engineer.Between what  
cross streets

Deputy.

- Purpose of PRESENT building COOLING TOWER Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving COOLING WATER FOR AIR CONDITIONING Families..... Rooms.....
- Owner (Print Name) SONTAG CHAIN STORES LTD. Phone.....
- Owner's Address 1925 EAST OLYMPIC BLVD, L.A.
- Certificated Architect NONE State License No..... Phone.....
- Licensed Engineer NONE State License No..... Phone.....
- Contractor WESTERN AIR & REFRIG. INC. State License No. 9675 Phone PR 6199
- Contractor's Address 1234 SOUTH GRAND AVE. L.A.
- VALUATION OF PROPOSED WORK 400.00  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.
- State how many buildings NOW } 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.....
- Class of building C Material of existing walls Brick Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

WESTERN AIR & REFRIG. INC. TO ERECT A STEEL 6X14X16 COOLING TOWER ON THE ROOF OF THE NEW SONTAG DRUG STORE AT WILSHIRE & CLOVERDALE BLVDs. THE PLATFORM & SUBSTRUCTURE TO BE AS SHOWN ON W.A. & R. PLAN # 139-4 TAKEN FROM ARCHITECTS PLANS OF THE BUILDING.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee <u>3.00</u>	
PERMIT NO.  <u>3544</u>	Plans and Specifications checked <u>Deebee</u>	Zone <u>C-2</u>	Fire District No. <u>None</u>	Stamp here when Permit is issued  <u>FEB 18 1936</u>	
	Corrections verified <u>Deebee</u>	Bldg. Line <u>None</u>	Street Widening <u>None</u>		
	Plans, Specifications and Applications rechecked and approved <u>Deebee</u>	Application checked and approved <u>Deebee</u> 2/18/36			
PLANS <u>2/18/36</u>	For Plans See <u>22543/35</u>	Filed with <u>SPRINKLER</u>	Required Valuation Included	Specified Fee <u>None</u>	Inspector <u>B. J. Becker</u>



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

NEW CONSTRUCTION

Size of Addition *none* x Size of Lot x Number of Stories when complete  
Material of Foundation Width of Footing Depth of footing below ground  
Width Foundation Wall Size of Redwood Sill x Material Exterior Walls  
Size of Exterior Studs x Size of Interior Bearing Studs x  
Joists: First Floor x Second Floor x Rafters x Roofing Material

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

Sign Here (Owner or Authorized Agent)

By *J. L. Hengert*

FOR DEPARTMENT USE ONLY

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

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here (Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here (Owner or Authorized Agent)

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

Sign Here (Owner or Authorized Agent)

REMARKS:



3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

## Application to Alter, Repair, Move or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot.....

Lot.....

Tract.....

Tract.....

Present location  
of building }5401 Wilshire Blvd.  
(House Number and Street)New location  
of building }

(House Number and Street)

Between what  
cross streets }Approved by  
City Engineer.

Deputy.

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

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

3. Owner (Print Name).....Sontag Drug Company.....Phone.....

4. Owner's Address.....1925 East 9th St.....

5. Certificated Architect.....None.....State License No.....Phone.....

6. Licensed Engineer.....None.....State License No.....Phone.....

7. Contractor.....A. HOEGGE & SONS, INC.....State License No. 30449 Phone TR. 5685

8. Contractor's Address.....745 Marchant Street.....

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 200.00

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

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

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

Describe briefly and fully all proposed construction and work:

2 Awnings Complete

Fill in Application on other Side and Sign Statement

(OVER)

<b>PERMIT NO.</b>  <b>7359</b>	<b>FOR DEPARTMENT USE ONLY</b>				<b>Fee</b> ..... <b>Stamp here when Permit is issued</b>  APR 1 1936
	Plans and Specifications checked	Zone	Fire District No.		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <i>Permit 3/31/36</i> Clerk			
<b>PLANS</b>  Rec'd.....	For Plans See	Filed with	Requested Valuation Included SPRINKLER Specified Yes—No	Inspector	<i>Bojorke</i>



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

## NEW CONSTRUCTION

**Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....**

**Material of Foundation.....Width of Footing.....Depth of footing below ground.....**

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

**Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....**

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

Sign Here.....A. HONKKA.....1001 No.

(Owner or Authorised Agent)

By 116 James

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

REMARKS: .....



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building } N. W. Corner Wilshire & Cloverdale  
(House Number and Street)

New location of building }  
(House Number and Street)

Between what cross streets } 5401 Wilshire

Approved by  
City Engineer.

Deputy.

- Purpose of PRESENT building. Store..... Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving..... Families..... Rooms.....
- Owner (Print Name) Sontag Drug Co. Phone.....
- Owner's Address 800 Blk. No. La Brea Ave.
- Certificated Architect none State License No..... Phone.....
- Licensed Engineer none State License No..... Phone.....
- Contractor Wilshire Tile Co. State License No. 3014 Phone Or. 5101
- Contractor's Address 5862 W. Third St. Tile Setting Ord. Fee \$1.00
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ Contractors Reg. No. ....
- State how many buildings NOW } 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.....
- Class of building..... Material of existing walls..... Exterior framework.....  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Tile work

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  7366	FOR DEPARTMENT USE ONLY				Fee.....  Stamp here when Permit is issued  A-H 2 14.36
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved Date 3/31/36 Clerk			
PLANS	For Plans See	Filed with	Required Valuation Included	Specified Yes—No	Inspector By Sheehan



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

## NEW CONSTRUCTION

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

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

**Sign Here.**

(Owner or Authorized Agent)

By \_\_\_\_\_

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

REMARKS:



3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

## Application to Alter, Repair, Move or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building } 5401 Wilshire Blvd, City.

(House Number and Street)

New location of building }  
(House Number and Street)Approved by  
City Engineer.

Between what cross streets } Deputy.

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

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

3. Owner (Print Name) Same Phone.....

4. Owner's Address Same

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor A. Hoegee & Sons, Inc., State 30449 Phone TR 5685  
745 Merchant St. License No.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 40.00

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

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

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

Describe briefly and fully all proposed construction and work:

To recover Awning on existing frame

20918

Fill in Application on other Side and Sign Statement

FOR DEPARTMENT USE ONLY					
PERMIT NO.  31263	Plans and Specifications checked		Zone	Fire District	Fee  Stamp here when Permit is issued  SEP 26 1938
	Corrections verified		Bldg. Line	No.	
	Plans, Specifications and Applications rechecked and approved		Ft.	Street Widening	
PLANS	Application checked and approved 9/23/38 [Signature]		Clerk		Inspector [Signature]
	For Plans See	Filed with	SPRINKLER Required Valuation Included Specified Yes-No		



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

## NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground,.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

Sign Here.....**A. HOEGGER SONS, INC.**.....  
(Name of Manufacturer or Authorized Agent)

By \_\_\_\_\_

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

REMARKS: .....

RECEIVED BLDG. 2-BAE-11  
CASH ☐ CASHIERS CHECK ☐  
SEP 23 1938  
CHECK ☐ MONEY ORDER ☐  
Opened By \_\_\_\_\_  
Checked By \_\_\_\_\_



3

**CITY OF LOS ANGELES**  
**DEPARTMENT OF BUILDING AND SAFETY**  
**BUILDING DIVISION**

## Application to Alter, Repair, Move or Demolish

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

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building } 5401 Wilshire Blvd, Cloverdale side  
 (House Number and Street)

New location of building }  
 (House Number and Street)

Between what cross streets } Deputy.

Approved by  
City Engineer.

- Purpose of PRESENT building. Drug store Families..... Rooms.....  
 (Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving..... Families..... Rooms.....
- Owner (Print Name)..... Sontag co. Phone.....
- Owner's Address..... Same
- Certificated Architect..... State License No..... Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor A. HOKGEE & SONS, INC. State 30449 Phone TR5685  
 License No.....
- Contractor's Address..... 27.00
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$.....
- State how many buildings NOW } 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.....
- Class of building.....Material of existing walls.....Exterior framework.....  
 (Wood or Steel)

Describe briefly and fully all proposed construction and work:

To recover Roller Awning, on existing frame.

289

A. HOKGEE & SONS, INC.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  <b>31741</b>	FOR DEPARTMENT USE ONLY				Fee.....  Stamp here when Permit is issued  <b>AUG 14 1930</b>
	Plans and Specifications checked	Zone	Fire District		
	Corrections verified	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <i>Pearce 8/11/39</i> Clerk			
PLANS	For Plans See	Filed with	Required Valuation Included	Specified Yes-No	Inspector <i>R. J. Morris</i>
Rec'd.....					



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

## NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

**Material of Foundation.....Width of Footing.....Depth of footing below ground.....**

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

**Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....**

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

Sign Here.....**A. HOEGGE & SONS, Inc.**.....

**(Owner or Authorized Agent)**

By.....

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

REMARKS: ..... REF. ....

RECEIVED BLDG. & SAFETY  
\$  
CASH ☐ CASHIERS CHECK ☐  
AUG 11 1939  
CHECK ☐ MONEY ORDER ☐  
Opened By \_\_\_\_\_  
Checked By \_\_\_\_\_



3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

C.P.A. No: 8-1-3151

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH  
A BUILDING OF TYPE III-A 61-00

~~REMOVED TO XXX~~

~~REMOVED TO XXX~~

Lot 112

Lot

Tract 7705

Tract

Present location  
of building

5401 Wilshire Boulevard

(House Number and Street)

New location  
of building

5401 Wilshire Boulevard

(House Number and Street)

Between what  
cross streets

Wilshire Boulevard at Cloverdale

Approved by  
City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

1. Use of existing building at present - vacant Families        Rooms         
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy converted into

3. Use of building AFTER alteration or moving 3 business stores Families        Rooms       

4. Owner (Print Name) D. Wm. Antignos Phone HE 4126

5. Owner's Address 6912 Hollywood Blvd. P. O. Hollywood 28

6. Certificated Architect        State License No.        Phone       

7. Licensed Engineer        State License No.        Phone       

8. Contractor N. Weiss State License No. 4774 Phone WY 7344

9. Contractor's Address 326 N. LaBrea Ave - Los Angeles 36

10. VALUATION OF PROPOSED WORK including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 600.00

11. State how many buildings NOW 1 building on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 70 x 80 Number of stories high 1 Height to highest point 20'

13. Material Exterior Walls Concrete Exterior framework         
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:  
Provide two wood partitions and plaster on both sides.

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY

PERMIT No.  <u>23638</u>	Inside Lot	Key Lot	Lot Size	Fl. rear alley	Fee <u>4.00</u>  Stamp here when Permit is issued  SEP 12 1946 Clerk
	Corner Lot	Corner Lot Keyed	Zone	Fl. side alley	
	Plans and Specifications checked		Fire District	No.	
	Corrections required		Street Wrecking	Fl.	
PLANS	Plans, Specifications and Application checked and approved		Application checked and approved		
DATE	<u>H.A. Williams</u> City Engineer		<u>      </u> Clerk		



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

## NEW CONSTRUCTION

15. Size of Addition.....x.....Size of Lot 70 x 170 Number of Stories when complete.....

16. Type of Roofing.....

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here

*M. Weiss*  
(Owner or Authorized Agent)

By

### FOR DEPARTMENT USE ONLY

(a) Footing: Width.....Depth in Ground.....Width of Wall.....

(b) Size of Studs.....Material of Floor.....

(c) Size of Floor Joists.....Size of Rafter.....

(1) PLAN CHECKING

(2) REINFORCED CONCRETE

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

Receipt No. ....

Barrels of Cement.....

Valuation \$.....

Tons of Reinforcing Steel.....

Fee Paid \$.....

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

REMARKS:

70'-0"

PARKING YARD

EXISTING BLDG

2 NEW PARTITIONS  
2x4-1/2" PLASTER ON BOTH SIDES

17'-0"

22'-0"

31'-0"

170'-0"



3

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

Form 0-4  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 112Tract 7705Location of Building 5403 Wilshire Blvd  
(House Number and Street)Approved by  
City EngineerBetween what cross streets N. W. 2nd & Broadway Ave

Deputy.

## USE INK OR INDELIBLE PENCIL

- Present use of building Store Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy Vacant at present
- Use of building AFTER alteration or moving Store Families \_\_\_\_\_ Rooms \_\_\_\_\_
- Owner C. L. BERNIC Phone \_\_\_\_\_  
(Print Name)
- Owner's Address \_\_\_\_\_ P. O. \_\_\_\_\_
- Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor Angelos Cabinet Works State License No. 77564 Phone PA 6602
- Contractor's Address 1718 Venice Blvd
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.} \$1670.00
- State how many buildings NOW } Store }  
on lot and give use of each. }  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building \_\_\_\_\_ x \_\_\_\_\_ Number of stories high 1 Height to highest point 22'
- Material Exterior Walls masonry Exterior framework Steel  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:  
Rebuild front entrance of store

## NEW CONSTRUCTION

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

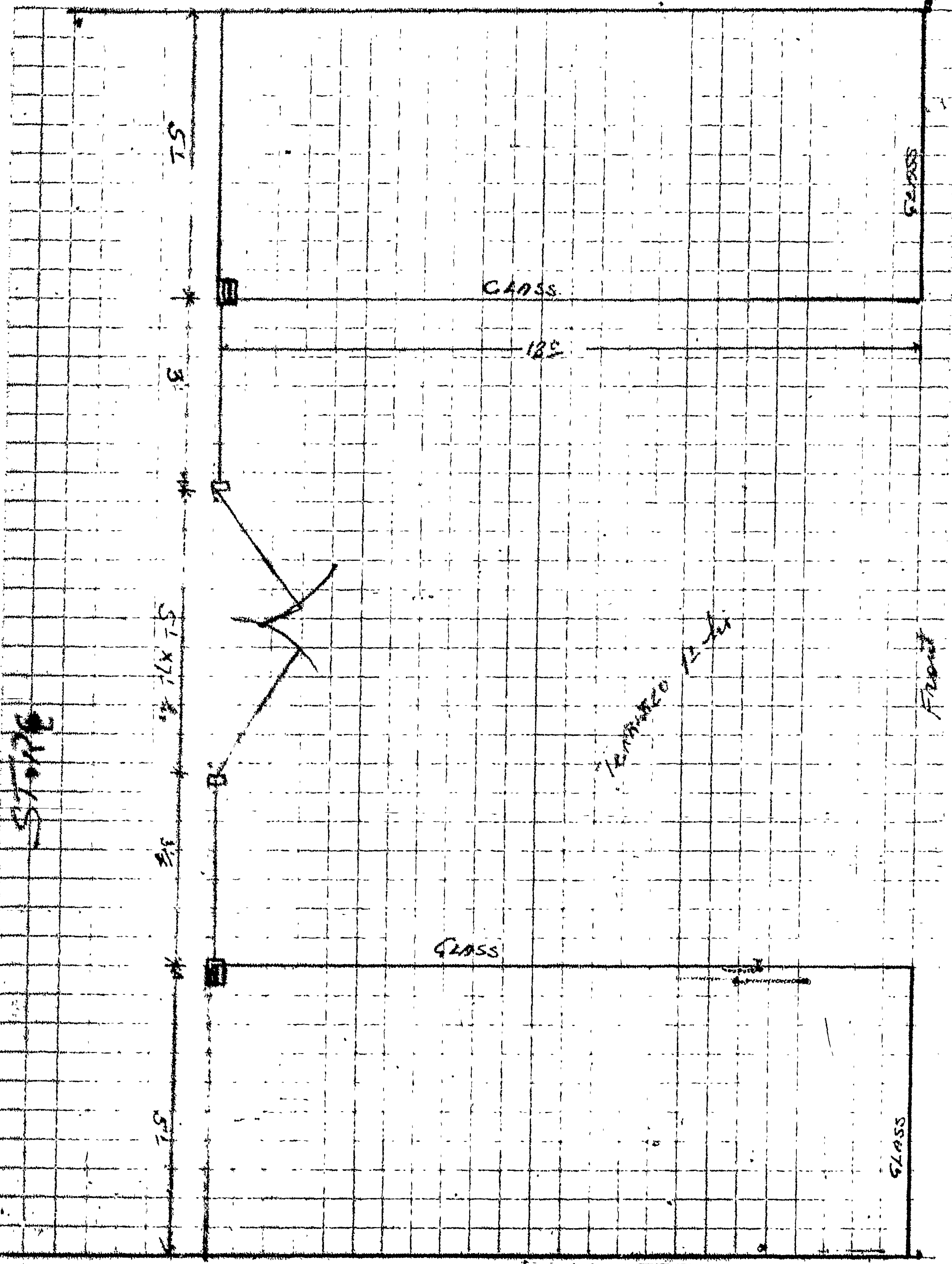
Sign here Angelos Cabinet Works  
(Owner or Authorizing Agent)  
By Chas. W. [Signature]

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		Bldg. Per <u>6.10</u>	
Receipt No. _____		Bbls. Cement _____		Cert. of Occupancy _____	
Valuation \$ _____		Tons of Reinforcing Steel _____		FEE \$ <u>10</u>	
Fee Paid \$ _____				Total _____	
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
			Corner Lot	Corner Lot Keyed	
PERMIT No.		Plans and Specifications checked		Zone <u>C-4</u>	Fire District
<u>26856</u>		Correction Verified		Bldg. Line	No. Street Widening
PLANS		Plans, Specifications and Application rechecked and approved		Application checked and approved	
		For Plans and Specifications		Continuous Inspection	SPRINKLER
		For Plans and Specifications		Special Inspection	Valuation Included
				Stamp here when Permit is issued	
				1946	
				2-33	
				Inspector	



No part of this work will be within  
10 ft of the property line above indicated





3

APPLICATION TO  
ALTER, REPAIR OR DEMOLISH  
AND FOR A  
Certificate of OccupancyForm 83  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. \_\_\_\_\_

Tract \_\_\_\_\_

Location of Building 5403 1/4 Wilshire Blvd } Approved by  
(House Number and Street) City EngineerBetween what cross streets: Cornwall & Wilshire } Deputy.

