



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



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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.

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5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



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7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

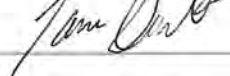
APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

| | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input 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. |

Name: JAMES DASOLI Date: 4/26/2024 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

Amasis Apartments

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The Amasis Apartments are located at 747 N. Wilcox Avenue in Hollywood. The building takes up most of its rectangular parcel, and is fronted by a small lawn and sidewalk on the east elevation. Narrow alleyways separate the building from other multi-family buildings on the north, south, and west.

Exterior

The two story tall building is roughly rectangular in plan, with very shallow setbacks on the side elevation. It is clad in stucco, and has a flat roof. The primary elevation has a facade of a stylized Ancient Egyptian temple that projects from the face of the building, with the stucco scored to simulate stone. The sides are tapered like those of an Egyptian pylon, with a large cavetto topping it. The symmetrical seven bay wide front elevation features simplified columns that are influenced by those at Egyptian temple sites engaged into the walls. The entrance is recessed under a pointed horseshoe arch that is flanked by two alcoves with reverse ogee openings. Above that is a bowed balcony with a curved wrought iron railing. There are irregular multi-foil arched openings at each corner of the building. One of the openings has been filled in. Egyptian motifs that are reminiscent of hieroglyphics are painted in various places on the facade. Typical windows are multi-light wood casements, although most have been replaced with jalousies.

Interior

Real estate listings show the Egyptian Revival theme carried into the interior common area, with original sconces, alcoves, and wrought iron railings.

Alterations

Some windows have been replaced within original openings.

B. Statement of Significance

Summary

The Amasis Apartments meet the following criteria 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.

Designed in 1926 by J.M. Close, the property meets criterion 3 by serving as an excellent example of the Egyptian Revival style, which is considered a sub-theme of Exotic Revival architecture. The building's overall massing, materials, roofline, and ornamentation are all fashioned after an Egyptian temple, with massive solid walls, a cavetto cornice, and thick columns. The building opened four years after the discovery of Tutankhamen's tomb.

Egyptian Influenced Architecture in Hollywood

The first exotic building to truly capture the collective imagination of Los Angeles was Grauman's Egyptian Theater (HCM #584) from 1922, which was based on an Egyptian temple.¹ While Meyer & Holler may have been influenced by archaeological discoveries in Egypt, it is also possible that their inspiration for the theater on Hollywood Boulevard came from Hollywood itself, as films of the Silent Era were especially preoccupied with faraway lands.² The Vista theater, which opened in 1923 with a design by Lewis A. Smith, was originally planned to have an interior that matched its Spanish Colonial Revival style exterior, but the 1922 discovery of King Tutankhamen's tomb in Egypt prompted a change in the design to capitalize on the public's interest.³ A year after the opening of the Vista, contractor J.M. Close, who primarily designed and constructed apartments and bungalow courts between 1910 and 1935,⁴ built his first of a series of apartment buildings around Hollywood that mimicked the form of an Egyptian temple.

Egyptian Revival Apartment Buildings by John Manley Close

An Architectural Guidebook to Los Angeles has this to say about Close's buildings, "It is amusing to speculate what on earth was in this developer-builder-architect's mind when he conceived of buildings such as these. Close designed, built, and marketed his buildings, and in his advertisements, he encouraged prospective buyers to "pyramid your dollars." The buildings are mostly plain Los Angeles stucco boxes; it is the pylons and the colonnaded frontispieces that makes you stop and look. Only 747 N. Wilcox Avenue retains any of the script. The Karnak Apartments at 5617 La Mirada Avenue, Ahmed Apartments at 5616 Lexington Avenue, and Osiris Apartments at 430 S. Union Avenue all have painted pylons to create a contrast in the facade."⁵

His Egyptian Revival buildings include the following: Oasis (1020 S. Kingsley Drive) (1924), 1017 S. Kingsley Drive (1925), Ahmed (5616 Lexington Avenue) (1925), Rameses (1020 S. New Hampshire Avenue) (1925), and Karnak (5617 La Mirada Avenue) (1926), Osiris (430 S. Union Avenue) (1926). Most of these buildings have seen their integrity severely degraded with flush-mounted vinyl window replacements. Osiris and 1017 S. Kingsley seem to retain an acceptable level of integrity, but they do not contain any of the painted murals that Amasis has. Only Amasis is able to communicate the original intent of J.M. Close's Egyptian Revival buildings.

1 Gleye Paul. (1981). *Architecture of Los Angeles*. Los Angeles: Rosebud Books.

2 City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Theme: Exotic Revival, 1900-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

3 "Vista Theater." *Los Angeles Conservancy*, <https://www.laconservancy.org/learn/historic-places/vista-theatre/>.

4 City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Theme: Exotic Revival, 1900-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

5 Winter, Robert and David Gebhard. *An Architectural Guidebook to Los Angeles: Fully Revised 6th Edition*. Angel City Press, 2018.

Amasis Apartments

Permits were issued to owner G.G. Wright for the construction of a 40 room apartment building on June 3, 1926. The contractor is listed as J.M. Close. There is no architect listed on the permit. Satellite photography shows that the Amasis was one of the largest buildings on this block of Wilcox throughout the 20th century, as it was mostly comprised of single family homes. The furnished apartments were advertised for in the Los Angeles Times just after opening, with mentions of large dressing rooms, private phones, and janitor service.⁶ On January 15, 1928, the Los Angeles Times reported on the exchange of the building,⁷ and then on February 12, 1928, they reported on another exchange from A. L. Hershner to Dorothy S. and Bessie S. Rubin.⁸ In 1929, an auction was held for a new buyer.⁹ Other names that appear on permits for the building are Ralph Shank (1972), Loretta Johnson (1982), and Robert and Esther Eisenstein (1998).

Exotic Revival Architecture¹⁰

As a relatively young city, Exotic Revival architecture did not arrive in Los Angeles until its second period of popularity during the twentieth century. While still rare, the imaginative environment of Los Angeles nurtured the style, resulting in some of the city's greatest landmarks.

One of the first examples of Exotic Revival architecture in Los Angeles was the opulent, feudal Japanese-inspired estate, Yamashiro ("Castle on the Hill"), completed in 1914. It was designed by architect Franklin M. Small for the eccentric Bernheimer brothers, Adolf and Eugene. The Bernheimers were from a wealthy merchant family that imported a number of dry goods through New York. The brothers were exposed to Asian art, antiques, and silks as they imported goods from Asia to sell stateside, eventually amassing a huge collection of Asian artifacts. In order to house their collection, they built the Yamashiro estate on a twelve-acre site in the Hollywood Hills. The rumor at the time was that hundreds of Asian craftsmen were responsible for its construction. Yamashiro was a private home until the Bernheimers sold it in 1924. It would later be the headquarters of an exclusive social club, and was not accessible to the public until the 1930s. Yamashiro was listed as LAHCM #921 in 2008 for its architectural and historical significance.

While it was not the first exotic building in Los Angeles, the first to truly capture the collective imagination of Los Angeles was Grauman's Egyptian Theater (LAHCM #584). It opened on October 18, 1922 at the premiere of Robin Hood starring Douglas Fairbanks. The theater design was based on that of an Egyptian temple—fronted with a long, elaborate forecourt decorated with Egyptian murals, it hardly appeared to be a movie theater at all, and it had Angelenos transfixed.

The architectural firm of Meyer & Holler was responsible for the glamorous and outlandish Egyptian Theater. It is possible that they were influenced by archaeological discoveries in Egypt, but they may have looked closer to home for inspiration. Early Hollywood films were especially preoccupied with faraway lands, forgotten cities, and exotic landscapes. For example, D.W. Griffith constructed a

⁶ Advertisement for Amasis Apts. *Los Angeles Times*, 15 October 1926.

⁷ "Apartments in Exchange Deal." *Los Angeles Times*, 15 January 1928.

⁸ "Deal Involves \$180,000 Total." *Los Angeles Times*, 12 February 1928.

⁹ Advertisement for 747 No. Wilcox Ave Auction. *Los Angeles Times*, 14 July 1929.

¹⁰ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Theme: Exotic Revival, 1900-1980," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

massive set—the largest ever built at that time—featuring an amalgamation of architectural elements loosely based on the Persian and Babylonian empires for his infamous three-hour film, *Intolerance*. The set, in all its grandeur, remained for years along Sunset Boulevard.

Meyer & Holler delighted the movie-going crowd again in 1927 with the completion of Grauman's Chinese Theater (LAHCM #55), a whimsical temple in the “Chippendale Chinese” style. The design was not necessarily accurate to Chinese architecture, but rather was an extravagant reimagining of an English interpretation. The theater was highly ornamented, down to the dragon-shaped water faucets in the lavatories. Another of Los Angeles' fanciful theaters was Morgan, Walls & Clements' Mayan Theater (LAHCM #460), also completed in 1927. Smaller-scale, residential buildings with elements of Exotic Revival styles began to spring up across the city in reaction to these types of buildings, concurrent with the fantasy of Period Revival styles that drew its inspiration anywhere from French castles and English fairytales.

The synthesis of several different styles, including Exotic Revival, resulted in some of the most iconic and unique buildings in the city. John Parkinson, Albert C. Martin, and John C. Austin were awarded the commission for Los Angeles City Hall (LAHCM #150) in 1925. They collaborated on the design: Parkinson spearheaded the architectural concept, Martin was responsible for structural engineering, and Austin created the working drawings and managed the project. Architect Austin Whittlesey was retained for the interior design. The design intent for the building was to combine many different styles to create a “hybrid” that did not necessarily correspond with an existing style or era. Completing the project in 1928, the architects blended elements of the classical and exotic; the building features monumental columns and high-style symmetry as well as a lavish, Byzantine-inspired rotunda at the third floor, and a stepped “ziggurat” at its apex, mimicking the overall form of an Egyptian obelisk.