## USE INK OR INDELIBLE PENCIL

1. Present use of building Residence (Store, Dwelling, Apartment House, Hotel or other purpose) Families \_\_\_\_\_ Rooms \_\_\_\_\_
2. State how long building has been used for present occupancy 10 yrs. approx.
3. Use of building AFTER alteration or moving Residence Families \_\_\_\_\_ Rooms \_\_\_\_\_
4. Owner Mr. J. J. Marshall Phone \_\_\_\_\_
5. Owner's Address 5403 1/4 Wilshire Blvd
6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
8. Contractor Donner State License No. \_\_\_\_\_ Phone \_\_\_\_\_
9. Contractor's Address \_\_\_\_\_
10. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 1000.00
11. State how many buildings NOW } on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 64 x 100 Number of stories high \_\_\_\_\_ Height to highest point 24
13. Material Exterior Walls Brick Exterior framework \_\_\_\_\_ (Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work: Rem. front porch, lower ceiling in store, structural changes

## NEW CONSTRUCTION

15. Size of Addition None Size of Lot \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_
16. Footings Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_
17. Size of Studs \_\_\_\_\_ Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ Type of Roofing \_\_\_\_\_

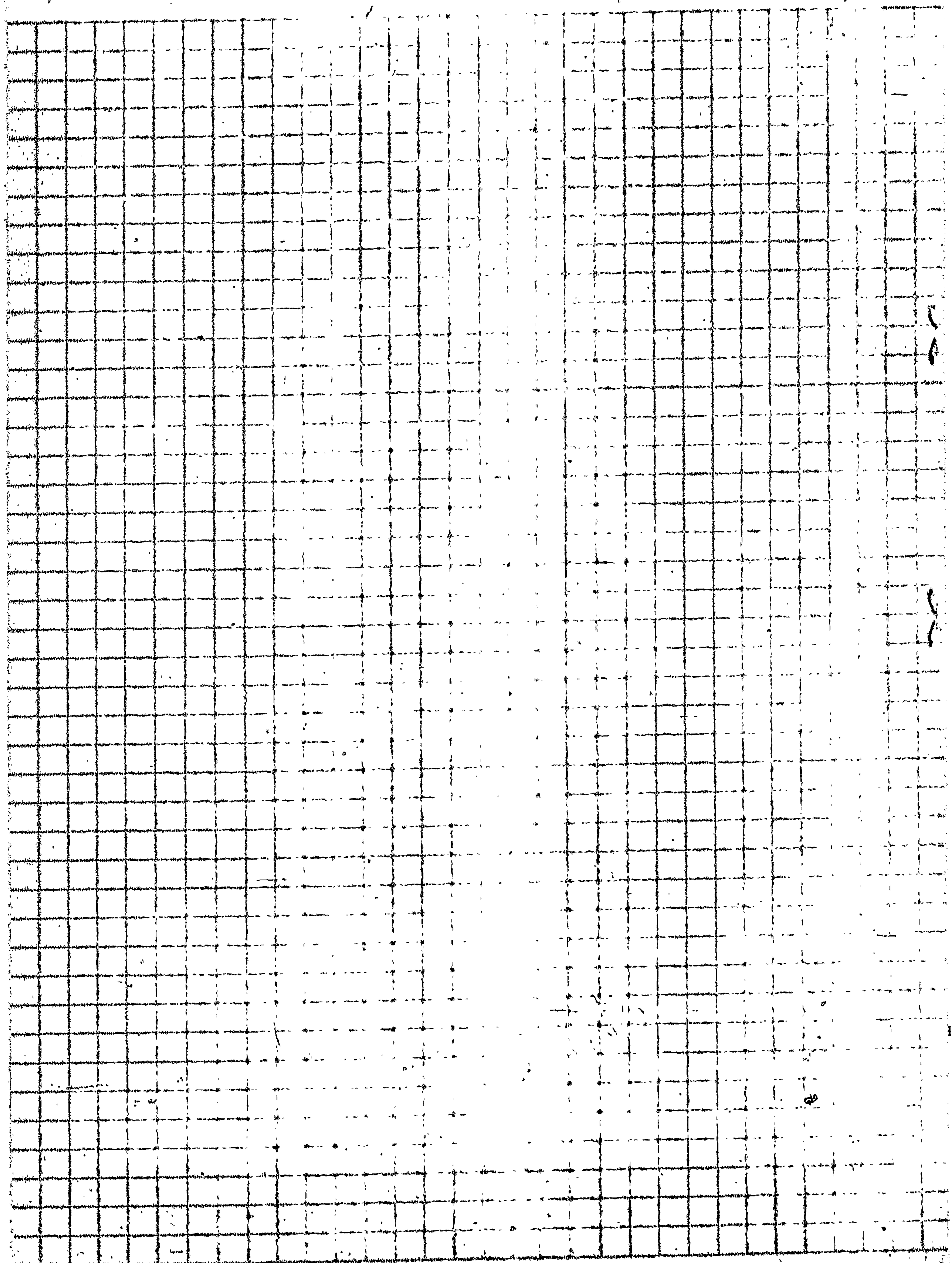
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here L. J. Marshall  
By (Owner or Authorized Agent)

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		Bldg. Per. <u>6.00</u>	
Receipt No. <u>1135</u>		Ehls. Cement		Cert. of Occupancy	
Valuation \$ <u>1000</u>		Tons of Reinforcing Steel		Total <u>6.00</u>	
Fee Paid \$					
TYPE	GROUP	Standard No. Occupants	Inside Lot	Key Lot	Lot Size
<u>W-A</u>	<u>F</u>		Corner Lot	Corner Lot Keyed	
PERMIT No.		Plans and Specifications checked	Zone <u>1</u>	Fire District	
<u>20104</u>		Convention Verified	Bldg. Line	No.	District Map No.
		Plans, Specifications and Application reviewed and approved.	FL	FL	
PLANS		For Plans See	Application checked and approved	Stamp here when Permit is Issued	
		Filed with	Continuous Inspection	DEC 9 1946	DEC -9 1946
			Specified Required Valuation Included Yes No	Clerk	Inspector







3

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

Page 1 of 2  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 12

Tract 7705

Location of Building 5401 Wilshire Blvd.  
(Show Number and Street)

Approved by  
City Engineer

Between what cross streets Wilshire & Beverly

## USE INK OR INDELIBLE PENCIL

1. Present use of building STORE RETAIL Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy \_\_\_\_\_

3. Use of building AFTER alteration or moving STORE Families \_\_\_\_\_ Rooms \_\_\_\_\_

4. Owner JACK'S WILSHIRE Phone \_\_\_\_\_

5. Owner's Address 5401 Wilshire Blvd. P. O. L.A.

6. Certified Architect None State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer E. BIRDIZIANIAN State License No. \_\_\_\_\_ Phone WE 9173

8. Contractor \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK 9000  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment located on premises)

11. State how many buildings NOW on lot and give use of each 1 STORE  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 10 x 70 Number of stories high 1 Height to highest point 25'-0"

13. Material Exterior Walls Yellow Conc. Masonry Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

RELOCATE STAIRWAYS IN EXISTING STORE.

ADD NEW 20'-0" x 35'-0" BUILDING IN REAR

## NEW CONSTRUCTION

15. Size of Addition 20 x 35 Size of Lot 70 x 100 Number of Stories when complete 1

16. Footings: Width 1'-6" Depth in Ground 1'-6" Width of Wall 8" Size of Floor Joists \_\_\_\_\_

17. Size of Studs \_\_\_\_\_ Material of Floor Conc. Size of Rafters 2 x 4 Type of Roofing Asph.

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here \_\_\_\_\_  
(Owner or Authorized Agent)

By \_\_\_\_\_

## FOR DEPARTMENT USE ONLY

<b>PLAN CHECKING</b> Receipt No. <u>118337</u> Valuation \$ <u>4000</u> Fee Paid \$ <u>7.50</u>		<b>(1) REINFORCED CONCRETE</b> Make _____ Content _____ Time of Reinforcing Steel _____		<b>FEEES</b> Bldg. Per. _____ Cert. of Occupancy <u>15.00</u> Total <u>15.00</u>	
<b>TYPE GROUP</b> <u>WBG-1</u>	<b>MANAGER No. Occupant</b> <u>_____</u>	<b>Lot No.</b> <u>721180</u>	<b>Lot Area</b> <u>721180</u>	<b>West side alley</b> <u>Yes</u>	<b>East side alley</b> <u>Yes</u>
<b>PERMIT No.</b> <u>23109</u>	<b>Plans</b> <u>_____</u>	<b>Lot No.</b> <u>101</u>	<b>Per. No.</b> <u>1</u>	<b>Source Map No.</b> <u>5264</u>	<b>Stamp here when Permit is issued</b> <u>_____</u>
<b>PLANS</b> <u>_____</u>	<b>For Plans See</b> <u>_____</u>	<b>City</b> <u>Los Angeles</u>	<b>County</b> <u>Los Angeles</u>	<b>City</b> <u>Los Angeles</u>	<b>County</b> <u>Los Angeles</u>



H.D.T. JUL 21 1947

2/18/47 Zone B yards OK Snyder

Plot PLAN

101.5112 Blue

Prop. Line 10:0"

ADJUTANT GEN

10:0"

Prop Line

10:0"

10:0"

170:40"

EXIST. BLOC.

10:0"

1/4" = 10:0"



3

# APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

From Lot	To Lot	Tract	Tract
Present location of building	5403 1/2 Wilshire Blvd. (House Number and Street)		Approved by City Engineer  Deputy
New location of building			
Between what cross streets			

USE INK OR INDELIBLE PENCIL

- Present use of building \_\_\_\_\_ Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy \_\_\_\_\_
- Use of building AFTER alteration or moving \_\_\_\_\_ Families \_\_\_\_\_ Rooms \_\_\_\_\_
- Owner N. TARAK \_\_\_\_\_ Phone \_\_\_\_\_
- Owner's Address 5403 1/2 Wilshire \_\_\_\_\_ P. O. \_\_\_\_\_
- Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor H. Hager & Sons \_\_\_\_\_ State License No. 27777 Phone Tr 5685
- Contractor's Address 745 Merchant St - R.A. 21 \_\_\_\_\_
- VALUATION OF PROPOSED WORK \$100.00  
Including all labor and material and all permanent  
lighting, heating, ventilation, water supply, plumbing,  
fire sprinkler, electrical wiring and elevator  
equipment thereof or therein.
- State how many buildings NOW \_\_\_\_\_  
on lot and give use of each \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building \_\_\_\_\_ x \_\_\_\_\_ Number of stories high \_\_\_\_\_ Height to highest point \_\_\_\_\_
- Material Exterior Walls \_\_\_\_\_ Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

One complete rope pull awning

## NEW CONSTRUCTION

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

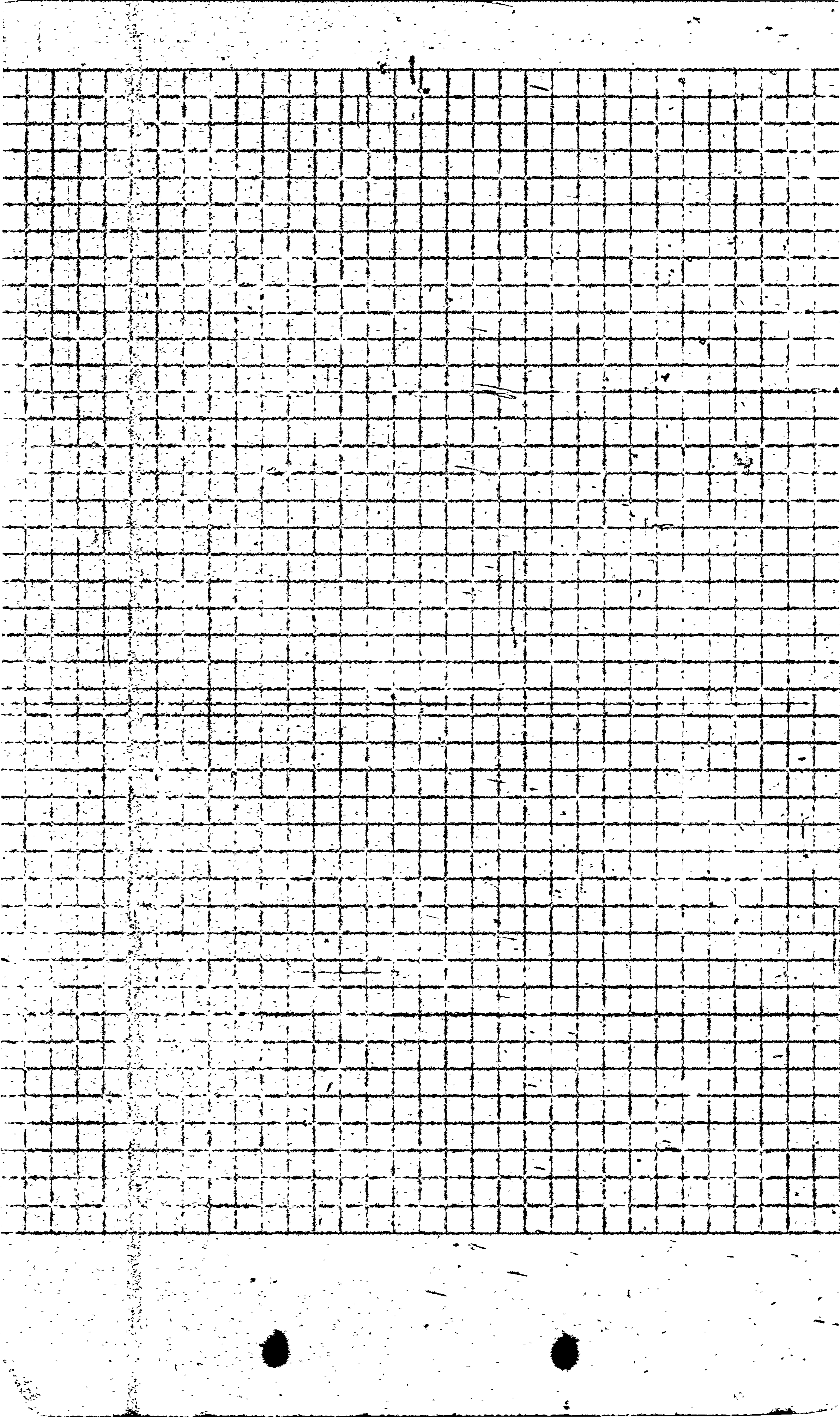
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here H. Hager & Sons  
By John J. Hager  
(Owner or Authorized Agent)

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING				(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from _____ Street	
Excerpt No. _____				Bells _____		Sign here _____	
Valuation \$ _____				Cement _____		Owner or Authorized Agent _____	
Fee Paid \$ _____				Tons of Reinforcing Steel _____		_____ Feet rear alley _____	
TYPE	GROUP	MAXIMUM NO. OVERPASS	Inside Lot	Key Lot	Lot Size	_____ Feet side alley _____	
			Corner Lot	Corner Lot Keyed			
PERMIT NO. <u>32242</u>		Plans and Specifications checked		Zone	Fire District	District Map No. _____	
		Correction Verified		Log. Line	Street Widening	Fee <u>1.50</u>	
		Plans, Specifications and Application rechecked and approved.		Application checked and approved		Stamp: <u>16</u>	
PLANS		For Plans Fee		OCT 14 1943		Inspector <u>Potter</u>	
		Filed with		SPRINKLER			
				Specified—Required			
				Valuation Included			
				Yes—No			







3

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

Form B-3-200-12-01  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 112

Tract 770.5

Location of Building 5401 Wilshire Blvd  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets Cor. Cahuenga Boulevard

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Office Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 10 years

3. Use of building AFTER alteration or moving Office Families \_\_\_\_\_ Rooms \_\_\_\_\_

4. Owner Pac. Builders Assn. Co. Phone \_\_\_\_\_  
(Print Name)

5. Owner's Address Same P. O. \_\_\_\_\_

6. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer J. H. Hickey State License No. 24783 Phone \_\_\_\_\_

8. Contractor Not selected State License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK 800.00  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment thereto or thereon)

11. State how many buildings NOW on lot and give use of each. One  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 10 x 10 Number of stories high 1 Height to highest point 7'

13. Material Exterior Walls Concrete Exterior framework Concrete  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

Enl. front wall sign - 11 x 24'

NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete \_\_\_\_\_

16. Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists x

17. Size of Studs x Material of Floor \_\_\_\_\_ Size of Rafters x Type of Roofing \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Teddie C. Brown

(Owner or Authorized Agent)

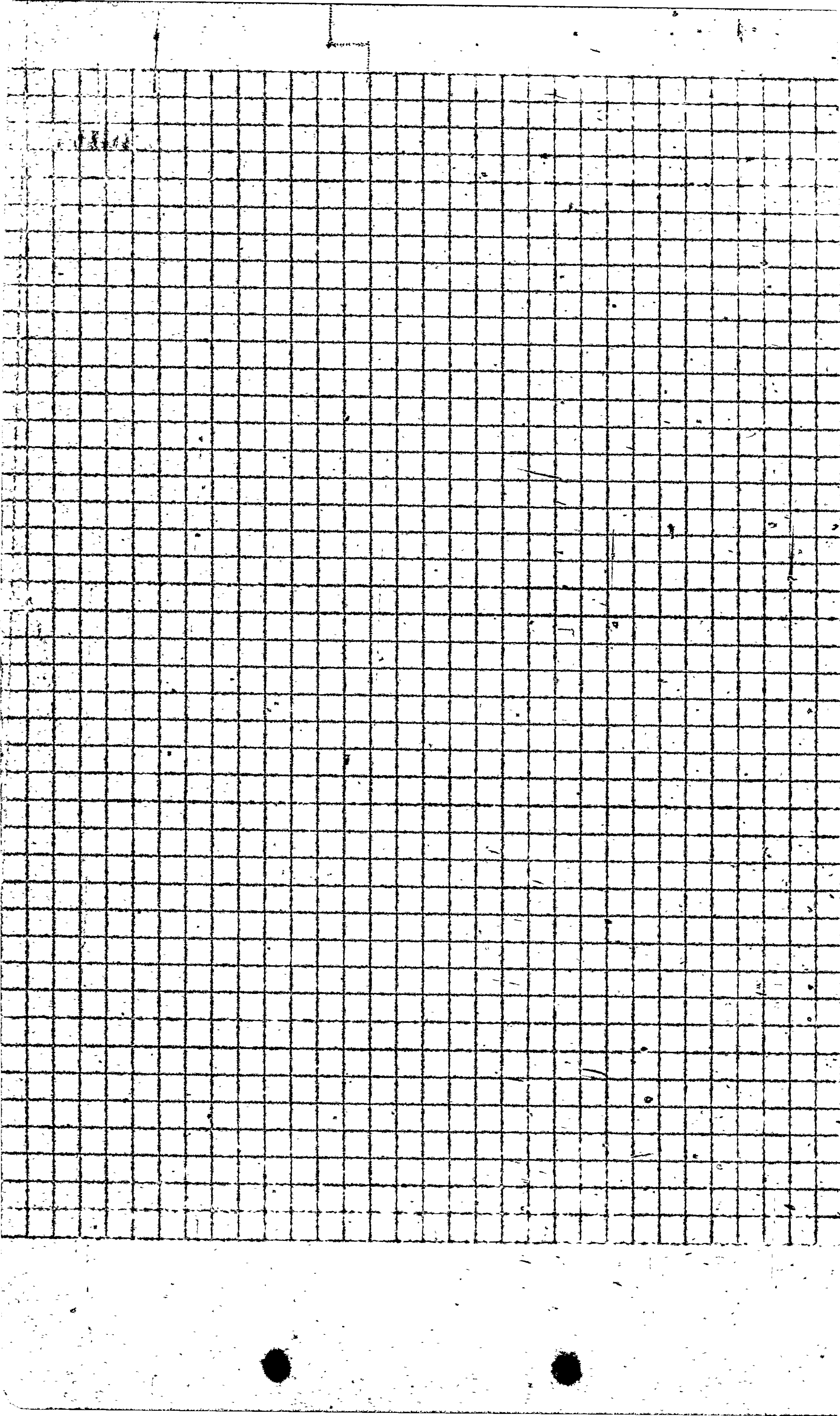
DISTRICT OFFICE

By M. Mack

FOR DEPARTMENT USE ONLY

PLAN CHECKING				CHANGE OF OCCUPANCY				FEE'S			
Date <u>JUL 25 50</u>				Area of Bldg. _____ Sq. Ft.				Bldg. Per. _____			
Receipt No. <u>9327</u>				Date _____				Cert. of Occupancy _____			
Valuation \$ <u>800.</u>				Receipt No. _____				Total <u>500</u>			
Fee Paid \$ <u>2</u>				Fee Paid \$ _____							
TYPE	GROUP	MAXIMUM NO. OCCUPANTS	Inside Lot	Key Lot	Lot Size	Fire Dept. No.	Street Widening	Dist. No.	Map No.	Stamp here when Permit is issued	
REINFORCED CONCRETE	2	21	Concrete	Corner Lot Keyed	70x130	1		5364			
PERMIT NO. <u>LA 19159</u>	Plans and Specifications checked <u>Final</u>			Zone <u>C-2</u>	Fire District	Application checked and approved <u>Final</u>		Stamp here when Permit is issued			
PLANS	Correction Verified <u>Final</u>			Long. Line <u>10</u> FE.	Street Widening	Application checked and approved <u>Final</u>		Stamp here when Permit is issued			
	Plans, Specifications and Application rechecked and approved <u>Final</u>			Continuous Inspection	SPRINKLER	Specified - Required		Valuation Included			
	For Plans See _____			Filed with _____							







3

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

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

Lot No. 112  
Tract 7705  
Location of Building 5403 WILSHIRE BLVD.  
(House Number and Street)

Approved by  
City Engineer  
B. J.  
Deputy.