Another downtown Los Angeles landmark is the Los Angeles Central Library (LAHCM #46). Bertram Grosvenor Goodhue began the design for the library in 1921; after he passed away in 1924, Carleton Winslow supervised its completion. Like City Hall, the library is a composite of classical and exotic elements—including those derived from Moorish/Islamic, Egyptian, Byzantine, and Roman architecture—that resulted in a building that is both monumental and symbolic. The building is centralized around a Byzantine Revival rotunda and topped by a pyramidal shape clad in an intricate mosaic. The exterior is embellished with sculptures of symbolic figures, some of whom are represented as Greeks or Egyptians, and the grounds that surround it referenced those in the Mediterranean. Despite the wide range of influences, the various styles were integrated into the design in a formal, disciplined way, creating an aesthetic that was simultaneously new and singular, while evoking a sense of the traditional.

The exuberance of the Exotic Revival was possible because it had no basis in architectural dogma. It was not bound by tenets or theories, and it did not come about through necessity, academic exploration, or as a reaction to what came before it. Exotic Revival was pure fantasy and expression, a new level of creativity and imagination that was both embraced and allowed to blossom in one of the most architecturally diverse periods in the history of Los Angeles.

Period of Significance

The period of significance for the Amasis Apartments is defined as 1926 for its significance as a

notable example of the Egyptian Revival style.

Integrity

The Amasis Apartments retain a high degree of integrity, and are mostly unaltered.

Location: The subject property is in its original location and therefore retains this aspect of integrity.

Design: The subject property retains most of its character-defining features from its period of construction, including its painted Egyptian motifs, and therefore is able to convey its historic significance as an Egyptian Revival apartment building. The building's overall massing, configuration, and character-defining decorative elements remain. Therefore, the building retains integrity of design.

Setting: The property is located in Hollywood, and while more recent development has occurred on the block, the prominence of the building in its original location remains. The building retains integrity of setting.

Materials: Minor alterations have minimally affected the building's integrity of materials. The property retains the majority of its materials from its initial construction, therefore this element of integrity remains intact.

Workmanship: The building's original workmanship is still evident through its overall construction methods and materials. The building retains this element of integrity.

Feeling: The original character-defining features still remain, presenting the same basic appearance from the street as when it was built. No major alterations have occurred. The building retains integrity of feeling.

Association: The property has been continuously used as a multi family residence since its construction in 1926. It is just as recognizable today as a 1920s residential building that is directly linked with this period of development in Hollywood. Therefore, it retains integrity of association.

Bibliography

Advertisement for 747 No. Wilcox Ave Auction. *Los Angeles Times*, 14 July 1929.

Advertisement for Amasis Apts. *Los Angeles Times*, 15 October 1926.

“Apartments in Exchange Deal.” *Los Angeles Times*, 15 January 1928.

Chattel Architecture. “Historic Resources Survey Hollywood Redevelopment Project Area,” prepared for CRA/LA, 2010.

City of Los Angeles. “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering Theme: Exotic Revival, 1900-1980,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

“Deal Involves \$180,000 Total.” *Los Angeles Times*, 12 February 1928.

Gleye Paul. (1981). *Architecture of Los Angeles*. Los Angeles: Rosebud Books.

Janeiro, Adam. “Egyptian Revival,” *Recentering El Pueblo*, <http://recenteringelpueblo.blogspot.com/2007/03/egyptian-revival.html>, 2007.

“Vista Theater.” *Los Angeles Conservancy*, <https://www.laconservancy.org/learn/historic-places/vista-theatre/>.

Winter, Robert and David Gebhard. *An Architectural Guidebook to Los Angeles: Fully Revised 6th Edition*. Angel City Press, 2018.

PERMIT HISTORY

1972 – fire repair 5%

1982 – acoustic ceilings, floor coverings, general repairs

1998 - reroof



Current Photo
2023



Current Photo
2023



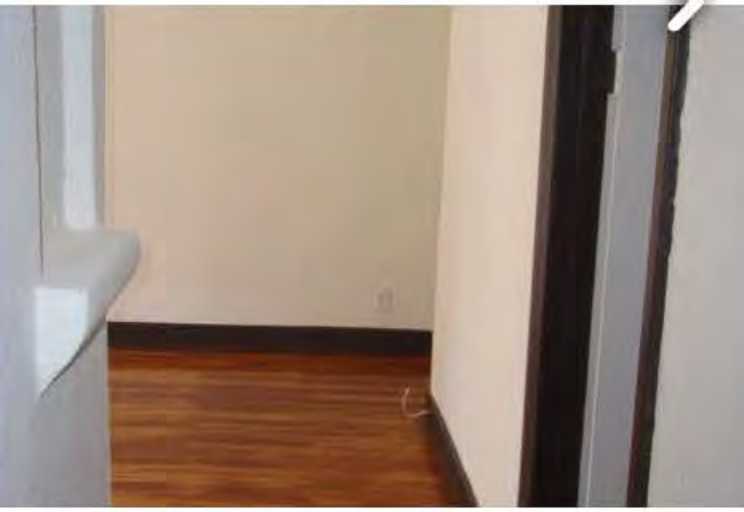
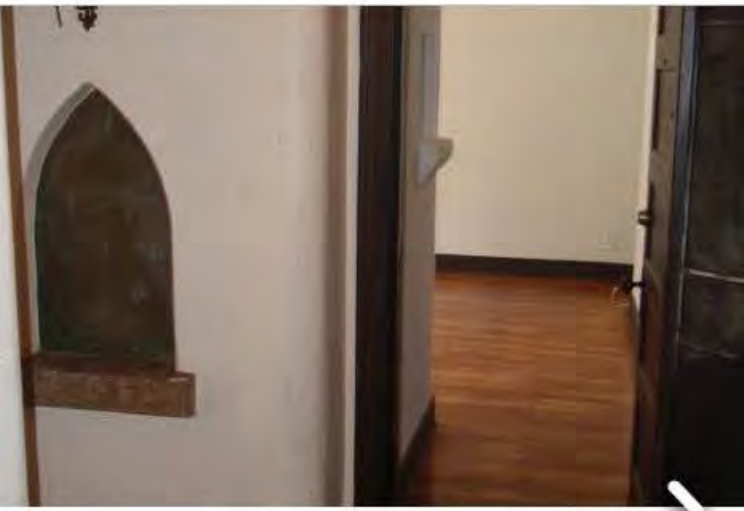
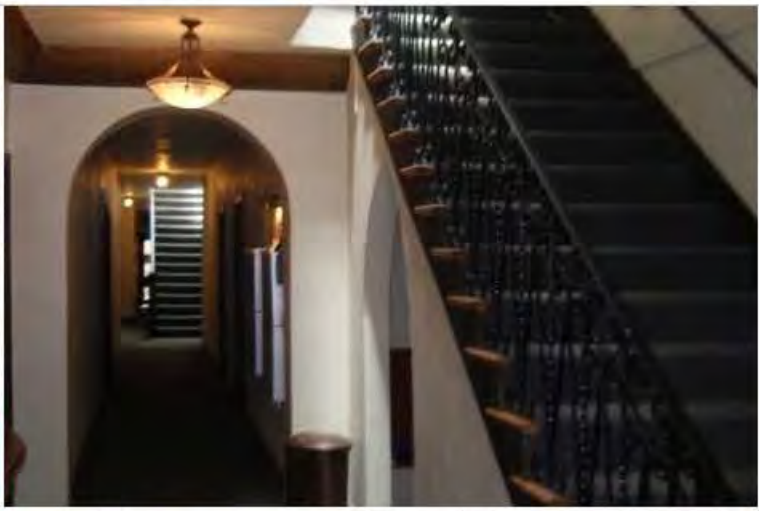
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2023