Between what cross streets? CLOVERDALE & COCHRANE

USE INK OR INDELIBLE PENCIL

- Present use of building STORE Families      Rooms       
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy
- Use of building AFTER alteration or moving FOOD STORE Families      Rooms
- Owner COLDWELL & BANKER Phone       
(Print Name)
- Owner's Address 4322 WILSHIRE BLVD. P. O.       
State
- Certificated Architect C. C. TOI HARRY GORDON License No.      Phone       
State
- Licensed Engineer 6602 COLGATE AVE. License No.      Phone       
State
- Contractor LOS ANGELES, 48, CALIF. License No.      Phone
- Contractor's Address W/A 7581 WILSHIRE
- VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 600
- State how many buildings NOW } ONE - 3-STORIES  
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 100 x 125 Number of stories high 1 Height to highest point
- Material Exterior Walls      Exterior framework       
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

CONVERT STORE, APPROX. 20 X 100' TO FOOD STORE  
CONTAINING DELICATESSEN, G-2 OCCUPANCY

(OVER)  
NEW CONSTRUCTION

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

OK to issue without plan. C. Wilson Sign here

Ramon Collier  
(Owner or Authorized Agent)

DISTRICT CONSERVATION ROOM M-10

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ <u>    </u>	
Valuation \$ <u>    </u>		Area of Bldg. <u>2800</u> Sq. Ft.		Cert. of Occupancy Fee \$ <u>    </u>		Bldg. Permit Fee \$ <u>4</u>	
Fee \$ <u>    </u>		Ch. W. Fee \$ <u>25.00</u>		Total \$ <u>    </u>			
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	X Ft. rear alley		Clerk
		Corner Lot	Corner Lot Key	<u>70.03 X 100</u>	X Ft. side alley		<u>    </u>
GROUP	Plans and Specifications checked	Zone	Fire District	District Map No. <u>5364</u>			
<u>G-2</u>		<u>C-4</u>	No. <u>1#260</u>	Application checked and approved <u>MAR 30 1954</u>			
For Plans Sec	Correction Verified	Bldg. Line	Street Widening	Clerk <u>    </u>			
		<u>10</u> Ft.					
Filled with	Plans, Specifications and Application rechecked and approved	Continuous Inspection	SPRINKLER	Inspector <u>    </u>			
	<u>    </u>	<u>NONE</u>	Specified—Required Valuation Included Yes—No				

2A 11135

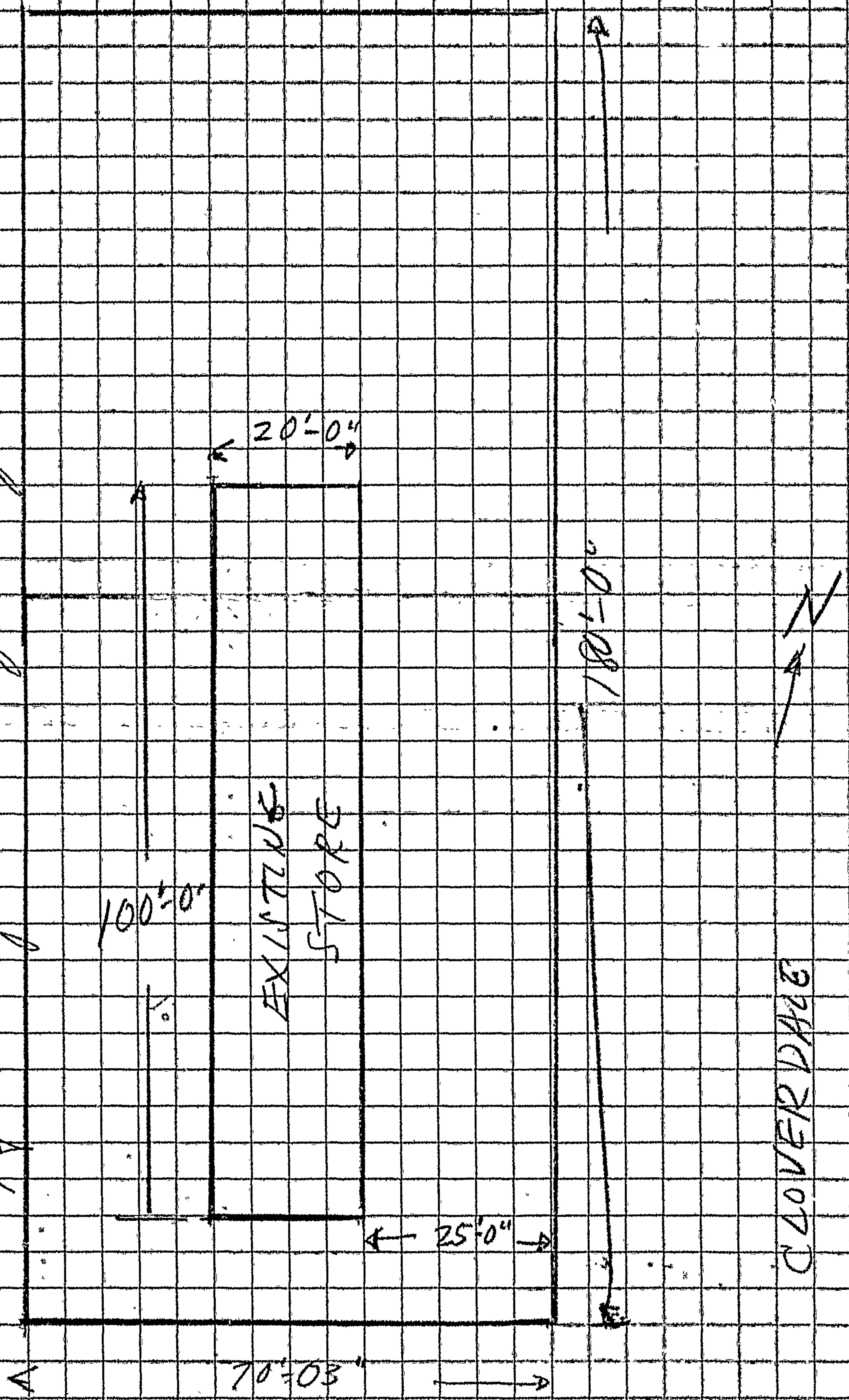
DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	MAR 30 1954		1A82860		LA 97960



# Plot PLAN

- (1) Provide two toilet rooms with concrete case bases.
- (2) Provide vestibule for one toilet room & vestibule for one.
- (3) Provide two conf. partition and 2 chairs.
- (4) Make new door wdg. change and provide screen on the front door.
- (5) Provide exit to the street in cooperation with the fire department.
- (6) Comply with requirements for the fire file # 136667.



PLOT  
PLAN

WILSHIRE BLVD



3

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

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

Lot No. \_\_\_\_\_

Tract \_\_\_\_\_

Location of Building 5403 Wilshire Blvd.  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets? Cockrane & Cloverdale

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Store Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy \_\_\_\_\_

3. Use of building AFTER alteration or moving \_\_\_\_\_ Families \_\_\_\_\_ Rooms \_\_\_\_\_

4. Owner Harry Gordon Phone W.H. 9550  
(Print Name)

5. Owner's Address 5403 Wilshire Blvd. P. O. Los Angeles

6. Certificated Architect \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_

8. Contractor Karns Awnings State \_\_\_\_\_ License No. 135420 Phone W.H. 8-6123

9. Contractor's Address 5990 W. Pico Blvd. S.A. 35

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 2800

11. State how many buildings NOW on lot and give use of each. \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building \_\_\_\_\_ x \_\_\_\_\_ Number of stories high \_\_\_\_\_ Height to highest point \_\_\_\_\_

13. Material Exterior Walls \_\_\_\_\_ Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

One roll up awning (recovered canvas).

NEW CONSTRUCTION

15. Size of Addition \_\_\_\_\_ x \_\_\_\_\_ Size of Lot \_\_\_\_\_ x \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_

16. Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_ x \_\_\_\_\_

17. Size of Studs \_\_\_\_\_ x \_\_\_\_\_ Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ x \_\_\_\_\_ Type of Roofing \_\_\_\_\_

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here \_\_\_\_\_  
(Owner or Authorized Agent)

By Karns Awnings

DISTRICT  
OFFICE

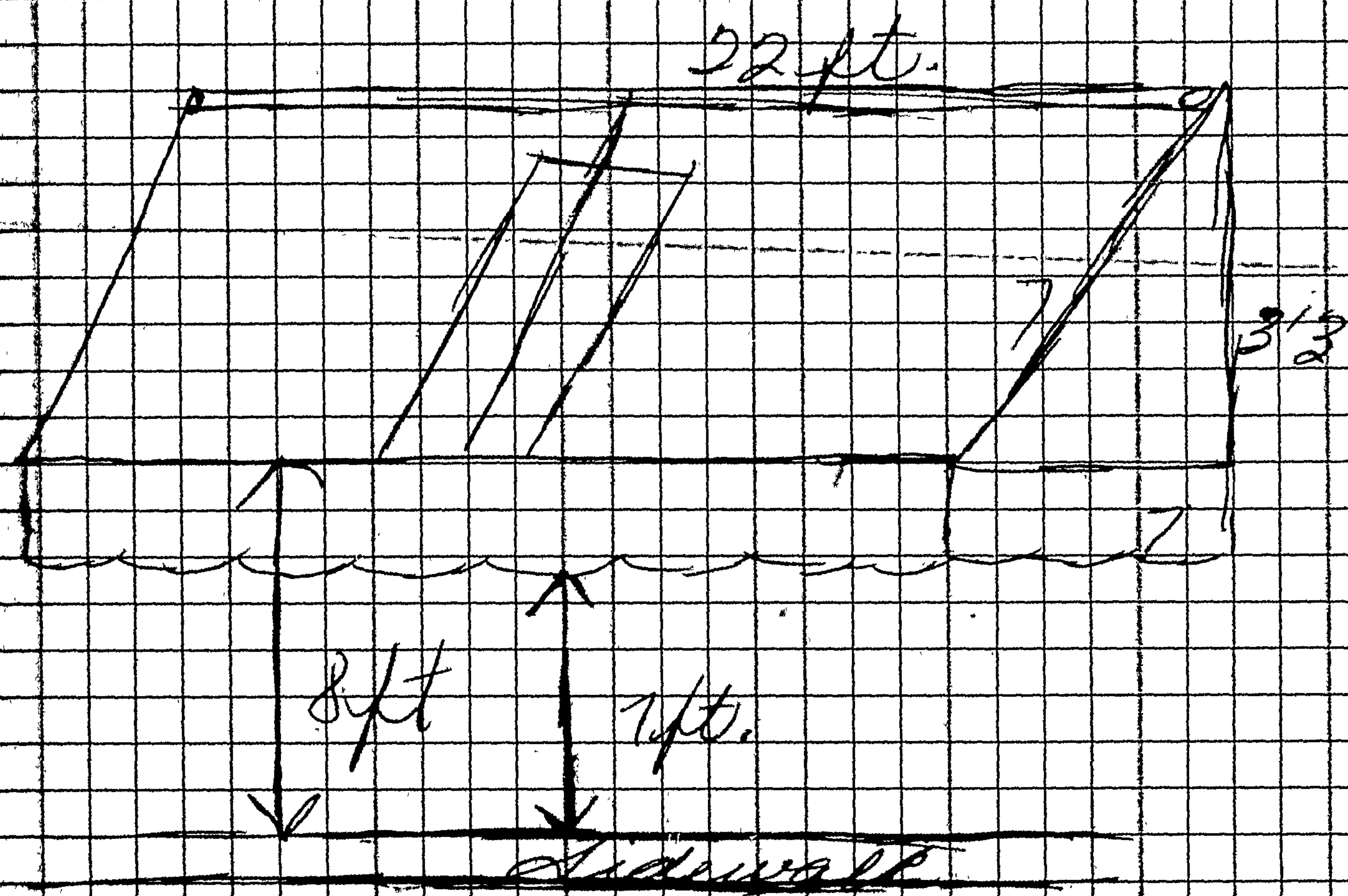
FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ _____	
Valuation \$ _____				Area of Bldg. _____ Sq. Ft.		Cert. of Occupancy Fee \$ _____	
Fee \$ _____				Fee \$ _____		Bldg. Permit Fee \$ <u>2.50</u>	
Total \$ _____						Total \$ _____	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Ft. rear alley		Clerk
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed		Ft. side alley		
For Plans See	Correction Verified	Zone	Bldg. Line	Fire District	District Map No.		
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes—No	Application checked and approved		Clerk	
				Inspector <u>Karns</u>			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					✓
Building Permit	121 1954		LAB4038		





One roller  
type canvas  
awning  
Remained

1954 MAR 28 4 8.45



3

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

2 30  
Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. ....

Tract. ....

Location of Building. 5401 Wilshire Blvd.  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets? LA Bred &

Deputy,

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families. Rooms.  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy.

3. Use of building AFTER alteration or moving. Families. Rooms.

4. Owner JANET SHORE'S SHOP Phone.  
(Print Name)

5. Owner's Address 5401 Wilshire Blvd. P. O.

6. Certificated Architect. State License No. Phone.

7. Licensed Engineer. State License No. Phone.

8. Contractor. State License No. Phone.

9. Contractor's Address.

10. VALUATION OF PROPOSED WORK [Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.] \$ 231.60.

11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building. X Number of stories high. Height to highest point.

13. Material Exterior Walls. MASONRY Exterior framework. WOOD  
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

RECOVER 2nd FLOOR AWINGS

NEW CONSTRUCTION

15. Size of Addition. X Size of Lot. X Number of Stories when complete.

16. Footing: Width. Depth in Ground. Width of Wall. Size of Floor Joists. X

17. Size of Studs. X Material of Floor. Size of Rafters. X Type of Roofing.

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Lee W. Lemmons  
(Owner or Authorized Agent)

DISTRICT  
OFFICE

By Canvas Spec Mfg Co

FOR DEPARTMENT USE ONLY

PLAN CHECKING

OCCUPANCY SURVEY

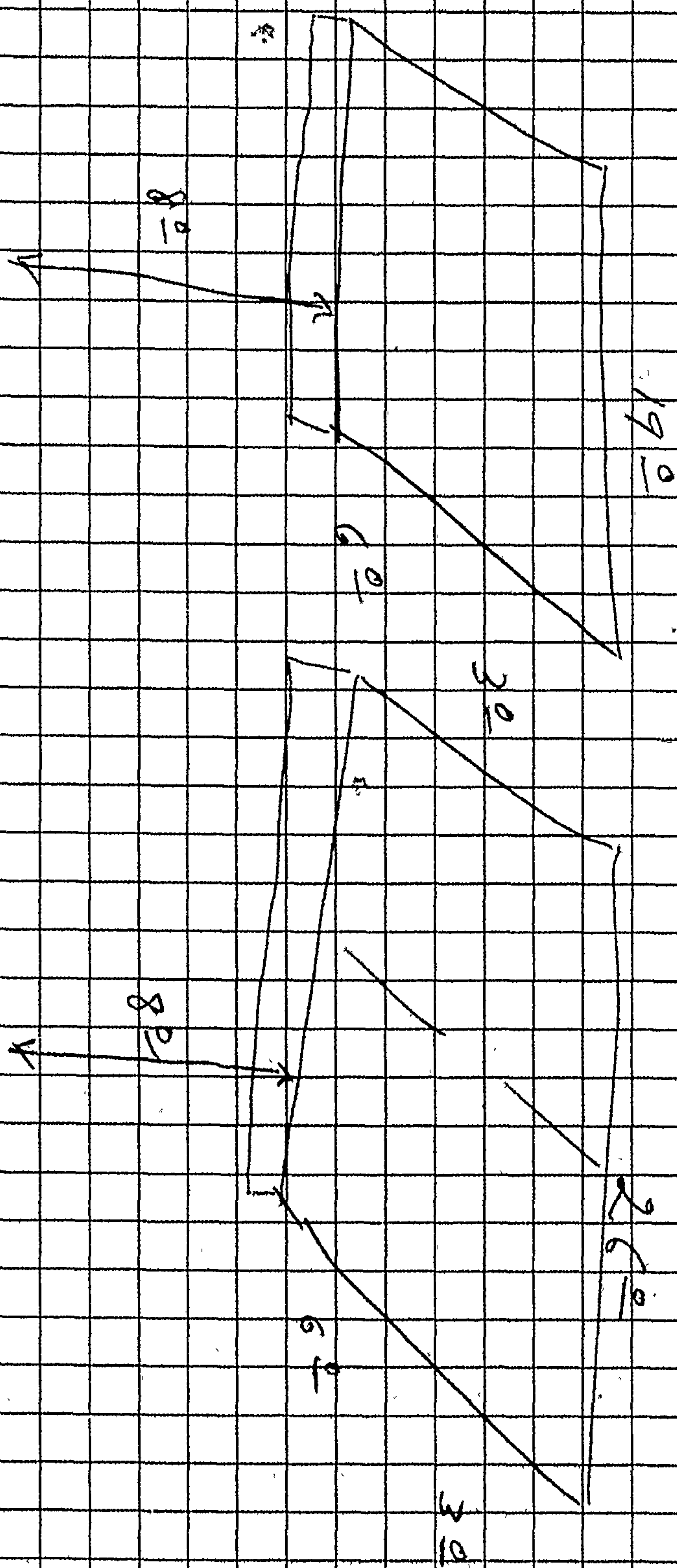
Valuation \$  
Area of Bldg. Sq. Ft.  
Fee \$  
Investigation Fee \$  
Cert. of Occupancy Fee \$  
Bldg. Permit Fee \$ 2.50  
Total \$

TYPE	Maximum No. Occupants.	Inside Lot	Key Lot	Lot Size	Ft. rear alley	Clerk
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	Fire District	Ft. side alley	
For Plans See	Correction Verified		Zone <u>C</u>	No. <u>1</u> Street Widening		District Map No. <u>1</u> Application checked and approved
Filed with	Plans, Specifications and Application rechecked and approved.		Bldg. Line <u>1</u> Ft.	SPRINKLER Specified—Required Valuation Included Yes—No		Inspector <u>Carh</u> Clerk

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking	<u>Aug 20 1954</u>		<u>LA 92526</u>		
Building Permit					





52	8	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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3

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

5364-2

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 112		BLK.	TRACT 7700		DIST. MAP 5364	
2. BUILDING ADDRESS 5403 1/2 Wilshire Blvd.,				APPROVED SAB	ZONE C-4	
3. BETWEEN CROSS STREETS Cloverdale & Cochran AND					FIRE DIST. I	
4. PRESENT USE OF BUILDING Stores & Restaurant			NEW USE OF BUILDING Same			INSIDE KEY
5. OWNER Coldwell-Banker Co.			PHONE MA 60611			COR. LOT REV. COR
6. OWNER'S ADDRESS 900 Wilshire Blvd.,			P.O. L.A.	ZONE		LOT SIZE
7. CERT ARCH.			STATE LICENSE	PHONE		70X180
8. LIC. ENGR.			STATE LICENSE	PHONE		REAR ALLEY SIDE ALLEY
9. CONTRACTOR G. R. Pollock, Inc.			STATE LICENSE 133506	PHONE DU 74341		BLDG LINE 10'
10. CONTRACTOR'S ADDRESS 636 S. Serrano			P.O. L.A.	ZONE 5		AFFIDAVITS
11. SIZE OF EXISTING BLDG. 70' x 150'		STORIES 2	HEIGHT 28'	NO OF EXISTING BUILDINGS ON LOT AND USE ONE		BLDG. AREA
12. MATERIAL EXT WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL		<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	<input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING		SPRINKLERS REQ'D. SPECIFIED
3 5403 1/2 Wilshire Blvd.					DISTRICT OFFICE H.A.	
VALIDATED LA54843			CASHIER'S USE ONLY			
TYPE	GROUP	MAX. OCC	CT--856 79194		C - 1 CK 9.00	
C OF O. ISSUED						
INSPECTOR			P.C. NONE	S.P.C.	B.B. 9.00	I.F. O.S. C/O
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			\$2000.00		DWELL. UNITS	
14. SIZE OF ADDITION		STORIES	HEIGHT	VALUATION APPROVED		PARKING SPACES
15. NEW WORK: EXT. WALLS NONE Repair fire damage			ROOFING		APPLICATION CHECKED	
3070 U122141 for Arthur Brown					PLANS CHECKED	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.					CORRECTIONS VERIFIED	
G. R. Pollock, Inc.					PLANS APPROVED	
SIGNED: [Signature]					APPLICATION APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.						

PUBLIC SEWER AVAILABLE



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT		DIST. MAP			
2. BUILDING ADDRESS		APPROVED			ZONE			
5403 1/2 Wilshire Blvd.					C-4			
3. BETWEEN CROSS STREETS					FIRE DIST			
Cochran AND Cloverdale					I			
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING			INSIDE			
Restaurant		Same			KEY			
5. OWNER		PHONE			COR. LOT			
Dan Seid		WE 42771			REV. COR.			
6. OWNER'S ADDRESS		P. O.			LOT SIZE			
5403 1/2 Wilshire Blvd.								
7. CERT ARCH		STATE LICENSE			PHONE			
8. LIC. ENGR.		STATE LICENSE			PHONE			
9. CONTRACTOR		STATE LICENSE			PHONE			
Berg & Wasserman		95327 WE			97344			
10. CONTRACTOR'S ADDRESS		P. O.			ZONE			
8230 Beverly Blvd.		L. A.			48			
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA		
17 X 80 2		14 2						
12. MATERIAL		ROOF CONST.		ROOFING		SPRINKLERS REQ'D. SPECIFIED		
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER						
3 5403 1/2 Wilshire Blvd.					DISTRICT OFFICE			
					L. A.			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$-101.00 200 -		DWELL. UNITS				
14. SIZE OF ADDITION		STORIES	HEIGHT	VALIDATION APPROVED		PARKING SPACES		
None				Proh				
15. NEW WORK: EXT. WALLS		ROOFING		APPLICATION CHECKED		GUEST ROOMS		
Interior stairway				Martinez *				
C. OF O. ISSUED				PLANS CHECKED		FILE WITH		
				Proh				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				CORRECTIONS VERIFIED		CONT. INSP		
				PLANS APPROVED				
SIGNED: Berg & Wasserman				APPLICATION APPROVED		INSPECTOR		
This Form When Properly Validated is a Permit to Do the Work Described.				Proh				
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
III-A	Ble	NC	\$1.00		2			

VALIDATION

CASHIER'S USE ONLY

LA85176

OCT-21-57

60225

A - 2 OK

1.00

OCT-21-57

60226

A - 1 OK

2.00

3

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

CITY OF LOS ANGELES

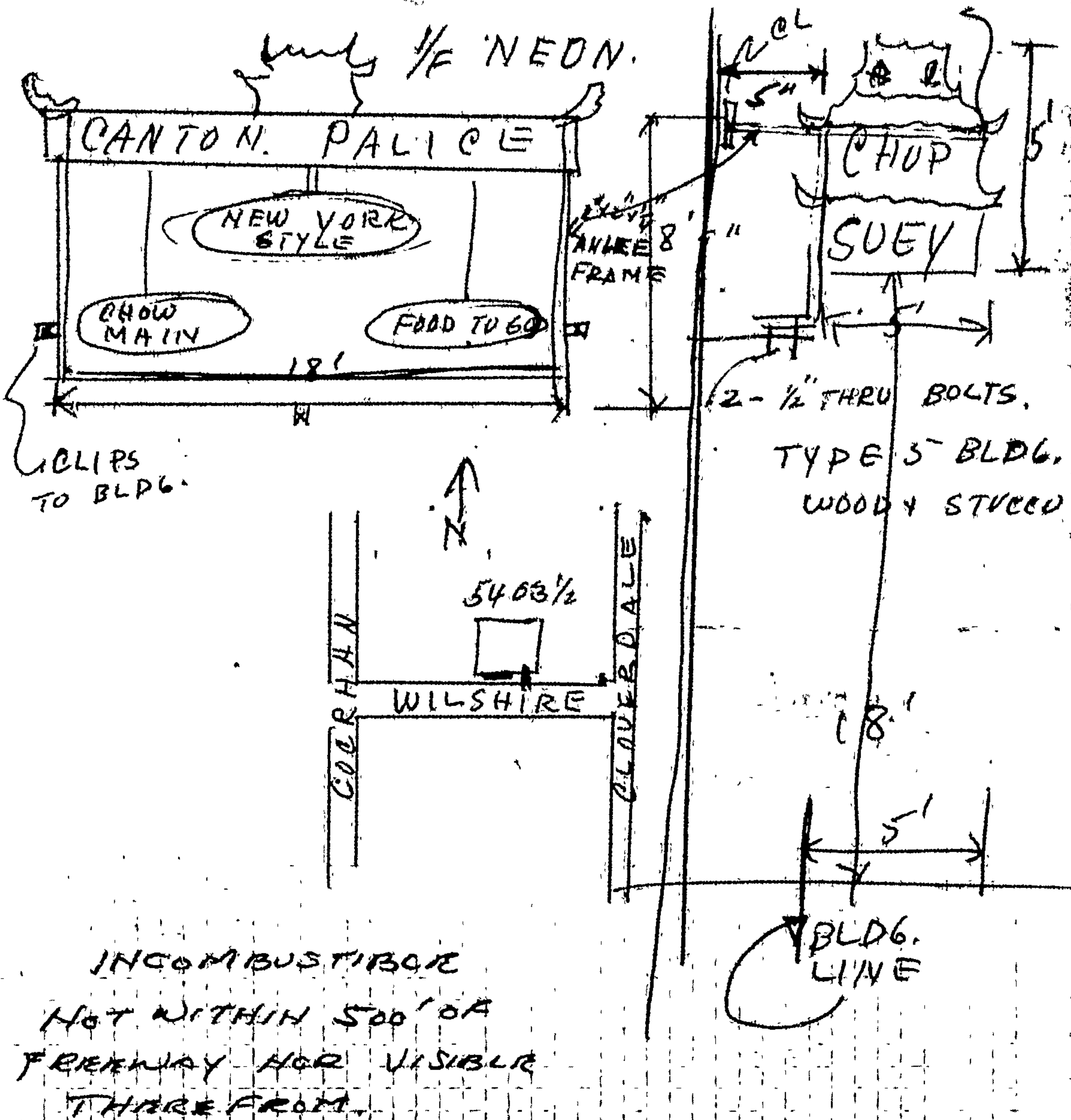
DEPT. OF BUILDING AND SAFETY

DIST. MAP <i>5364</i>	1. LEGAL LOT	BLK.	TRACT
ZONE <i>C-4</i>	2. BLDG. ADDRESS 5403 1/2 Wilshire Blvd.		APPROVED
FIRE DIST. <i>1</i>	3. BETWEEN CROSS STS. Cochran		AND <i>Cloverdale</i>
INSIDE KEY	4. PRESENT USE OF BLDG. Restaurant	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Philip Seid		
REV. COR.	6. OWNER'S ADDRESS 5403 1/2 Wilshire Blvd.		
LOT SIZE <i>No legal</i>	7. CERT. ARCH.		
REAR ALLEY	8. LIC. ENG. <i>P. N. Jasper</i> Engineering <del>not necessary</del>		
SIDE ALLEY	STATE LICENSE NUMBER		
BLDG. LINE <i>10'</i>	STATE LICENSE NUMBER <i>7692</i>		
AFFIDAVITS	9. CONTRACTOR Mueller Bros. Neon Co.		
BLDG. AREA	STATE LICENSE NUMBER <i>152509</i>		
10. SIZE OF EX. BLDG.	18' x 60' STORIES 2 HEIGHT		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		ROOF CONST: <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3 SIGN 5403 1/2 Wilshire Blvd.	
VALIDATION	LA87288 NOV-18-57 65608 C - 2 CK 2.00
TYPE, GROUP, MAX. OCC.	WALL SIGN NOV-18-57 65609 C - 1 CK 6.00
DIST. OFFICE	
C. OF O. ISSUED	P.C. 2 <sup>nd</sup> R.P. 6 <sup>th</sup>
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ <i>1000.00</i>
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS MATERIAL ROOF
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
CONT. INSP.	SIGNED <i>C. F. Mueller</i>
	This form when properly validated is a permit to do the work described.
	VALUATION APPROVED <i>QA</i>
	APPLICATION CHECKED <i>QA</i>
	PLANS CHECKED
	CORRECTIONS VERIFIED
	PLANS APPROVED
	APPLICATION APPROVED <i>QA 11-15-57</i>

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





3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT <b>Pt of 112</b>	BLK.	TRACT <b>7705</b>	DIST. MAP <b>5364</b>
2. BUILDING ADDRESS <b>5403 1/2 Wilshire Blvd.</b>	APPROVED <b>PK</b>	ZONE <b>C-4</b>	
3. BETWEEN CROSS STREETS <b>Cloverdale</b>	AND <b>Cochran</b>	FIRE DIST. <b>I</b>	
4. PRESENT USE OF BUILDING <b>Restaurant</b>	NEW USE OF BUILDING <b>Same</b>	KEY <b>I</b>	
5. OWNER <b>Bon Seid</b>	PHONE	COR. LOT <b>X</b>	REV. COR. <b>LOT SIZE</b>
6. OWNER'S ADDRESS <b>Same</b>	P.O.	ZONE	<b>70.03x180</b>
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR <b>Gilbertson &amp; Christensen</b>	STATE LICENSE <b>156588</b>	PHONE <b>ST 63173</b>	<b>10'</b>
10. CONTRACTOR'S ADDRESS <b>14950 Delano</b>	P.O. <b>Van Nuys</b>	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG. <b>20x100</b>	STORIES <b>1</b>	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE <b>N/C</b>
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE	ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING <b>Conc.</b>	SPRINKLERS REQ'D. SPECIFIED
<b>3</b>	<b>5403 1/2 Wilshire Blvd.</b>	DISTRICT OFFICE <b>L.A.</b>	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	<b>\$ 500.00</b>	DWELL. UNITS	
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED <b>Harper</b>
15. NEW WORK: EXT. WALLS	ROOFING	APPLICATION CHECKED <b>Cooke *</b>	
G. OF O. ISSUED <b>6'-6" x 18" Area of Ceiling.</b>		PLANS CHECKED <b>Harper</b>	GUEST ROOMS
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	FILE WITH
SIGNED: <b>Ed C. Christensen</b>		PLANS APPROVED <b>Harper</b>	CONT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED <b>Harper</b>	INSPECTOR
TYPE <b>III-BG-2</b>	GROUP <b>N/C</b>	MAX. OCC. <b>100</b>	P.C. <b>100</b>
S.P.C. <b>350</b>	B.P. <b>350</b>	I.F.	O.S.
C/O			

VALIDATION

CASHIER'S USE ONLY

LA87791

 NOV-22-57  
 NOV-22-57

 67000  
 67001

 A - 2 OK  
 A - 2 OK

 1.00  
 1.50



3

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

2.50

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT		BLK.	TRACT		DIST. MAP 5123			
2. BUILDING ADDRESS 5401 WILSHIRE BOULEVARD					APPROVED	ZONE C-4-4		
3. BETWEEN CROSS STREETS CLOVERDALE AND COCHRAN					FIRE DIST. 18 II			
4. PRESENT USE OF BUILDING STORE			NEW USE OF BUILDING			INSIDE KEY		
5. OWNER JANET SHORE SHOP			PHONE			REV. COR. LOT SIZE		
6. OWNER'S ADDRESS 5401 WILSHIRE BLVD.			P.O.	ZONE		No LEGAL		
7. CERT. ARCH.			STATE LICENSE	PHONE				
8. LIC. ENGR.			STATE LICENSE	PHONE		REAR ALLEY SIDE ALLEY		
9. CONTRACTOR CANVAS SPECIALTY MFG. CO.			STATE LICENSE	PHONE RA.3-8311		BLDG. LINE S BL		
10. CONTRACTOR'S ADDRESS 7344 EAST BANDINI BLVD.			P.O. LOS ANGELES	ZONE 22		AFFIDAVITS		
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA		
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING		<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONC. CONCRETE	<input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			SPRINKLERS REQ'D. SPECIFIED		
3 5401 Wilshire Blvd.					DISTRICT OFFICE LoLo			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 49,800.00					DWELL. UNITS			
14. SIZE OF ADDITION RECOVER ROLL-UP AWNING			STORIES	HEIGHT	VALUATION APPROVED	PARKING SPACES		
15. NEW WORK: EXT. WALLS			ROOFING CANVAS		APPLICATION CHECKED	GUEST ROOMS		
C. OF O. ISSUED					PLANS CHECKED	FILE WITH		
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.  SIGNED: Lee Lenneman This Form When Properly Validated is a Permit to Do the Work Described.					CORRECTIONS VERIFIED	CONT. INSP.		
					PLANS APPROVED			
					APPLICATION APPROVED	INSPECTOR		
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.E.	L.F.	O.S.	C/O

VALIDATION

CASHIER'S USE ONLY

LA22024

JAN-14-59

02695

B - 2 CK

1.00

JAN-14-59

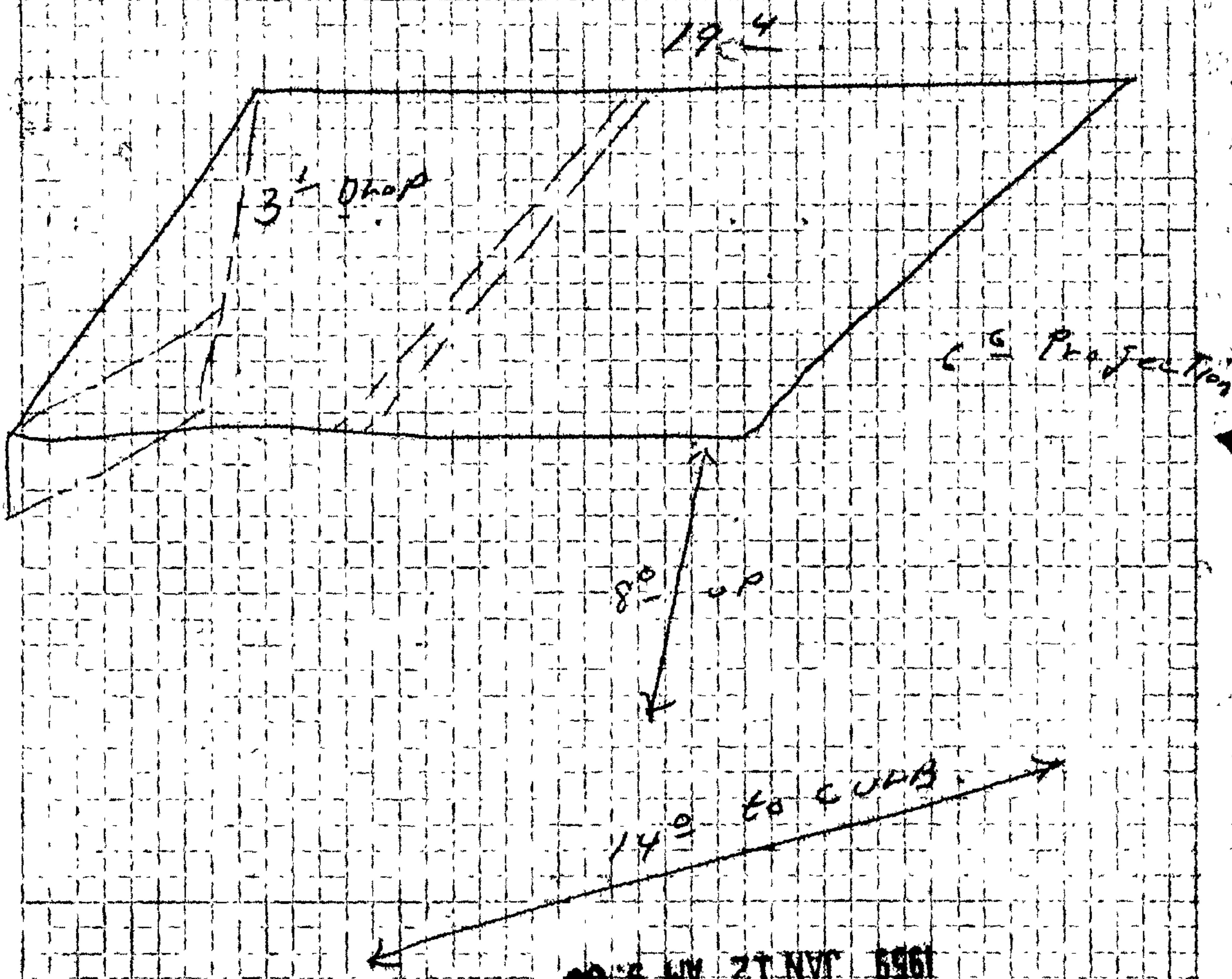
02696

B - 1 CK

2.50

PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

1961 JAN 12 AM 8:08





3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	112	BLK.	TRACT	7705	ADDRESS APPROVED			
2. BUILDING ADDRESS	5403 Wilshire Blvd. ( <del>5403 Wilshire Blvd.</del> )					DIST. MAP			
3. BETWEEN CROSS STREETS	Cochron Ave. AND Cloverdale					ZONE			
4. PRESENT USE OF BUILDING	Stores Food Store & Delicatessen					FIRE DIST.			
5. OWNER'S NAME	Chas. B. Shattuck					INSIDE			
6. OWNER'S ADDRESS	5401 Wilshire Blvd.					KEY			
7. CERT. ARCH.	STATE LICENSE					COR. LOT			
8. LIC. ENGR.	STATE LICENSE					REV. COR.			
9. CONTRACTOR	Owner					LOT SIZE			
10. CONTRACTOR'S ADDRESS	Above					70.03x180.00			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			BLDG. AREA			
70 x108	1	30'	1						
3 5403 Wilshire Blvd.						DISTRICT OFFICE			
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> ROOFING						SPRINKLERS			
EXT. WALLS: <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONC. <input checked="" type="checkbox"/> OTHER						REQ'D.			
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 950.						AFFIDAVITS			
14. SIZE OF ADDITION						VALUATION APPROVED			
15. NEW WORK: (Describe)						APPLICATION CHECKED			
Store front.						Miller*			
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.						PLANS CHECKED			
Signed _____						CORRECTIONS VERIFIED			
This Form When Properly Validated is a Permit to Do the Work Described.						PLANS APPROVED			
						APPLICATION APPROVED			
						INSPECTOR			
						CONT. INSP.			
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
III-B	G-2		3			6			