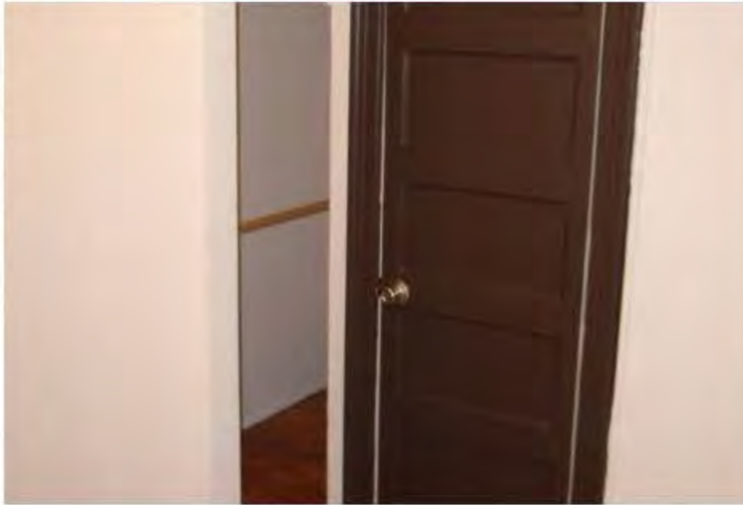


Current Photo
2023



Current Photo
2023





California / Los Angeles County / Los Angeles / 747 Wilcox Ave

2 Weeks Ago

Similar Rentals Nearby



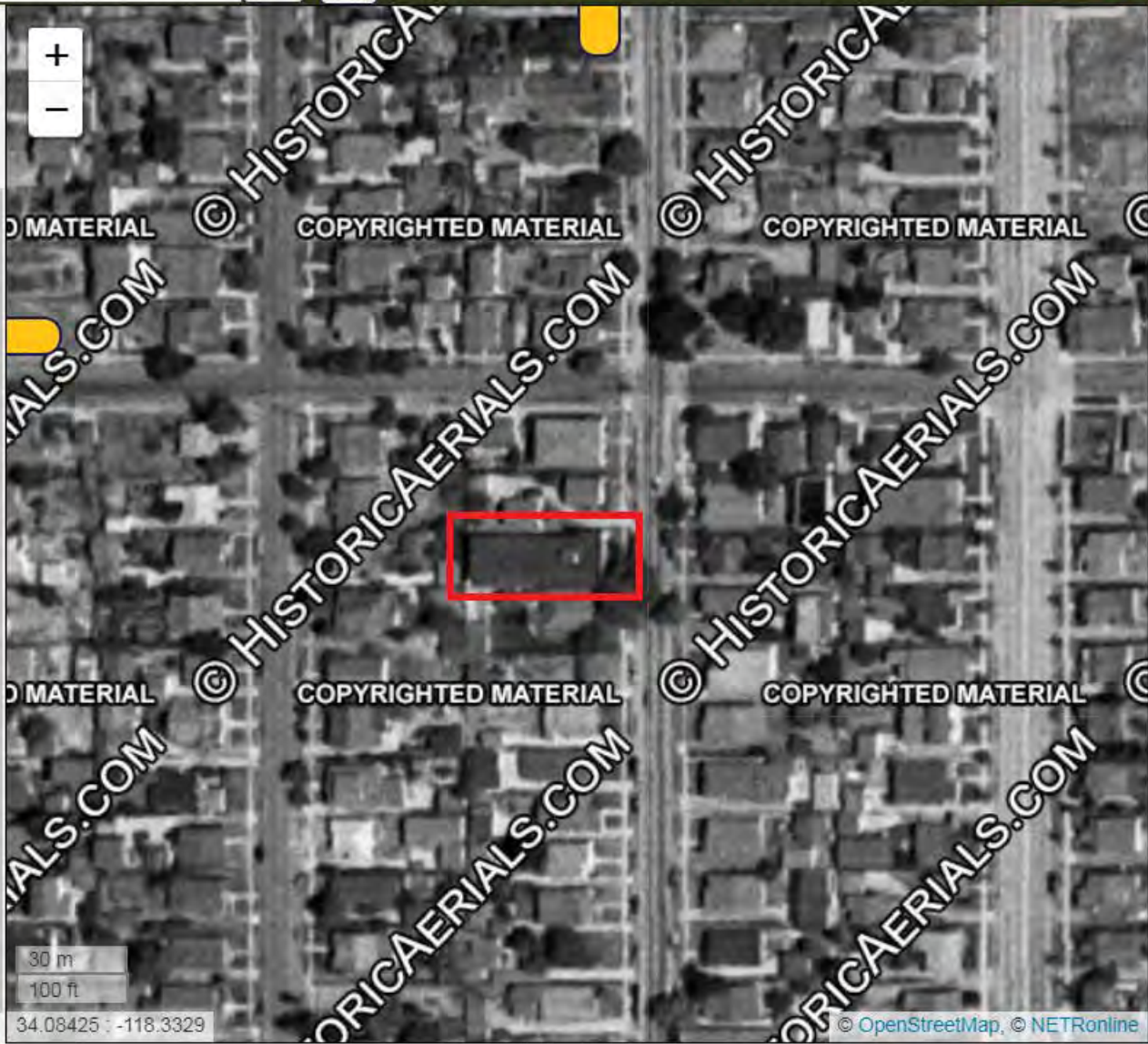
TESSA

Digital Collections of the
Los Angeles Public Library

Item Description

| | |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Order Number | 00070638 |
| Title | Egyptian style apartment, Hollywood |
| Collection ID | Security Pacific National Bank Collection |
| Location/Accession | A-001-673 4x5; Hollywood-Residences-Apartment buildings. |
| Physical Description | 1 photograph :b&w |
| Description | Street view of a balcony of an Egyptian Revival style apartment building, located at 747 N. Wilcox Avenue in Hollywood. The abstract paintings below the balcony, on the column to the left and in the upper left corner are meant to suggest Egyptian graphic motifs. |
| Subject | Architecture, Domestic--California--Hollywood (Los Angeles). Apartment houses--California--Hollywood (Los Angeles). Egyptian revival (Architecture)--California--Hollywood (Los Angeles). Hollywood (Los Angeles, Calif.). |
| Format | Photographic prints |
| Reproduction Information | Images available for reproduction and use. Please see the Ordering & Use page at http://tessa.lapl.org/OrderingUse.html for additional information. |
| Sub-Collection Name | Security Pacific National Bank Photo Collection |

- aerials 2012
- 1948 2010
- topos 2009
- atlases 2005
- compare 2004
- overlays 2003
- measure 2000
- 1999
- 1998
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- 1989
- 1985
- 1980
- 1972
- 1964
- 1954
- 1952
- 1948

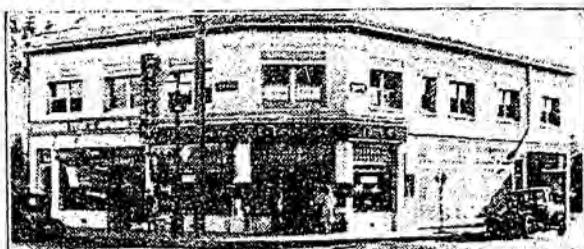


+
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30 m
100 ft

34.08425 ; -118.3329

Bonafide Bargain Western Ave. Corner



\$65,000—\$10,000 Cash; Bal. 10 yrs., 6%

Prominent corner north of Wilshire Blvd. with the most exceptional financing of any property we have had to submit for years. The original owner, who still holds the property, is offering it for sale for the first time.