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

A87454

MAY-461

31953

B - 2 CK

3.00

MAY-461

31954

B - 1 CK

6.00

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

**CITY OF LOS ANGELES**

DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS:**

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
2. BUILDING ADDRESS 5403 Wilshire Blvd				DIST. MAP 5364					
3. BETWEEN CROSS STREETS Cloverdale AND Cochran				ZONE C-4-4					
4. PRESENT USE OF BUILDING Stores		NEW USE OF BUILDING Same		FIRE DIST. * I-100					
5. OWNER'S NAME Charles B. Shattuck		PHONE WE 41188		INSIDE KEY					
6. OWNER'S ADDRESS # 5405 Wilshire Blvd		P. O. LA	ZONE 36	COR. LOT					
7. CERT. ARCH.		STATE LICENSE	PHONE	REV. COR. LOT SIZE					
8. LIC. ENGR. Robert W. Haussler		STATE LICENSE 698	PHONE TH 25107	NO Legal.					
9. CONTRACTOR All-Season Awning Co.		STATE LICENSE 145483	PHONE LU31678	REAR ALLEY SIDE ALLEY BLDG. LINE					
10. CONTRACTOR'S ADDRESS 4620 E. Slauson		P. O. Maywood		BLDG. AREA 70.0 x 9.0 = 630.0					
11. SIZE OF EXISTING BLDG. STORIES 1		HEIGHT 30.0	NO. OF EXISTING BUILDINGS ON LOT AND USE 1		DISTRICT OFFICE LA				
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	VALUATION APPROVED \$ 337.00		SPRINKLERS REQ'D. SPECIFIED				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		VALUATION APPROVED \$ 337.00		AFFIDAVITS					
14. SIZE OF ADDITION 20'0" x 7'6"		STORIES 1	HEIGHT 1	APPLICATION CHECKED MILLER					
15. NEW WORK: (Describe) Aluminum Awning		EXT. WALLS	ROOFING	PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		SIGNED Harry Miller		DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONT. INSP.					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
✓	—	—	50	—	—	5	—	—	—

SEWER (Available) (Not Available)

# critical soil

**CASHIER'S USE ONLY**

LA 90497

JUN-12-61  
JUN-12-61

41749  
41750

ML - 2 CK  
ML - 1 CK

1.50  
5.00

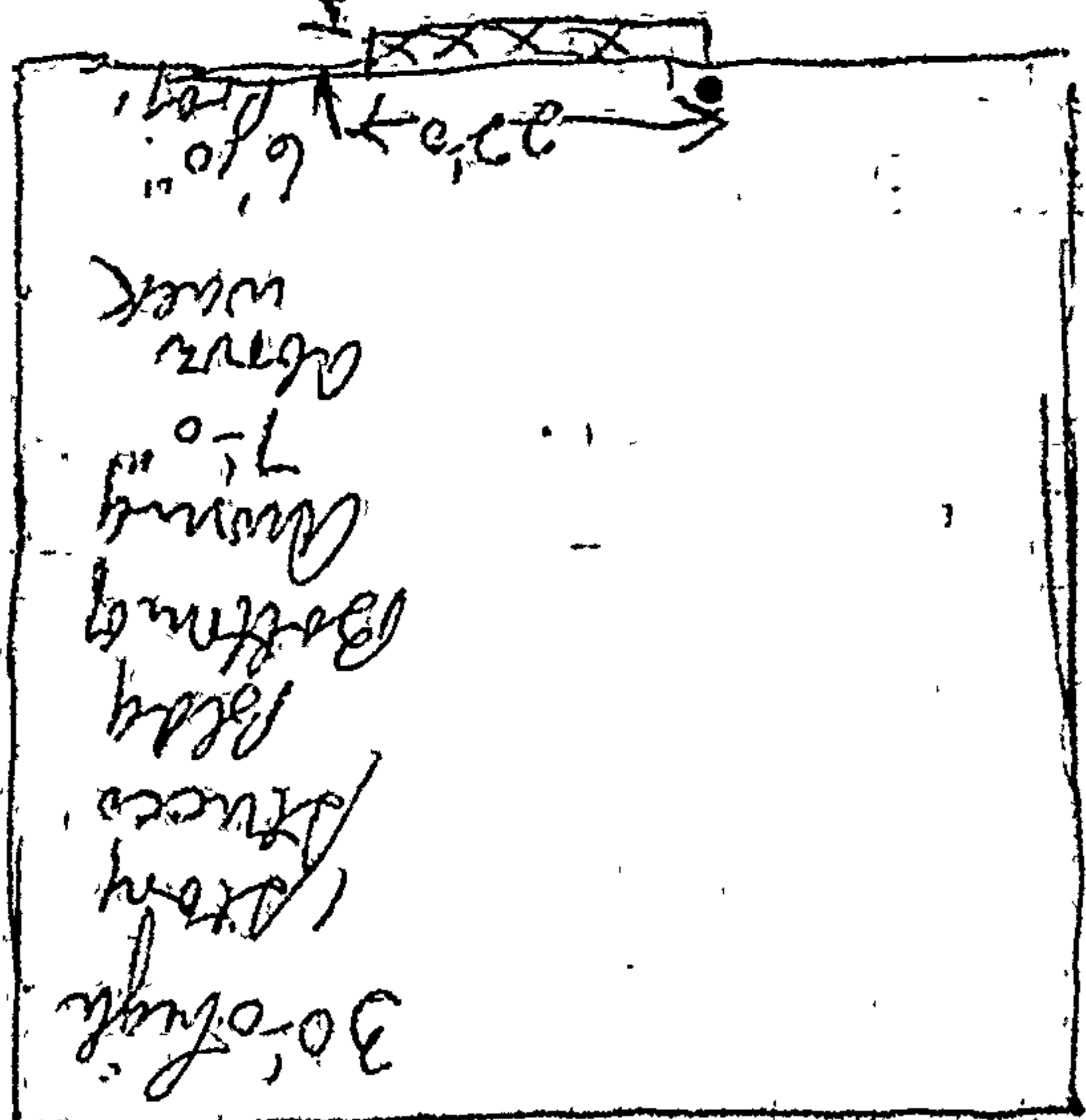
P.C. No. \_\_\_\_\_ GRADING X CRIT. SOIL \_\_\_\_\_ X CONS. \_\_\_\_\_



5403 WILSHIRE

70°

20°



CLOUTROALE

108' 0'

30' of yk

Atony

Atuco

Bldg

Battling

Assuming

7-0"

above

22' x 6' 10"

w/ck

3

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

B&amp;S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

No 505 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.  
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 112	BLK. --	TRACT 7705	ADDRESS APPROVED RB
2. BUILDING ADDRESS	5403 Wilshire Blvd.			DIST. MAP 5364
3. BETWEEN CROSS STREETS	Coverdale Ave AND Cochran Avenue			ZONE C-4-4
4. PRESENT USE OF BUILDING	Restaurant			FIRE DIST. I
5. OWNER'S NAME	Dave Overback			INSIDE KEY
6. OWNER'S ADDRESS	P.O. Above LA	ZONE		COR. LOT REV. CON 60/100
7. CERT. ARCH.	STATE LICENSE	PHONE		LOT SIZE 70.03x180
8. LIC. ENGR.	STATE LICENSE	PHONE		
9. CONTRACTOR	L & B Sheetmetal	STATE LICENSE 27588	PHONE JU 35348	REAR ALLEY SIDE ALLEY /
10. CONTRACTOR'S ADDRESS	8313 Compton Ave.			BLDG. LINE 10' Wilshire
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
12. MATERIAL	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK EXT. WALLS: <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE			ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 101			SPRINKLERS REQ'D. SPECIFIED AFFIDAVITS
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Exhaust shaft			CORRECTIONS VERIFIED	SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			PLANS APPROVED	GUEST ROOMS
Signed <i>WR Beech</i>			APPLICATION APPROVED	FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	CONT. INSP.
TYPE <input checked="" type="checkbox"/>	GROUP B-2	MAX. OCC.	P.C. 130	S.P.C.
			G.P.L.	B.P. 00
			I.F.	O.S.
				C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

SEP-29-64  
SEP-29-6448371 F  
48372 F•77360  
•77360Z = 2 CS  
Z = 1 CS1.30  
2.00

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



3

NO 505

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

B&amp;S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

## INSTRUCTIONS:

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED	
	112		7705		
2. BUILDING ADDRESS	5401.05 Wilshire Blvd.			DIST. MAP	
3. BETWEEN CROSS STREETS	Cloverdale AND Cochran			5.364	
4. PRESENT USE OF BUILDING	Comm'l			ZONE	
5. OWNER'S NAME	Estate of Charles B. Shattack (Dec.)			C-4-4	
6. OWNER'S ADDRESS	5405 Wilshire Blvd; L.A.			FIRE DIST.	
7. CERT. ARCH.	STATE LICENSE			I + II	
8. LIC. ENGR.	STATE LICENSE			INSIDE	
9. CONTRACTOR	Owner			KEY	
10. CONTRACTOR'S ADDRESS	P.O.			COR. LOT	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND LIE	REV. COR 100/60	
70 X 150	2	30'	One comm'l	LOT SIZE	
12. MATERIAL	WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/>			70.03 X 180	
EXT. WALLS:	STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input checked="" type="checkbox"/>			REAR ALLEY	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1500.00			SIDE ALLEY	
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	BLDG. LINE	
comply with bldg. req. of survey letter dated 10-19-64 and install			How	10'	
15. NEW WORK: (Describe)	non bearing partitions in 5405 Wilshire - Office area			BLDG. AREA	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.				DISTRICT OFFICE	
Signed: <i>Chas. B. Shattack</i>				LA	
This Form When Properly Validated is a Permit to Do the Work Described.				SPRINKLERS REQ'D. SPECIFIED	
TYPE III B				AFFIDAVITS	
GROUP G-1				DWELL. UNITS	
MAX. OCC.				SPACES PARKING	
P.C.				GUEST ROOMS	
S.P.C.				FILE WITH	
G.P.I.				CONS. BUREAU	
B.P.				CONT. INSP.	
I.F.				Comm'l	
O.S.				C/O	

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

JAN-27-65

043625

•86874

X - 1 CK

8.00

File #30667

P.C. No.

GRADING

CRIT. SOIL

CONS.



3		APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH				BAS 6-1-112-70	
CITY OF LOS ANGELES		AND FOR CERTIFICATE OF OCCUPANCY				DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: Applicant to Complete Numbered Items Only.							
1. LEGAL DESCR		LOT 111		BLK		TRACT 7705	
2. PRESENT USE OF BUILDING		13 Office		NEW USE OF BUILDING		13 Same	
3. JOB ADDRESS		5405 Wilshire Blvd					CENSUS TRACT 2151
4. BETWEEN CROSS STREETS		Cloverdale AND Cochran Ave					DIST. MAP 5364
5. OWNER'S NAME		Shatuck Co 934 1188					ZONE C4-4
6. OWNER'S ADDRESS		Same					FIRE DIST. 1/II
7. ARCHITECT OR DESIGNER		STATE LICENSE No. PHONE					LOT (TYPE) corner
8. ENGINEER		STATE LICENSE No. PHONE					LOT SIZE 280x70.03
9. CONTRACTOR		James G Pollard & Sons 205410 245 3143					ALLEY /
10. LENDER		BRANCH ADDRESS					BLDG. LINE 10
11. SIZE OF EXISTING BLDG.		LENGTH WIDTH		STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS		ROOF		FLOOR	
13. JOB ADDRESS		5405 Wilshire Blvd					AFFIDAVITS Aff35738
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 5,000					DISTRICT OFFICE IA
15. NEW WORK:		on and floor existing add partitions					GRADING /
new lighting fixtures and AC							CRIT. SOIL /
NEW USE OF BUILDING		13 same		SIZE OF ADDITION		STORIES HEIGHT	
TYPE		GROUP		SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY	
13-A		G-1		/		COMB GEN MAJ.S. CONS	
BLDG. AREA		MAX. OCC.		TOTAL		PLANS CHECKED	
n/c		/				ZONED BY uebery	
DWELL. UNITS		GUEST ROOMS		PARKING REQ'D PROVIDED		PLANS APPROVED	
0		0		/		APPLICATION APPROVED	
P.C. No.		CONT. INSP.		G.P.I.		I.F.	
7177-35		None		/		O.S.	
P.C.		S.P.C.		B.P.		C/O	
20 97		/		31 50		/	
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.							

CASHIER'S USE ONLY	AUG-31-72	494365	057097	V-6CK	20.47
	AUG-31-72	494375	057097	V-1CK	31.50

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	<i>D.H. Manner</i>	Name	rodriquez 8-31-72	Date	
Bureau of Engineering	ADDRESS APPROVED				
	SEWERS AVAILABLE				
	NOT AVAILABLE				
	DRIVEWAY APPROVED				
	HIGHWAY DEDICATION REQUIRED				
	COMPLETED				
	FLOOD CLEARANCE APPROVED				
Conservation	APPROVED FOR ISSUE				
	FILE #				
Plumbing	PRIVATE SEWAGE DISPOSAL				
	SYSTEM APPROVED				
Planning	APPROVED UNDER				
	CASE #				
Fire	APPROVED (TITLE 19)				
	(L.A.M.C.-S700)				
Traffic	APPROVED FOR				



3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3 — RB-76  
DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

Ac-1

1. LEGAL DESCR.	LOT 112	BLK	TRACT 7705	DIST. MAP 5364
2. PRESENT USE OF BUILDING ( ) T.V. Store	NEW USE OF BUILDING Type setting ( ) & Litho			CENSUS TRACT 2151.00
3. JOB ADDRESS 5401 Wilshire Bl				ZONE C4-4
4. BETWEEN CROSS STREETS Cloverdale	AND Cochran			FIRE DIST. 1
5. OWNER'S NAME Shattuck Co.	PHONE 935-2030			LOT (TYPE) rev/cor
6. OWNER'S ADDRESS 4242 Campus Dr.	CITY Newport Beach			LOT SIZE 70.03X180
7. ENGINEER	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY /
8. ARCHITECT OR DESIGNER	BUS LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE 10' B/L
9. CONTRACTOR owner	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	AFFIDAVITS aff 35788
10. BRANCH LENDER	ADDRESS			CITY
11. SIZE OF EXISTING BLDG. WIDTH 29 LENGTH 6	STORIES 1	HEIGHT 22	NO. OF EXISTING BUILDINGS ON LOT AND USE 3 sales	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS conc	ROOF comp	FLOOR cement	SEISMIC STUDY ZONE /
3 13. JOB ADDRESS 5401 Wilshire Bl.				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2500			CRIT. SOIL /
15. NEW WORK: (Describe) install interior partitions				GRADING /
NEW USE OF BUILDING type setting & litho				SIZE OF ADDITION
TYPE	GROUP OCC. G-1	BLDG. AREA	PLANS CHECKED	STORIES HEIGHT
DWELL UNITS	MAX OCC.	TOTAL	PLANS APPROVED	CONS.
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD COMP	APPLICATION APPROVED	ZONED BY H. Myers
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS		FILE WITH INSPECTOR
P.C. 18.70	S.P.C.	B.P. 22.00	T.I.	P.M.
P C No	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			I.F. / G.P.I. C/O O.S.
				TYPYST Sj

CASHIER'S USE ONLY

FEB-24-77  
FEB-24-77

59324 E  
59325 E

•40361  
•40361

T = 6 CK  
T = 1 CK

18.70  
22.00

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed (Owner or Agent Having Property Owner's Consent)

Signature/Date

Bureau of Engineering

ADDRESS APPROVED

Armandariz

2-24-77

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

NO SEWER/PLUMBING REQ'D.

SFC PAID

SFC NOT APPLICABLE

SFC DUE

Conservation

APPROVED FOR ISSUE ☐

NO FILE ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-5700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR



3

APPLICATION  
FOR  
INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT LEGAL DESCR.	112	BLOCK	TRACT	7705	COUNCIL DISTRICT NO.	4	DIST. MAP 5364 CENSUS TRACT 2151	
2. PRESENT USE OF BUILDING (16) Store	NEW USE OF BUILDING (16) Same				ZONE C4-4			
3. JOB ADDRESS	5401 Wilshire Bl.						FIRE DIST. II	
4. BETWEEN CROSS STREETS	AND				LOT TYPE			
Cochran				Cloverdale				Corner
5. OWNER'S NAME	Sol. Kohan						LOT SIZE	
6. OWNER'S ADDRESS	5401 Wilshire Bl				CITY LA	ZIP 90036	70 x 180	
7. ENGINEER	BUS. LIC. NO.				ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.				ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE	
9. ARCHITECT OR ENGINEER'S ADDRESS				CITY		ZIP	AFFIDAVITS	
10. CONTRACTOR	BUS. LIC. NO.				ACTIVE STATE LIC. NO.	PHONE		
Prime Construction				B-436937		990-4130		
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 2		HEIGHT 20		NO. OF EXISTING BUILDINGS ON LOT AND USE 2- Warehouse & retail			P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Concrete		ROOF Built-up		FLOOR Slab		NO	
13. JOB ADDRESS	5401 Wilshire Bl.				LA	90036	DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$9000.00						SEISMIC STUDY ZONE	
15. NEW WORK (Describe)	Comply with J/O A30499. Enclosed the						GRADING	
stairway, block windows & general improvement							FLOOD	
NEW USE OF BUILDING				SIZE OF ADDITION		STORIES	HEIGHT	
Same								
TYPE	GROUP OCC.	FLOOR AREA		PLANS CHECKED			FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL		APPLICATION APPROVED			TYPE	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED		INSPECTION ACTIVITY			INSPECTOR	
		STD. COMP.		COMB GEN. MAJS. CONS. EQ.				
P.C. 57.80	G.P.I.	CONT INSP		CASHIER'S USE ONLY C 57.80 C-PC C 143.00 BP-C C .63 E.I. C 4.03 DSS C 35437 DDD H4986 4 04724786 205.46 CHTD				
S.P.C.	P.M.							
BP 68.02	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.						
IF 75.00	F.H.							
O/S	O.S.							
DIST. OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.						
P.C. NO. C1630	C/O	ENERGY						
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.								