The property is well-leased to responsible tenants, who have occupied the premises for years, and shows fine steady income. Here is an opportunity to secure a choice investment with assured income on a fine corner, on the most important business artery in the Wilshire District.

This property has a wonderful future and should interest the most conservative buyer.

See Mr. O'Hara

KELLS & GRANT

DUNKIRK 3000

Cor. Wilshire and Western



CLINCH —AND— THURTLÉ

WESTERN AVE. AT FOURTH DResel 2368

SATISFIED CLIENTS

Are the Result of Satisfactory Realty Service.
 The Loyalty of Our Clients is a Matter of Satisfaction and Pride to Us and Our Goals Service, and Yet Greater Service.
 Every Realty Problem Brought to Us Will Receive Our Most Earnest, Sincere and Careful Consideration.
 Our Experience, Facilities and Advice Are at Your Service. Don't Hesitate to Come In.

"Let's Talk It Over"

WONDERFUL IMPROVED SUBURBAN BUSINESS CORNER
 Located in the heart of one of the fastest growing districts of Los Angeles. Two-story store and office building. Lot size 120x150 ft. Substantially constructed building covers entire lot. All leased to such tenants as West Coast Theaters, Safeway Stores, bank, drug store and doctor's office. Shows very exceptional income. Can be purchased on basis of very conservative appraisal. \$75,000 to \$100,000 cash will handle. Here is a very exceptional investment property with good speculative future.

FOR EXCHANGE—CLEAR STORE BUILDING
 Located on prominent business artery. Lot 58x135. Price \$50,000. Want vacant business or residence lots suitable for immediate improvement.

FOR EXCHANGE—WESTERN AVENUE
 Substantially improved business property. Located between 2nd Street and Wilshire Boulevard. Price \$75,000. Bank mortgage of \$30,000, 7%. Present income \$250 month. Here is a property with a real future. Time now for immediate improvement. It is not often you will find so attractive a property as this for exchange.

WESTERN AVENUE IMPROVED
 Article 2-story pressed brick building. Lot 80x150 ft. In the heart of the best shopping district. Leased to very good tenants and shows today an income of approximately 10% on the purchase price of \$225,000. Non-resident owner in the city now and means business, so if interested in the purchase of a high-class investment property which has a wonderful future and secure income, let us tell you more about this.

TWO STORY HOUSE—FOR EXCHANGE
 This is a large corner lot on a main artery. Should be a valuable business corner in a few years. Price \$20,000. This is a corner with a real future and owner will exchange for apartments or court.

10% BUSINESS INCOME—FOR EXCHANGE
 A Wilshire district car line corner store building. Located where substantial activity and advance should occur soon. Price \$45,000. Bank mortgage \$25,000. Owner wants smaller business, vacant or income.

Get this -----

We positively guarantee to deliver the

N. E. Cor. 6th and Carondelet at a price that will make it way below any corner facing Westlake Park.

Size: 100x158 to a 10 ft. private alley

Meditate—Then Act!

Courtesy to Brokers.

BERNARD ROSENTHAL

AND ASSOCIATES

304 Union Oil Building

Phone VAndlke 2511

REAL ESTATE INSURANCE

WILSHIRE BOULEVARD IS PROVEN TERRITORY

Its future is assured! The only speculation is to what heights it will climb. It is now in the 99-year class—few owners being willing to sell.

For a few days more we are able to offer one of the finest corners between Western and Vermont for either long or short term lease or owner will build for responsible tenant.

Wilshire District

CORNER STORES—\$31,500

Well built brick stores all leased at over \$3500 per annum, located on a major traffic Blvd., where values are steadily increasing. This piece presents an exceptionally attractive investment as it is priced way below its real value, and can be handled on a small cash payment.

Buy On This Favorable Market

See Mr. Thomas or Mr. Cole

THE HENRY de ROULET Co

Sales Agents for "Pellissier Square"

Apartment Sites Supreme

WILSHIRE AT WESTERN

DUNKIRK 4400

\$35,000

Corner 70x100 to 20-Foot Alley

OPPOSITE METRO-GOLDWYN-MAYER STUDIOS

at intersection of Overland Ave. and Culver Boulevard, Culver City.

New studios now being erected by Goldwyn and United Artists will double the price of this corner quickly.

Terms to Suit

PIM REALTY COMPANY, Owners

TUcker 2851

922 S. Flower



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Pyramid Your Dollars !

LET our income-paying properties build up your income—pyramid your dollars into a strong financial pile. We are headquarters for real bargains in apartment houses — all Close-built. Through our volume construction these structures combine highest quality at lowest cost. Experts design and build them; they embrace the most ultra-modern refinements; their locations are the best . . . yet their prices reasonable. Such a combination assures the owners excellent rents from permanent tenants — thus a steady income.

*Let Us Show You How Fine
 Yet Inexpensive They Are!*

J. M. CLOSE

141 N. WESTERN AVE. HE-2117

Member L.A. Realty Board

Contract Let for Height-Limit Unit



Concept of Foreman & Clark Building

SKYSCRAPER JOB AWARDED

Structure to Be Ready for Occupancy September 15; Wrecking of Present Unit Started

Contract to build the \$1,250,000 height-limit Foreman & Clark building, to rise at the southeast corner of Seventh and Hill streets, has just been awarded to the J. V. McNeill Company, contractors, members of the Southern California Chapter, Associated General Contractors of America.

Wrecking of the one-story building which occupies the site was started Friday, and building will be rushed to completion by September 15.

Covering a site 131x90 feet, with the greater frontage facing on Hill street, the building will rise thirteen stories and basement in height. The portion of the structure above the fourth floor will be U-shaped, with the open end facing Hill street. The elevator enclosure, which will house machinery for five elevators, will tower about thirty feet above the thirteenth story ceiling level at the rear of the open court.

Designed along a modified style of Gothic architecture by Architects Curlett & Beelman, the structure will be of Class A fireproof construction. The framework will be of structural steel construction encased in concrete, and the exterior of the building will be entirely faced with Indiana limestone. The Baker Iron Works will fabricate and erect the structural steel.

First floor of the building will contain seven individual stores and two stairway entrances to the second, third and fourth floors of the structure, which will be occupied by the clothing concern. The upper nine floors will be divided into 243 offices.

Building Sells Second Time in Single Month

REDLANDS, Jan. 14. (Exclusive)—For the second time within four weeks the property at the northwest corner of Fourth and State streets in the heart of the business section has been sold. It is now announced a modern downtown hotel will be built there.

The property includes the post-office, Blumes store and the Consolidated Realty office on the ground floor, and the Elton Hotel on the second floor. W. A. Potter of Los Angeles, owned the property and sold it to George Watson. The consideration was \$72,000.

Mr. Watson says that he plans to entirely remodel the building and especially the hotel property to give Redlands a first-class commercial hotel. All the rooms are to be redecorated and refurnished. He plans to have a dining-room or coffee shop in connection with the hotel and to make other improvements. The post-office lease on the building has several years to run yet.

Cafeteria on Spring Bought

Purchase for about \$85,000 of the McKee Cafeteria, 428-30 South Spring street, by Wilcox Cafeterias, Inc., was announced last week by Metcalf and Ryan, handlers of the deal. The acquisition, in which remodeling and refurnishing are being done, is an addition to the cafeterias already operated in Los Angeles by the Wilcox organization which will continue the place on a five-year lease, dating from the 15th inst., in its present location in a building owned by the Delta Investment Company.

H. M. Wilcox of Wilcox Cafeterias, Inc., came to Los Angeles from Spokane six years ago and engaged in the cafeteria business and has been expanding ever since.

Apartments in Exchange Deal

Robert Buchtel, Hollywood realty man, reports the exchange of the Amasia Apartment at 747 North Wilcox avenue for property in and adjacent to Van Nuys, and La Casa Del Rey Apartment-house on Hobart avenue just south of Sunset Boulevard for properties in Pasadena and Beverly Hills.

Exchange of the Ridgewood Apartments at 1407 North Ridgewood avenue for properties in Belvedere Gardens was made by Mr. Buchtel, who says the total consideration for these three properties was almost \$500,000.

Large Garage Unit Announced

HUNTINGTON PARK, Jan. 14. (Exclusive)—Work has started on the razing of the one-story business building at the northeast corner of Pacific Boulevard and Randolph street. As soon as the ground here is cleared, Fred Lewis of Sierra Madre will begin the erection of a two-story, ten-room automobile and salesroom building and garage.

The new structure will be of ornamental design. It will cost around \$45,000 when completed. It is expected that it will be finished early in the spring months.

SCHOOL PROJECTING STADIUM AT TUCSON

TUCSON (Ariz.) Jan. 14. (Exclusive)—A start has been toward financing a \$100,000 stadium for the University of Arizona, with plans in the hands of Louis Slonaker, graduate manager of university athletics. It is proposed to have a concreted main structure 640 feet long and 374 feet deep, with capacity of 21,000, though the first unit is for the accommodation of only 5000. Underneath will be locker and dressing rooms, while annexed is to be a concrete swimming pool, 40x100 feet. It is proposed to have two practice football fields, as well as a special grandstand for the baseball diamond.

THEATER BIDS WANTED ON OBTAINING TENANT

Announcement accredited to Architect William L. Skidmore is to the effect that general contract bids will be taken for the construction of a \$50,000 theater building at Sanborn Junction for Mrs. Florence Gottlieb as soon as a tenant is obtained. The structure will occupy an area of twenty-five feet by 100 and have a seating capacity of approximately 850. It also will contain a balcony and a four-room apartment for the manager of the theater.