## DECLARATIONS AND CERTIFICATIONS

## LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 4/23/06 Lic. Class B-436937 Lic. Number 937 Contractor Ami Farsi (Signature)

## OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).☐ I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason \_\_\_\_\_

Date \_\_\_\_\_ Owner's Signature \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 163006705 Insurance Company STATE FUND

☐ Certified copy is hereby furnished.☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 4/23/06 Applicant's Signature Ami Farsi

Applicant's Mailing Address \_\_\_\_\_

## CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

## CONSTRUCTION LENDING AGENCY

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

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed Ami Farsi (Owner or agent having property owner's consent) Position Date 4/23/06



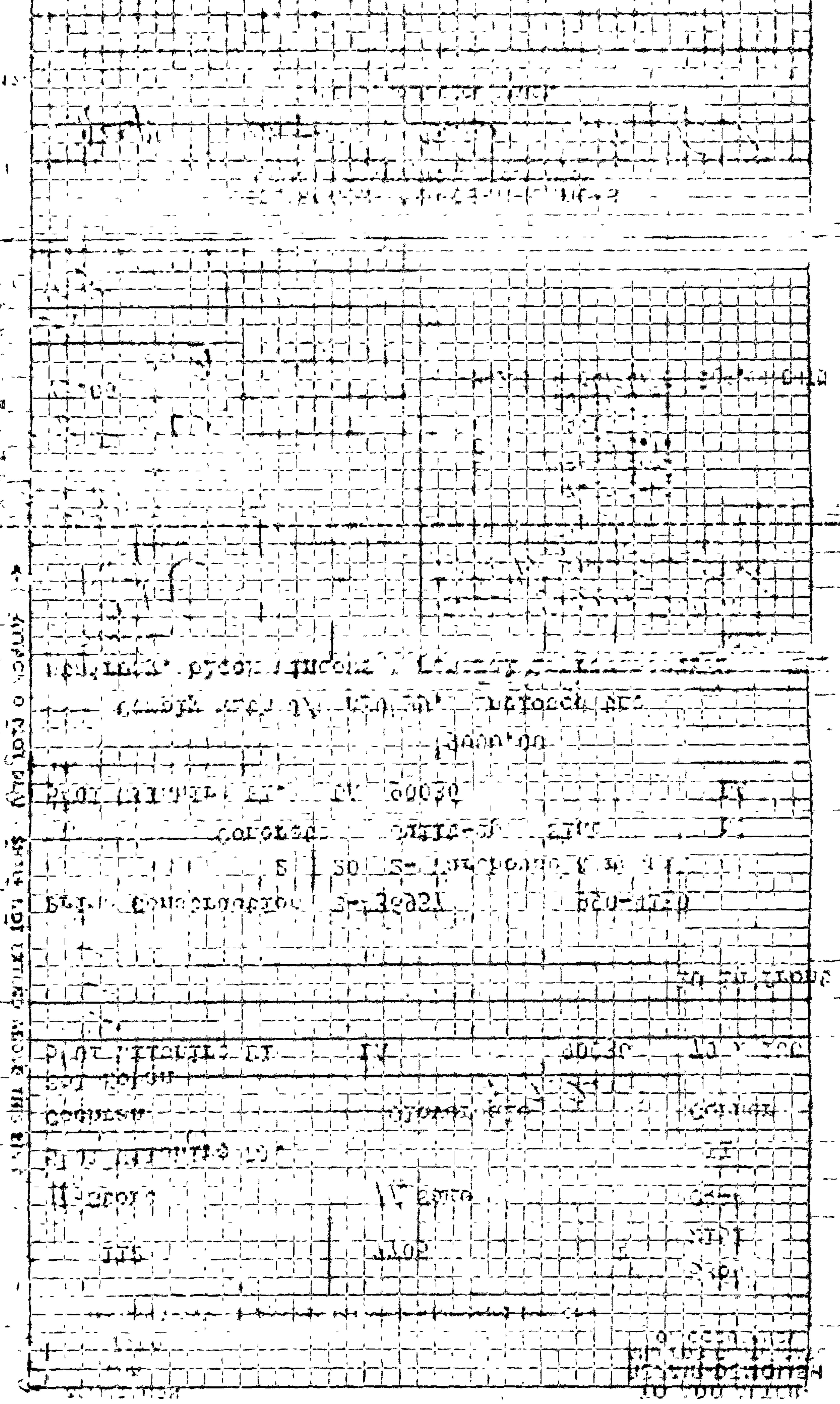
110001-0197

DATE	11-01-50
TIME	10:00
BY	110001-0197
REMARKS	

110001-0197

NAME	110001-0197
ADDRESS	110001-0197
CITY	110001-0197
STATE	110001-0197
ZIP	110001-0197
PHONE	110001-0197
TELETYPE	110001-0197
TELEFAX	110001-0197
TELEMAIL	110001-0197
TELEVIDEO	110001-0197
TELEPHONE	110001-0197
TELETYPE	110001-0197
TELEFAX	110001-0197
TELEMAIL	110001-0197
TELEVIDEO	110001-0197

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





5401 W Wilshire Blvd



Permit #:

12014 - 10000 - 02446

Plan Check #: B12LA08054

Printed: 02/04/13 02:02 PM

Event Code:

Bldg-Addition <b>GREEN - MANDATORY</b> Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 02/04/2013 Last Status: Issued Status Date: 02/04/2013
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<b>1. TRACT</b> TR 7705	<b>BLOCK</b> 112	<b>LOT(s)</b> 112	<b>ARB</b> M B 89-33/35	<b>COUNTY MAP REF#</b> 135B181 907	<b>PARCEL ID # (PIN#)</b> 5508 - 009 - 001	<b>2. ASSESSOR PARCEL#</b>
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<b>3. PARCEL INFORMATION</b> Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 10 Council District - 4 Community Design Overlay District - Miracle Mile	Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire Census Tract - 2151.00 District Map - 135B181 Energy Zone - 9	Fire District - 1 (w/in 100' of St.) Fire District - 2 Methane Hazard Site - Methane Zone Near Source Zone Distance - 4 Thomas Brothers Map Grid - 633-D2
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ZONES(S): [Q]C4-2-CDO

**4. DOCUMENTS**

ZI - ZI-2336 Miracle Mile	ORD - ORD-176331	CPC - CPC-1986-823-GPC
ZI - ZI-2410 Metro Westside Subway Extensio	ORD - ORD-176332	CPC - CPC-2003-1779-CDO-ZC
ZA - ZA-1983-79	ORD - ORD-80695	AFF - AFF-35788
ORD - ORD-165331-SA1888	OHD - Yes	

**5. CHECKLIST ITEMS**

Special Inspect - Concrete>2.5ksi	Special Inspect - Non-Destructive Testing	Fabricator Reqd - Shop Welds
Special Inspect - Epoxy Bolts	Special Inspect - S.M.R. Frame-Steel	Std. Work Descr - Seismic Gas Shut Off Valve
Special Inspect - Grade Beam/Caisson	Special Inspect - Structural Observation	

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
5401 WILSHIRE LLC  
5401 WILSHIRE BLVD, LOS ANGELES CA 90036 --  
Tenant:

Applicant: (Relationship: Agent for Owner)  
DCC KARIN -  
13725 VENTURA BL, SHERMAN OAKS, CA -- (818) 755-9000

For Cashier's Use Only

W/O #: 21402446

**7. EXISTING USE**

(16) Retail  
(13) Office

**PROPOSED USE****8. DESCRIPTION OF WORK**

ADD. (4220 S.F.) WITHIN (E) ROOF TO (E) 2ND FLOOR OFFICE OF (E) 2 STORY COMMERCIAL BUILDING. "COMPLY WITH DEPARTMENT ORDER effective date 02/06/2012. PERMIT WILL EXPIRE 30 DAYS FROM ISSUANCE DATE

**9. # Bldgs on Site & Use:****10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Garo Telmi	DAS PC By: Shine Lin
OK for Cashier: Kathleen Raygoza	Coord. OK:
Signature:	Date: 02/04/2013

**11. PROJECT VALUATION**

Final Fee Period

Permit Valuation: \$400,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**

Owner-Builder Declaration  
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via [www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

LA 0014 102001895 2/4/2013 2:02:07 PM	
BUILDING PERMIT COMM	\$2,378.38
BUILDING PLAN CHECK	\$740.36
PLAN MAINTENANCE	\$47.57
EI COMMERCIAL	\$84.00
INVESTIGATION - CE	\$4,756.76
ONE STOP SURCH	\$160.14
SYSTEMS DEVT FEE	\$480.42
CITY PLANNING SURCH	\$189.98
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$158.32
SCHOOL DEV COMM	\$2,152.20
CA BLDG STD COMMISSION SURCHARGE	\$16.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$11,174.13

Permit #: 120141000002446

Receipt #: 0102118770

Building Card #: 2013LA12478



\* P 1 2 0 1 4 1 0 0 0 0 0 2 4 4 6 F N \*



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**12014 - 10000 - 02446**

(P) Floor Area (ZC): +4220 Sqft / 14783 Sqft  
(P) Height (ZC): 0 Feet / Feet  
(P) Length: 0 Feet / Feet  
(P) Stories: 0 Stories / 2 Stories  
(P) Width: 0 Feet / Feet  
(P) NFPA-13 Fire Sprinklers Thru-out  
(P) Methane Site Design Exempt  
(P) B Occ. Group: +4220 Sqft / 6615 Sqft  
(P) M Occ. Group: 0 Sqft / Sqft  
(P) Parking Req'd for Bldg (Auto+Bicycle): +8 Stalls / 8 Sta  
(P) Provided Standard for Bldg: +7 Stalls / 7 Stalls  
(P) Provided Disabled for Site: +1 Stalls / 1 Stalls  
(E) Type III-B Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\* (E) PERMITS SHOE ZERO PARKING REQ. FOR NEW 4220 S.F  
ADDITION REQ. 8 PARKINGS SPOT & PROVIDE 8 PARKING SPACES.

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

**15. BUILDING RELOCATED FROM:****16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

(E) TZENG, CHARLES CHAU-JYI  
(O) OWNER-BUILDER

**ADDRESS**

PO BOX 5044,

PASADENA, CA 91117

**CLASS****LICENSE #**

C34005  
0

**PHONE #**

(213) 820-1655

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

**17. OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

☒ I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

**20. FINAL DECLARATION**

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

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

Print Name: **KARIM AMOORY**

Sign: 

Date: **02/04/2013**

☐ Owner

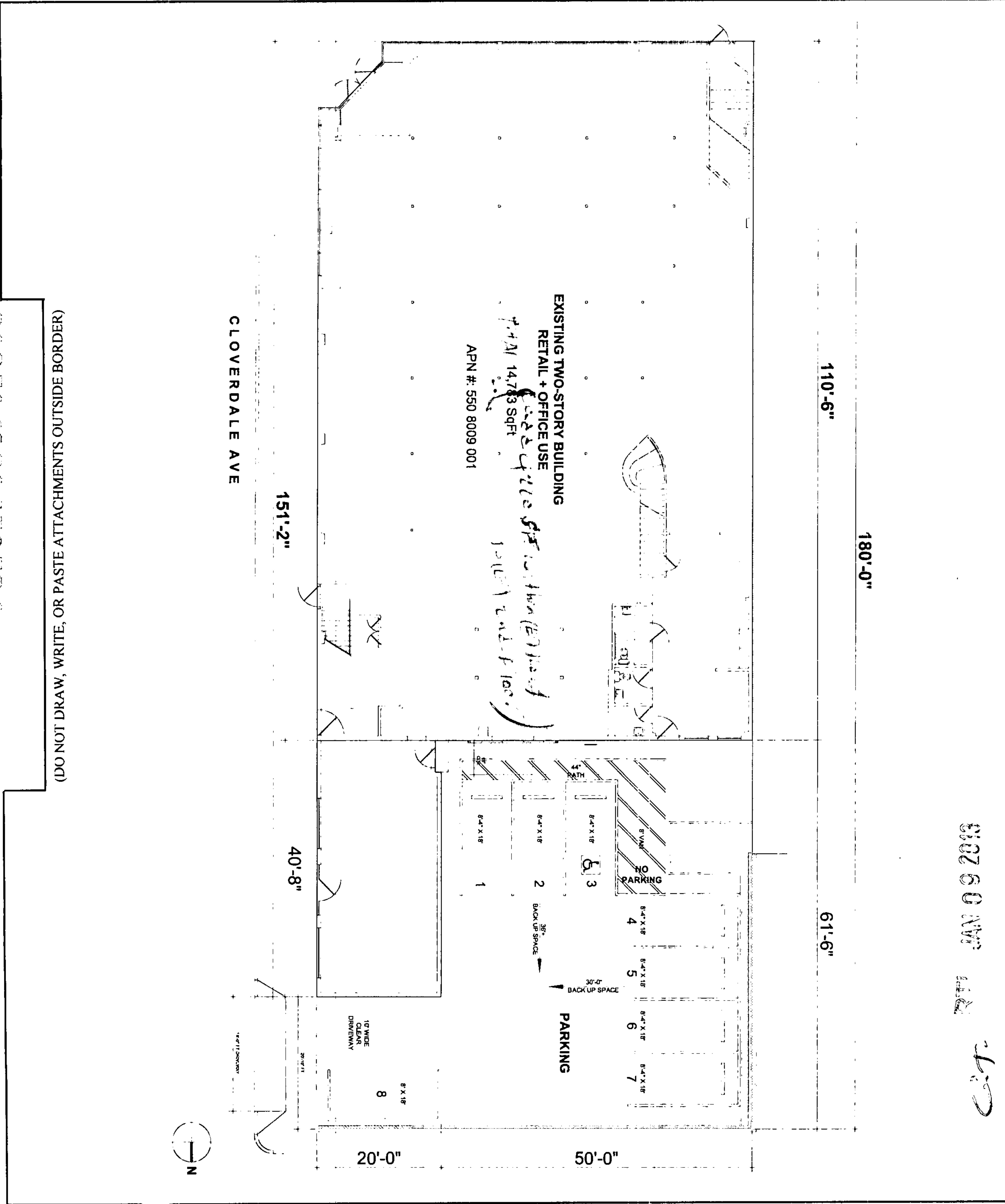
☒ Authorized Agent

Bldg-Addition  
Commercial  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B12LA08054  
Initiating Office: METRO  
Printed on: 01/08/13 10:07:31

PLOT PLAN ATTACHMENT







OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF  
INFORMATION

(OWNER-BUILDER DECLARATION)

120124

Application Number: 120124-10000-02446

Project Address: 5401 WILSHIRE BLVD

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

- ☒ 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- ☒ 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- ☒ 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- ☒ 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- ☒ 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- ☒ 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- ☒ 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- ☒ 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.
- ☒ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or [www.cslb.ca.gov](http://www.cslb.ca.gov) for more information about licensed contractors.





OWNER'S ACKNOWLEDGMENT AND VERIFICATION  
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 120124-10000-02446

Project Address: 5401 WILSHIRE BLV

- ☒ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: \_\_\_\_\_.
- ☒ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.
- ☒ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Desiree Kuhn

Signature of property owner  Date: 1/15/13

SEC. 3. Section 19830 of the Health and Safety Code is repealed.  
SEC. 4. Section 19831 of the Health and Safety Code is repealed.  
SEC. 5. Section 19832 of the Health and Safety Code is repealed.





Architectural  
Resources Group

## **Exhibit 6. Newspaper Articles**

# DRUG STOCK DISTRIBUTED

## Block of Sontag Common Resold

### C. A. Otto Holdings and Part of Those of Present Management Taken

Distribution of a block of common shares of Sontag Chain Stores Co., Ltd., has just been completed by Dean Witter & Co. No new financing by the company was involved in this offering which represented the former holdings of A. C. Otto, retiring director and secretary of the company, a part of the personal holdings of the present management and shares obtained from other stockholders.

The offering was on a purely intra-State basis.

Guy Witter, Los Angeles resident partner of Dean Witter & Co., on the anticipated resignation of Mr. Otto, is expected to fill the vacancy on the board of directors of the Sontag company, the officers of which will then be: Morris Sontag, president; Nathan Sontag, vice-president; D. E. Albert, vice-president and secretary, and I. O. Levy, treasurer. In addition to these officers and Mr. Witter, other directors will be Mrs. Morris Sontag and Mrs. D. E. Albert.

#### PLANS DISCUSSED

Morris Sontag, president, in discussing expansion plans of the company, yesterday said that four new leases for stores had just been signed and that a total of twelve new stores is expected to be added within the next year. A new feature will be the addition of food and soda fountain departments to the new stores, he said.

Sontag Chain Stores Co., Ltd., was incorporated under the laws of Delaware in 1929 as successor to a partnership originally formed in 1921. It controls through ownership of a majority of the voting stock, the Sun Ray Drug Company, Incorporated in Pennsylvania in 1929, which has a wholly owned subsidiary, the Sun Ray Drug Company (New Jersey).

#### EXTENDED CHAIN

The companies operate chains of "cut rate" retail drug stores. As of September 1, last, the Sontag Chain Stores Co., Ltd., operated thirty-four stores, all of which are located in California and seven of them in Los Angeles. The general offices of the company are located here and warehouses are located in both San Francisco and Los Angeles. The Sun Ray Drug Company as of September 1, last, operated a total of twenty-three stores, of which fifteen were located in Pennsylvania and the balance in New Jersey.

As of December 31, last, the capitalization of Sontag Chain Stores Co., Ltd., was as follows: Authorized 10,000 shares of \$100 par value per share 7 per cent cumulative preferred stock, entitled to \$105 per share in liquidation, of which 1627 shares were issued; authorized 30,000 shares of no par value common stock of which 25,253 shares were issued. The company held 2132 shares of the preferred and 138 shares of common in its treasury. Common stock subscribed by em-

(Continued on Page 37, Column 1)



# STOCK RESOLD BY DRUG CHAIN

(Continued from 20th Page)

ployers at \$30 per share, not fully paid or issued, totaled 499 shares and since December 31, last, an additional 831 shares have been subscribed by employees at \$40 per share. There was no funded debt.

## EARNINGS RECORD

Based on the earnings of Sontag Chain Stores Co. Ltd., and the equity of the company in the earnings of Sun Ray Drug Company, the net earnings after preferred dividend payments, applicable to the Sontag common shares outstanding or subscribed as of December 31, last, would be as follows: 1930, \$8.68 a share; 1931, \$8.66; 1932, \$7.01; 1933, \$8.23 and 1934, \$13.64.

Unaudited consolidated earnings figures for the first half of the year 1935 show earnings per share applicable to the Sontag common stock of \$5.18 on the number of shares outstanding or subscribed at the end of the period. As of July 31, last, common shares issued and outstanding were 35,257 of which 128 shares were held in the company's treasury. Shares subscribed for but unissued totaled 1983. Exclusive of the stock just resold by Dean Witter & Co., the management of the Sontag company owns approximately 12,000 shares of the outstanding stock.

\$14 cash buys an Underwood Portable typewriter, but you'll have to act quick. See Classification 331 of Times Classified Ads.

# NEW STORES BOUGHT BY DRUG CHAIN

## *Sontag Announces Purchase of Units in Los Angeles and Other Cities*

-----

Morris Sontag, president of the Sontag Drug Stores, yesterday announced the purchase of the seven Smile drug stores in Los Angeles, Beverly Hills and Glendale. The consideration was in excess of \$100,000.

Acquisition of the stores increases the number of Sontag stores in Southern California to thirty-two. In addition, five new stores in the Los Angeles area are now being contemplated, announcement of two having already been made.

Sontag stated the seven Smile stores will begin to operate as part of the Sontag group at once, with typical Sontag low prices, high quality merchandise and prompt service. The newly acquired stores are at 6767 Hollywood Boulevard, 5920 Franklin Avenue, 1730 North Vermont Avenue, 724 South Hill Street, 8389 Wilshire Boulevard and 425 North Beverly Drive, Beverly Hills, and 133 North Brand Boulevard, Glendale.

### VETERANS SET ELECTION

Election of officers will feature a meeting of Los Angeles Unit, No. 7, United Veterans of the Republic, Tuesday evening at Fairbairn Hall, 1078 South Figueroa Street.



# DRUG STORE EXPANSION ANNOUNCED

## *Sontag Company Acquires New Building on Wilshire Boulevard at Cloverdale*

In line with the company's expansion policy, the Sontag Drug Stores yesterday announced acquisition by lease of the northwest corner of Wilshire Boulevard and Cloverdale street for a new store.

With a seventy-foot Wilshire frontage and 110 feet on Cloverdale, the new building, now under construction, will be a model of modern architecture and store designing, according to E. J. Martin, superintendent of Sontag Drug Stores.

"The exterior of the store will be of reinforced concrete," he said, "having entire frontage and side with a continuous expanse of brightly illuminated show windows and spacious entrances.

"In addition to the usual departments of drugs and drug sundries, there will be a complete fountain grill with comfortable seats to accommodate approximately 100 persons.

"Several other new departments will be added that will make the store both unique and outstanding in its service and appeal.

"A spacious mezzanine will span the rear of the room and here will be located rest rooms for employers and public with a private stairway for patrons of the store.

"The outstanding feature of the building will be the complete air conditioning and controlled temperature for the store."



"Judy O'Grady and the Colonel's Lady"  
 —in fact, Everybody's Saying



# Buy at Sontag's Delicatessen

for the Finest Foods at the City's Lowest Prices!

## MEATS

Choose from finest quality  
 Salems, Roasts, Meat Loaf,  
 Wursts, Whole Roast Poultry  
 and Baked or Boiled Meats!

Kasher Corned Beef, Tongue or Pastrami, lb.	69c
Sugar Cured Virginia Baked Ham, Pound.....	59c
Frank's Famous Wieners, Pound.....	21c
From our own kitchen, Meat Loaf, Pound....	17c
Miller & Hart, Bork shire Sliced Bacon, lb.	45c

Imported from Sweden

## CARNEGIE STOUT

Full 12-oz. Bottles

Heavily bodied, rich in flavor  
 and Malt flavor. A healthful  
 tonic unexcelled in quality.  
 Usually 25c a bottle.

3 for  
 25c

## FREE—Earthen Teapot

with purchase of 1-pound of famous  
 3 O'CLOCK TEA, Orange  
 Pekoe and Pekoe.

BOTH FOR ..... 59c

A blend of surprising excellence.

## CHEESE

Whether it's imported or  
 domestic, we have it—mild  
 or sharp—creamy or crumbly.  
 Select from 99 different  
 varieties!

Imported Loaf Edam Cheese, Pound...	28c
Gold-N-Rich Cheese Natural Cured, Pound...	39c
Societe Bee, Imp. Rouvelort, Pound.....	67c
Cheese Luderkranz, 4-oz. pkg.	23c
Casa's or Knudsen's Jack Cheese, Pound....	19c

## ORANGE MARMALADE

Kieffer's Old English Style 1-lb. Jar .....	15c
--	-----

## IMPORTED ROCK LOBSTER

Bailen's world-famous pack, White meat only, 8-oz. Tins.....	45c
---	-----

## FILET OF ANCHOVIES

Imported, also rolled with Capers or Pimientos, 2 1/2-oz. Jar .....	27c
--	-----

## SONTAG CATERING SERVICE

Whether it's a simple or an elaborate occasion, con-  
 sult this department. You are assured of quality  
 service only.

For New Epicurean Thrills, Visit Our New Delicatessen  
 Another Exclusive Sontag "Service Feature."

Sontag  
 Delicatessen  
 —Already  
 Famous  
 and  
 Growing  
 More  
 Popular

**Sontag** ORIGINAL  
 CUT-RATE  
 DRUG STORES  
 DELICATESSEN

These  
 Prices  
 Effective  
 Thursday,  
 Friday,  
 Saturday  
 and  
 Sunday

WILSHIRE BOULEVARD at CLOVERDALE—2 Blocks West of La Brea



**P. and G.**  
**Laundry SOAP**



WFO. SIZE MARK

**10 for 27c**

*Softest. Suggests*  
*Wash on your hands*

For the family wash-  
and all household  
cleaning.

## Man Old at 35

**NOW PEPPY, FEELS YOUNGER**

"I was married. Only 35 but was old. Just came  
across the pep." — Russell J. Smith, Grandfield, Ind.  
"KATZ'S" contains organic stimulants, obtained from  
rare sources, which begin your 1940 to work off  
OACN; also a direct antiputrefactive action by leading  
chemist. Safe, pleasant taking. Get 31 OZ. KATZ today  
for 75c. If not satisfied, return contents below at this  
price. You don't risk a penny. Get new pep quick.

**CAUTION** — The New Raw Oyster Taste

# United Drug, Inc. Buys Sontag Chain of Stores

United Drug, Inc., of Boston, which now owns and operates the Owl stores in California, yesterday announced the purchase of the Sontag Chain Stores Co., Ltd., including that company's 48 California stores.

As a result of this deal, approved at a special meeting yesterday of the shareholders of the Sontag Co., United, which was incorporated in Delaware in 1933, became one of the largest drug chains west of the Mississippi.

Announcement of the purchase of the Sontag shares was issued by J. W. Dart, president of the United Drug concern through local representatives of the Sontag Co.

## Faith in This Region

Expressing enthusiasm as to postwar opportunities in California, Dart stated: "This purchase is a tangible expression of United's faith in the future development of this region."

Albin F. Jacobson, who has served Sontag as executive vice-president, with offices at 827 N. La Brea Ave., Hollywood, will remain as operating head of the Sontag chain of 48 stores in California. He will continue the policies and organization which have made the chain successful, the statement asserted.

Stockholders of the Sontag chain were recently notified, as reported in The Times, of an offer to sell all the company's common stock at \$14.10 a share, but the prospective purchaser was not disclosed until yesterday, when the transaction was consummated.

## Shares Near 160,284

The number of par shares, owned by Sontag stockholders in 1943, was 160,284; and this is estimated to have been the approximate number involved in yesterday's transaction.

That a large volume of business was done by the Sontag chain in recent months is indicated by the fact that Sontag net sales for 1943 totaled \$12,078,613, as compared with \$9,330,000 in 1942. Sontag's employees Dec. 31, 1943, totaled 1300.

William Raboff served Sontag as president. Other members of the board of directors, in addition to Jacobson, were Morris Sontag, Nathan Sontag, I. O. Levy, L. V. Lloyd and Minnie Sontag, the principal stockholders.

## Conditions of Sale

United purchased the stock of the Owl Drug Co. in 1932 and has since operated the Owl stores in this State.

Yesterday's transaction was conditioned on the deposit of at least 99,300 shares of Sontag stock in escrow by Friday. Other shares will be purchased on the same basis up to April 15, 1945. The offer, it is reported, was obtained through the efforts of a group of Sontag stockholders owning or controlling some 60,000 shares and who included the management. They had insisted that the offer be made available to all stockholders alike.



## NAILING IT DOWN

# Realty Will Miss Charles Shattuck

-BY TOM CAMERON

We really can't afford to lose individuals like Charles B. Shattuck, one of the most widely known and respected realtors in the United States.

"Mr. Real Estate," as he was sometimes called, died of a heart attack Sept. 15. He was 64.

Nobody in the business had ever received more honors and recognition. "Charlie" was dedicated not only to his profession, but to the public as well.

### Upgraded Standards

Much of his effort, especially after his Shattuck Co. got well under way, was devoted to upgrading professional standards and to creating educational programs and real estate scholarships. He was a founder and chairman of the trustees of the Glenn D. Willaman Foundation, which provides scholarships for college students majoring in real estate.

Mr. Shattuck spent an active life in the construction and real estate business, selling, managing, financing, developing and appraising real estate investments as well as being an adviser in the acquisition.

Please Turn to Pg. 20, Col. 1

# NAILING IT DOWN

Continued from First Page

sale and management of real property. He lectured on real estate finance, principles and practice, and authored publications in the field.

One of his outstanding acts as president of the National Assn. of Real Estate Boards in 1953 was the appointment of the Build America Better Committee, which has been active ever since in local programs of neighborhood improvement and conservation, housing code enforcement and slum elimination.

## An Ardent Defender

He was one of the most able and articulate advocates of the American free enterprise system and was an ardent defender of citizens' property rights.

It was my privilege immediately after being named The Times real estate editor to become better acquainted with Mr. Shattuck, whose friendship and advice were of vital assistance in my new assignment.

If the real estate fraternity had a giant, it truly was Mr. Charlie B. Shattuck. Vaya con Dios.

★

I've had persons raise their eyebrows when I told them California has been gaining population at the rate of nearly 400,000 annually since 1960.

Security First National Bank's fine research department comes up with even more impressive figures: nearly 600,000 a year increase as of mid-1964.

That 600,000 average gain a year works out at about 1,640 persons a day in the state. If you figure 2.5 persons a housing unit, it means our construction industry is faced with the challenge of producing at least 650 dwellings or apartments every day of the year, including weekends and holidays.

That reminds me that we're entering the annual convention season for real estate and construction organizations and satellite agencies. And we real estate editors can expect to sit through meetings where real estate brokers from some eastern state, and builders from areas east of the Rockies, will expound authoritatively on how they have fashioned their wonderful sales volume or construction output.

When you find out that the broker featured on the national program probably sells no more than 100 houses a year, or the builder completes 25 or 30 houses, you wonder how some of our Southern California titans, who sold 2,000 houses, or built nearly that many in the last year, can keep their faces straight.

Politeness, or perhaps compassion, I guess.

★

Are Southern California housewives of the same mind as those surveyed in Cincinnati about their ideas in home design improvement?

The midwestern women's strongest reactions were:

1—The kitchen is the control center of the home; 2—lighting should be improved in areas where cosmetics are applied (does that mean every room?); 3—a family room is a must for many activities, and 4—laundry areas need more attention from designers and builders . . . Editor Larry Drake, of the magazine Practice Builder, noting that utility companies are inventorying land for eventual apartment and commercial developments, inquires if they will have underground utilities.

Good question—not only to them but to all builders.

★

Claire Biery, formerly with Frost & Shaffer and Coleman-Parr ad agencies, has opened her own public relations business in Crossroads of the World . . . And publicist Larry Manzo has moved to 6515 Sunset Blvd., where he's serving an impressive list of clients . . . M. B. Costello & Co., realtors, appraisers and property managers, has purchased the Glendora office of Square Realty, Inc.

★

Mrs. Evelynne Raab of Los Angeles wants to know why developers of adult communities don't include in their advertising information on how to get there by public transportation. Many older people don't drive, she points out, but they're prospects.

★

Ray Edwards, president of the Conference of Federal Savings and Loan Associations, thinks we'll experience a swing back to single-family residential construction, which has been overshadowed in recent years by multiple-unit building, especially in Los Angeles County.

Edwards doesn't say this will be expressed in detached, tract homes, but that many want a home of their own, even if it's a condominium complete with individual assessment and tax bill, which they'll prefer over a co-operative apartment.

Edwards, who is senior vice president of the Glendale Federal Savings & Loan Assn. and who was a leader in organization of the conference, believes that regardless of market conditions, the well-planned, well-located project will never have financing problems.

★

President Johnson isn't the only one with business in Salt Lake City. N. S. Ridgway Jr., of Fritz Burns and Associates, participated in a conference on recreation areas and retirement communities conducted last week by the Community Builders Council under the auspices of the Urban Land Institute . . . Malcolm Simmons, assistant vice president for escrow matters in Union Bank, addressed the Culver City Board of Realtors last week and will address the California Escrow Assn. on Oct. 24 at the Biltmore.

★

Burke, Kober & Nicolais will design the 158,000-sq.-ft. Penney's store in Joe Eichenbaum's Lakewood Shopping Center. The three-story building will be one of the national chain's largest units.





Clashing architectural styles now mark the once (and future?) prestige area called Miracle Mile. Le Brea Tar Pits are among the historical attractions that have come to occupy the district.

# Walking the Miracle Mile

By ROBERT JOHN PIERSON

**F**ifty years ago, before Melrose Avenue, Rodeo Drive or South Coast Plaza, one place symbolized *haute couture* Southern California: the Miracle Mile.

From 1930 to 1960, the section of Wilshire Boulevard between Fairfax and La Brea avenues was Los Angeles' most stylish retail district, as well as the Southland's first suburban shopping district designed for the automobile.

Today, after two decades of commercial and retail decline, the Miracle Mile once again attracts Los Angeles' glitterati—this time, however, to new museums, restaurants, galleries and commercial centers.

## A Walk of History

Perhaps no other place on the Westside represents so much of the city's history. This walk will take you to the La Brea Tar Pits with its Ice Age fossils, by old oil fields, through Los Angeles' largest grouping of art museums and along quiet lanes lined with 1920s garden apartments; through the city's richest Art Deco commercial district and by some of the area's newest commercial complexes.

To get to the Miracle Mile from the Santa Monica Freeway (I-10), exit north at La Brea Avenue. Turn left on Wilshire Boulevard to Curson Avenue. Allow three hours for the walk.

Begin at the northeast corner of Curson Avenue and Wilshire Boulevard at the bronze bust of A. W. Ross, the founder and developer of the Miracle Mile.

In 1920, when Ross purchased 18 acres of nearby

## Los Angeles' Once-Glamorous Shopping District Is Coming Back— This Time, With Museums, Galleries and Commercial Centers



Wilshire Boulevard courtyard complex shows the revitalization taking place these days.

land for \$54,000, this section of Wilshire was nothing more than a two-lane dirt road passing through barley and oil fields.

A dreamer and a schemer, Ross targeted this site—4 miles from the Westside's most posh neighborhoods of Beverly Hills, West Adams, Westlake and Hollywood—to become Los Angeles' most fashionable shopping district, oriented to automobile drivers and wealthy clients. One by one, elegant Art Deco commercial buildings rose from the fields along Wilshire Boulevard.

The Miracle Mile flourished until the 1960s, when it became unable to compete with newer suburban shopping malls and many businesses relocated.

## Resurgence Has Begun

However, the past five years have seen signs of revitalization. Some hope that rebirth of the Miracle Mile is at hand. Others, however, fear that such development will bring demolition of the Art Deco commercial architecture and will force the relocation of older residents and businesses.

Whatever the outcome in the decade ahead, one thing is certain: The Miracle Mile revitalization has begun.

Across the street at 5814 Wilshire Blvd. is the Craft & Folk Art Museum, dedicated to the study and presentation of the world's folk art, crafts and designs. The museum also houses a research library and, on the second floor, the Egg and the Eye Restaurant.

Walk into Hancock Park to the viewing platform  
**Please see MILE, Page 15**

# MILE: District Is Coming Back

Continued from Page 14

overtaking the Lake Pit, a primeval broth with an oil-slicked surface seething with bubbles of methane gas escaping from fissures below. In the late 1800s, asphalt was quarried here as a roofing and road-surfacing material. After the quarry was abandoned, water gradually filled the site, creating this small lagoon.

Life-size fiberglass models of imperial mammoths edge the lake, one trumpeting in terror as it struggles to escape the tar-bottomed water. This scene represents the fate of thousands of Ice Age animals that became trapped in the sticky tar pits. La Brea Tar Pits, found throughout the park, contain the world's largest find of Pleistocene fossils.

**Tar Used for Millennia**

For millennia, humans have excavated the surface tar. The American Indians used it to waterproof their boats and reed huts and to repair broken implements; early Pueblo people also relied on the tar as a waterproofing material for their adobe. Transporting the material along the ancient Indian path today known as Wilshire Boulevard.

In 1665, Maj. Henry Hancock purchased Rancho La Brea. He sold large shipments of pitch to San Francisco for that city's first street pavings. The tar continued to be sold to the Pueblo, and in the 1890s, Hancock produced oil from the site.

Thousands of tar-soaked bones, considered a curiosity and a nuisance, were in the asphalt pits. In 1901, bone samples were sent to a paleontologist, who identified some as belonging to the now-extinct saber-toothed tiger, dire wolf and giant sloth.

From 1901 to 1905, the first scientific excavations were conducted at the La Brea Tar Pits. In 1913, Capt. G. Allan Hancock (son of Henry) allowed the county to excavate at the rancho for two years. During this time, the Natural History Museum unearthed more than 750,000 bones. In 1915, Hancock donated the excavated bones and 23 acres of the Rancho to the county for the continued excavations and research.

**Geological History**

Today, the George C. Page Museum displays many fossils discovered in the asphaltic bogs. Visitors can view a narrated slide show of the area's geological history, skeletal remains of mammoths, American lions, carnivorous birds and even the 9,000-year-old La Brea Woman, the only human remains discovered in the tar pits.

From the Page Museum, walk past the bust of Capt. Hancock toward the Pavilion for Japanese Art. Designed by the late architect Bruce Goff and opened in September, this newest addition to the Los Angeles County Museum of Art complex exhibits portions of the Shin'enkan collection of Japanese art from the Edo period.

Surrounded by a fence to the right is Pit No. 4, excavated in 1914 to reveal rich fossil finds. The fence was added in the 1940s after two boys, chasing rabbits, stumbled into the pit and nearly drowned in

the tar before being rescued by firefighters.

Cross the small bridge and enter Pit 91 Viewing Station to peer into the 28-foot-square excavation site (active August through September).

Continue walking west to the cylindrical Observation Pit, open only on weekends and built in 1952 to provide public access down into a fossil-laden asphalt deposit. Walk down the spiral ramp to the bottom, where blisters of methane gas break through the oozing pools of tar. Exit and follow the path north-east back toward the Page Museum.

Walk east to Marie Callender's at 5773 Wilshire Blvd. Constructed in 1985, this \$6-million restaurant was designed as an extravagant turn-of-the-century bistro. Two colorful murals inside depict the glory days of the Miracle Mile in the late 1940s.

Wilshire Courtyard, the new 1-million-square-foot commercial development at 5750 Wilshire designed by McFarland, Vasquez, & Partners, consists of two C-shaped structures clad in polished red granite. Pyramidal skylights and fountains add a Deco flavor to the complex.

**Modern Architecture**

At 5757 Wilshire stands Museum Square, built in 1948 by Wurdman & Becket, which marked the Miracle Mile's post-World War II entrance into modern architecture.

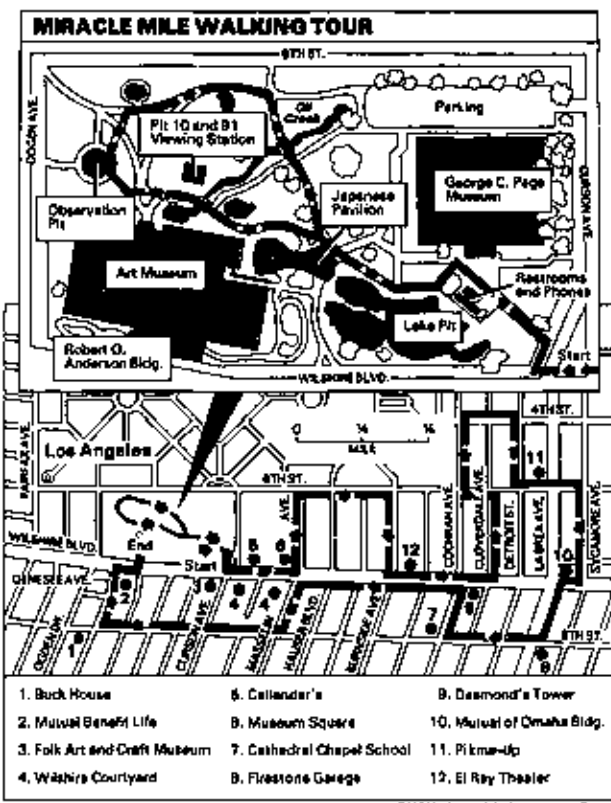
Turn left on Masselin Avenue, walk north beneath its jacaranda trees to 8th Street and turn right. To the north stands Park La Brea, a massive housing project constructed in the late 1940s by Metropolitan Life Insurance Co. Today, nearly 12,000 residents live in its two-story Georgian Moderne townhouses and 18 13-story towers, all set in park-like grounds.

Suddenly, however, you enter a neighborhood of historic revival and Art Deco apartments almost intact from the 1920s and '30s. At 517 S. Ridgeley Drive stands a remarkable example of French Chateau Revival garden courtyard housing: a three-story, mansard-roofed, gabled apartment building built in 1929.

Continue east on 8th Street and turn right on Burnside Avenue where you'll see other apartment buildings, including a French Chateau at No. 609, a Tudor Revival brick structure at No. 630 and two Zigzag Moderne buildings.

Turn left on Wilshire Boulevard to enter the heart of the Miracle Mile historic district. At 5514 Wilshire stands Desmond's Tower, built in 1928 by architect Gilbert Stanley Underwood. Designed for the emerging age of the automobile, the building's 10-story tower created a visual landmark, while its curving ground-floor windows offered passing motorists sweeping views of merchandise displays. In the 1830s, Silverwood's and Phelps Terkel also opened retail stores here.

The El Rey Theater at 5517 Wilshire, designed by architect Clifford Balch in 1938, interprets Zigzag Moderne with cast-concrete panels of geometric designs. A vertical neon sign rises above the



central marquee, both embellished with swirling floral designs.

At 5505 Wilshire is a flamboyant interpretation of Zigzag Moderne and Egyptian Revival, highlighted with its eagle-topped columns, now housing the Korean Cultural Service, built and designed by Frank Rasche in 1929.

One of the first commercial structures on the Miracle Mile (5478 Wilshire), built in 1927 and designed by Frank M. Tyler, is noted for its Spanish Colonial Revival style.

Another of the Miracle Mile's great Art Deco towers, the Dominguez-Wilshire Building, was built in 1930 by Morgan, Walls & Clements at 5410 Wilshire.

Roman Foods Market, built in 1935 at 5413 Wilshire, reveals the simple geometric shapes and forms of the classic Streamlined Moderne style, with its unadorned banded surfaces. At 5401 Wilshire is one of the most elaborately designed of Streamlined Moderne buildings in Los Angeles.

The programmatic architectural style may be seen at 5370 Wilshire.

Originally the Darkroom camera store, designed by Marcus P. Miller in 1938, this small storefront facade features panels of black vitrolite glass with silver metal trim and a porthole window forming the shape of a camera.

Turn left on Cloverdale Avenue, a quiet residential street lined with mature melaleuca trees and historic revival apartments. A Monterey Revival building stands at No. 661 Cloverdale; the Villa Roma, a pink Italian-inspired villa with mature dragon trees, at No. 642, and a Regency Moderne garden courtyard apartment at No. 638.

Turn left at 8th Street, where there's a two-story Streamline Moderne apartment building designed by Milton J. Black and R. Borman in 1938.

**Tudor Revival**

At 803 S. Cochran Ave., the Cornell Apartments create a picturesque rendition of Tudor Revival with its Beaux Arts-inspired design of quoined walls, window pediments with sculpted faces and gabled mansard roof.

Turn right on Cochran Avenue. This block contains many Mediterranean Revival apartments with red-tile roofs, arched entries, wrought-iron grillwork, balconies and colorful tile accents.

Turn right on 4th Street. At 364 S. Cloverdale Ave. sits one of the area's most refined Zigzag Moderne apartment buildings. Turn right again on Detroit Street, where you will notice a dramatic change, as elegant older structures have recently been demolished and then replaced by "luxury" apartment towers.

Turn left on 8th Street and walk to the Pikma-Up coffeehouse at No. 5437. With its '60s dinette furniture, this witty cafe offers baked goods, salads and coffee drinks.

Cross La Brea Avenue and turn

right on Sycamore Avenue. The "Hansel and Gretel" cottage, No. 607 Sycamore, with its variegated shingle roof and conical tower, portrays the storybook character of many Hollywood bungalows built in the 1920s.

Turn right on Wilshire Boulevard and walk to No. 5209, a superb example of Zigzag Moderne style.

The tallest building on Ross' Miracle Mile is the Mutual of Omaha Building at No. 5217 Wilshire, designed by Meyer & Holler in 1930.

Turn left on La Brea Avenue, walk past the Deco-themed Metropolis mini-mall at No. 740 to the Firestone Garage at the corner of 8th Street and La Brea. This garage epitomizes the progressive optimism of the Streamline Moderne style.

Turn right on 8th Street, walk three blocks and turn right on Cochran Avenue. The Cathedral Chapel Parish School, at 755 S. Cochran, built in 1930, images an Italian Renaissance palazzo.

**French Chateau**

Turn left on Wilshire Boulevard, left on Masselin Avenue, and right on 8th Street, following the pathway through the rear park of Wilshire Courtyard. Another French Chateau garden-apartment court stands at 5770 8th St.

Continue on 8th Street to the International-style Buck House, designed by Rudolph Schindler in 1934, at 806 S. Genesee Ave.

Turn right and walk north on Genesee Avenue. Walk up the steps behind the Mutual Benefit Life Tower, through its concrete plaza to Wilshire Boulevard. The Robert O. Anderson Building of the County Art Museum rises across the street. Built in 1936 by the firm of Hardy Holzman Pfeiffer Associates, this museum addition, with its grand portal, evinces the style and hope of the Miracle Mile.





Architectural  
Resources Group

**Exhibit 7. Parcel Profile Report (ZIMAS)**



# City of Los Angeles Department of City Planning

1/12/2021

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

5405 W WILSHIRE BLVD  
5403 W WILSHIRE BLVD  
5401 W WILSHIRE BLVD  
671 S CLOVERDALE AVE

### ZIP CODES

90036

### RECENT ACTIVITY

CHC-2021-358-HCM  
CPC-2016-961-HPOZ  
CPC-2018-3731-GPA-ZC-HD-CDO  
ENV-2016-962-CE  
ENV-2021-361-CE  
PAR-2020-1950-VHCA

### CASE NUMBERS

CPC-2020-3143-DB-CDO-SPR-HCA  
CPC-2018-3731-GPA-ZC-HD-CDO  
CPC-2003-1779-CDO-ZC  
CPC-1986-823-GPC  
ORD-80695  
ORD-58482  
ORD-54822  
ORD-46250  
ORD-183497  
ORD-176332  
ORD-176331  
ORD-165331-SA1888  
ORD-129944  
DIR-2019-3936-TOC-CDO-SPR  
ZA-1983-79  
VTT-82716  
ENV-2019-3937-EAF  
ENV-2018-3732-EIR  
ENV-2003-1780-ND  
AFF-35788

### Address/Legal Information

PIN Number	135B181 907
Lot/Parcel Area (Calculated)	12,605.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID D2
Assessor Parcel No. (APN)	5508009001
Tract	TR 7705
Map Reference	M B 89-33/35
Block	None
Lot	112
Arb (Lot Cut Reference)	None
Map Sheet	135B181

### Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 4 - Nithya Raman
Census Tract #	2151.02
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C4-2-CDO
Zoning Information (ZI)	ZI-1117 MTA Right-of-Way (ROW) Project Area ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2336 Community Design Overlay: Miracle Mile
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Miracle Mile
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None



Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5508009001
Ownership (Assessor)	
Owner1	DIOGENES HOLDINGS WILSHIRE LLC C/O C/O WALTER N MARKS
Address	8758 VENICE BLVD STE 100 LOS ANGELES CA 90034
Ownership (Bureau of Engineering, Land Records)	
Owner	DIOGENES HOLDINGS WILSHIRE LLC
Address	8758 VENICE BLVD STE 100 LOS ANGELES CA 90034
APN Area (Co. Public Works)*	0.289 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$1,818,281
Assessed Improvement Val.	\$12,199,200
Last Owner Change	11/06/2019
Last Sale Amount	\$17,000,170
Tax Rate Area	67
Deed Ref No. (City Clerk)	2405588 2304440 2-785 1662406 1375346-7 1199665
Building 1	
Year Built	1936
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	15,262.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 5508009001]
<b>Additional Information</b>	
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	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.0041576
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	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
<b>Housing</b>	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5508009001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	735
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	61
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.

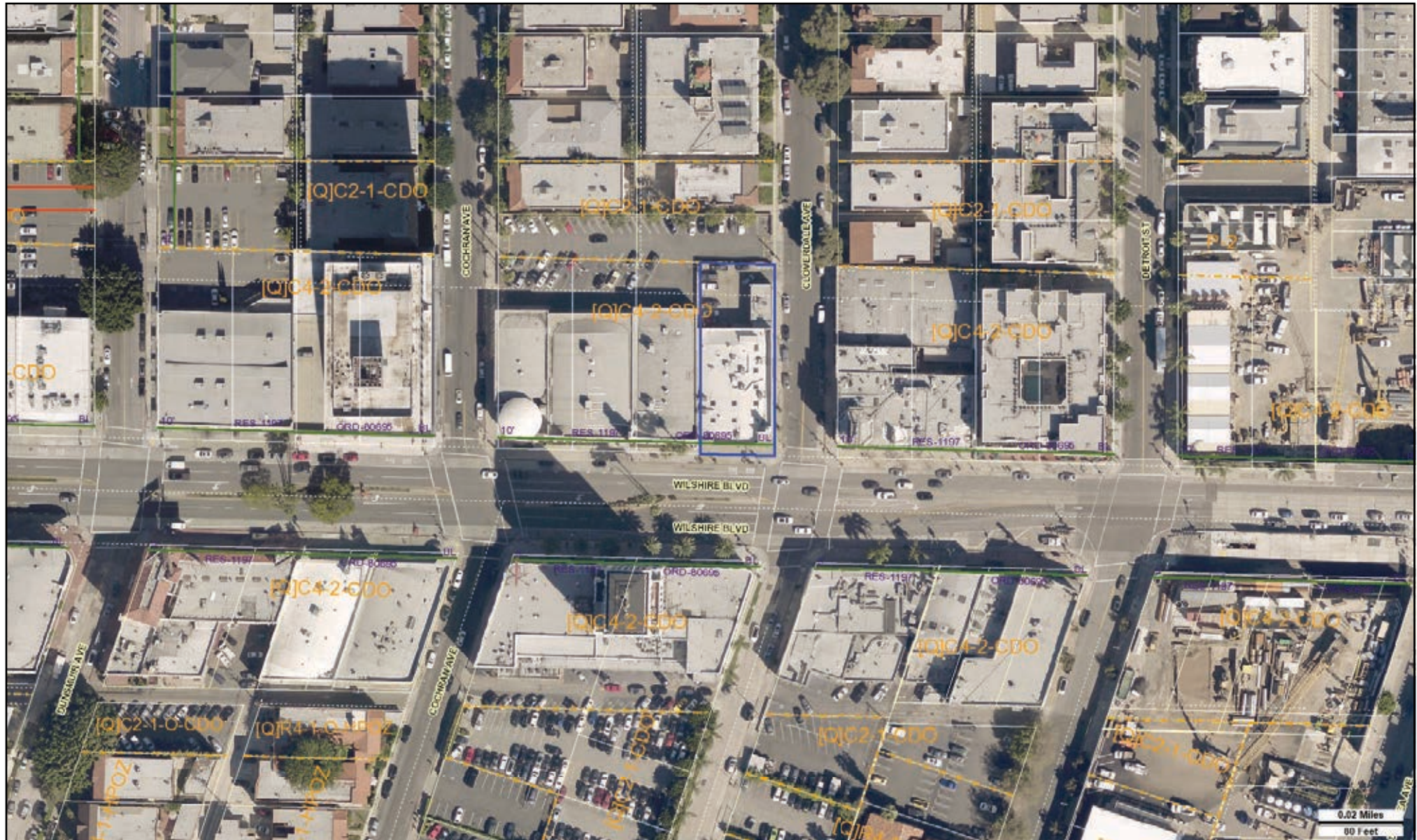
Case Number:	CPC-2020-3143-DB-CDO-SPR-HCA
Required Action(s):	DB-DENSITY BONUS CDO-COMMUNITY DESIGN OVERLAY DISTRICT SPR-SITE PLAN REVIEW HCA-HOUSING CRISIS ACT
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.22.A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT WITH 348 DWELLING UNITS WITH ON-MENU AND OFF-MENU INCENTIVES.  PURSUANT TO LAMC SECTION 13.08.E A COMMUNITY DESIGN OVERLAY PLAN APPROVAL FOR A PROJECT LOCATED WITHIN THE BOUNDARY OF THE MIRACLE MILE COMMUNITY DESIGN OVERLAY ("CDO") DISTRICT.  PURSUANT LAMC SECTION 12.22. A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT WITH 348 UNITS. PURSUANT LAMC SECTION 13.08 E, A COMMUNITY DESIGN OVERLAY. PURSUANT LAMC SECTION 16.05, SITE PLAN REVIEW.
Case Number:	CPC-2018-3731-GPA-ZC-HD-CDO
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE HD-HEIGHT DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	CPC-2003-1779-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.
Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	DIR-2019-3936-TOC-CDO-SPR
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES CDO-COMMUNITY DESIGN OVERLAY DISTRICT SPR-SITE PLAN REVIEW
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.22.A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT WITH 348 DWELLING UNITS WITH ON-MENU AND OFF-MENU INCENTIVES.  PURSUANT TO LAMC SECTION 13.08.E A COMMUNITY DESIGN OVERLAY PLAN APPROVAL FOR A PROJECT LOCATED WITHIN THE BOUNDARY OF THE MIRACLE MILE COMMUNITY DESIGN OVERLAY ("CDO") DISTRICT.  PURSUANT LAMC SECTION 12.22. A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT WITH 348 UNITS. PURSUANT LAMC SECTION 13.08 E, A COMMUNITY DESIGN OVERLAY. PURSUANT LAMC SECTION 16.05, SITE PLAN REVIEW.
Case Number:	ZA-1983-79
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	VTT-82716
Required Action(s):	Data Not Available
Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.22.A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT WITH 348 DWELLING UNITS WITH ON-MENU AND OFF-MENU INCENTIVES.  PURSUANT TO LAMC SECTION 13.08.E A COMMUNITY DESIGN OVERLAY PLAN APPROVAL FOR A PROJECT LOCATED WITHIN THE BOUNDARY OF THE MIRACLE MILE COMMUNITY DESIGN OVERLAY ("CDO") DISTRICT.  PURSUANT LAMC SECTION 12.22. A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT WITH 348 UNITS. PURSUANT LAMC SECTION 13.08 E, A COMMUNITY DESIGN OVERLAY. PURSUANT LAMC SECTION 16.05, SITE PLAN REVIEW.
Case Number:	ENV-2019-3937-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT

Project Descriptions(s):	PURSUANT TO LAMC SECTION 12.22.A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT WITH 348 DWELLING UNITS WITH ON-MENU AND OFF-MENU INCENTIVES.
	PURSUANT TO LAMC SECTION 13.08.E A COMMUNITY DESIGN OVERLAY PLAN APPROVAL FOR A PROJECT LOCATED WITHIN THE BOUNDARY OF THE MIRACLE MILE COMMUNITY DESIGN OVERLAY (“CDO”) DISTRICT.
	PURSUANT LAMC SECTION 12.22. A.25 A DENSITY BONUS FOR A HOUSING DEVELOPMENT WITH 348 UNITS. PURSUANT LAMC SECTION 13.08 E, A COMMUNITY DESIGN OVERLAY. PURSUANT LAMC SECTION 16.05, SITE PLAN REVIEW.
Case Number:	ENV-2018-3732-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, HEIGHT DISTRICT, COMMUNITY DESIGN OVERLAY AMENDMENTS
Case Number:	ENV-2003-1780-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY (CDO) ZONE THAT REQUIRES NEW DEVELOPMENT OR ALTERATIONS OF EXISTING DEVELOPMENT CONFORM TO DESIGN GUIDELINES OR STANDARDS. THE CDO INCLUDES ZONE CHANGES THAT WOULD PROHIBIT CERTAIN TYPES OF ACTIVITIES ALLOWED BY THE UNDERLYING ZONE AND RESTRICT THE DESIGN OF DEVELOPMENT IN THE AREA.

DATA NOT AVAILABLE

- ORD-80695
- ORD-58482
- ORD-54822
- ORD-46250
- ORD-183497
- ORD-176332
- ORD-176331
- ORD-165331-SA1888
- ORD-129944
- AFF-35788





Address: 5405 W WILSHIRE BLVD

APN: 5508009001

PIN #: 135B181 907

Tract: TR 7705

Block: None

Lot: 112

Arb: None

Zoning: [Q]C4-2-CDO

General Plan: Regional Center Commercial