NORMANDIE AVENUE BUNGALOW COURT

to be sold at
AUCTION
TUESDAY, JULY 16, 11 A. M.
 Sale on Premises
4516-22 South Normandie Avenue
 8 UNITS COMPLETELY FURNISHED
 LARGE LOT ALLEY PAVED STREET
 attend this sale and buy income property at your own price
 DINING and LIVING ROOM, BEDROOM, KITCHEN, BATH
 This court located in excellent district, always rented and
 producing good income. Strictly modern and up to date; just like
 new; yellow cars service, close in, schools, business.
SALE POSITIVE MUST SELL
TO BE SOLD FOR CASH OVER THE MORTGAGE

ATTENTION 8 PARCELS REAL ESTATE IN GARDENA

To be Sold Saturday, July 20, 2 p.m.
 15422 So. Vermont—5-room house
 15420 So. Vermont—5-room house
 15840 So. Vermont—1 acre walnuts, 5-rm. house
 15324 Mann Avenue—6-room stucco
 15127 Brooklyn—Double lot, 6-room house
 16415 Massachusetts St.—3-room house
 1232-34 W. 162nd St.—Double bungalow
 West Palm Avenue—Next to Legion Hall—Lot

All these properties in Gardena will be sold at 15420 South Vermont
 Avenue as they are here enumerated, commencing sharply at 2 P.M.
 Comfortable seats for those attending this sale.

ALL TO BE SACRIFICED
DEAN S. BEDILION, Auctioneer
 "REAL ESTATE SPECIALIST"
 650 S. Spring St. Rm. 1204. TR. 6865

Auction Sales

To Be Conducted by Members of Los Angeles Auctioneers' Association.
 The Times is the Official Exclusive Newspaper Advertising Medium
 for the Association.

Real Estate Liquidation

HOLDINGS OF H. C. BECKWITH

6 Parcels on Major Arteries in Beverly Hills, Mar Vista
 and Palms—Business Sites With a Future.

AUCTION TUESDAY July 16th

PARCEL "A"

Beverly Hills Business Lot

S.E. Corner Burton Way and Almont Drive
 Auction—Tuesday, July 16, 11 a.m.
 Size about 50x110 feet

IN "C" ZONE
 Located 2 blocks east of Doheny Drive on Burton
 Way, the thriving continuation of San Vicente Blvd.
 Adjacent to stores, near site of PROPOSED THEA-
 TERS and with a background of high-class residence
 properties. Buyer to assume present mortgage of
 \$4000.00 at 8%, due February 17, 1930.

DIRECTIONS: By auto or bus, Wilshire Boulevard to
 Almont Drive (four blocks West of Prunes Road) then three
 blocks North to property.

Sale, Tuesday, July 16, 1:30 p.m.

"B"

Northeast Corner Venice Blvd. & Colonial Avenue, Mar Vista

About 82.03 feet on Venice Boulevard—About 110 feet
 on Colonial Avenue
 Buyer to assume \$2,000.00 Mortgage due
 February 12, 1931.

PARCEL "C"

BUSINESS LOTS VENICE BOULEVARD

50 feet West of Colonial Avenue
 About 55x110 feet
 SALE—Tuesday, July 16, 1:30 p.m.
 Buyer assume \$1800 mortgage at 7% due
 February 10, 1930
 Being Lots 22 and 23, Mar Vista Tract No. 1, No.
 8002, Map Book 87, Pages 11-12,
 Los Angeles County Records.

Three Lots on Motor Avenue, PALMS

Sale—Tuesday, July 16, 3 p.m.

(D) Lot 13, Ridson Tract.
 East side MOTOR AVE., near VENICE BLVD., ap-
 posite theatre and adjacent Security Bank. Size
 about 50x150 feet. Improved with three-room home
 on rear. Buyer to assume Trust Deed of \$1600.00 at
 7%, due March 11, 1930.

(E) Lot No. 6, Tract 9247.
 West side of MOTOR AVE., between REGENT and
 TABOR STREETS. Size about 50x150 feet. Free
 and clear of encumbrance. Terms: 1/3 cash, balance
 3 years at 7% if desired.

(F) S.E. 19 feet of Lot 4 and All of Lot 5, Block
 "M" of THE PALMS.
 On west side MOTOR AVE., near WOODBINE ST.
 About 44x150 feet. Buyer to assume mortgage of
 \$1700 at 7%, due December 24, 1929.

Write or Phone for Catalog.
 All Sales on Premises

7 ROOM HOME—5227 West 21st Street



AUCTION!
 Wed., July 17th,
 11 A.M.

Beautiful Spanish Architecture.
 Lot about 50x140 feet. Attract-
 ively designed and well built
 throughout. THREE BED-
 ROOMS; Living Room; Dining
 Room; Kitchen and Breakfast
 Room; Good oak floor; sum-
 mery woodwork and gas floor
 heaters. TWO-CAR GARAGE.
 Buyer to assume T.D. of \$4250
 and 2nd T.D. of about \$1500—
 both 8%. 2nd payable \$50.00
 monthly including interest.

Open for Inspection Sunday, 1 to 5 P.M.

DIRECTIONS: By auto or bus, Washington Blvd. to Redondo Blvd., then 2 short blocks south to 21st St. and west to property. Or, cars on ADAMS ST.

Four-Family 5 Room Flat Building



1634-1640 So. Gramercy Place
 AUCTION THURSDAY, JULY 18,
 11 A.M.

Good stone construction. High-class residential income section. Each
 flat contains 3 bedrooms; hardwood floors; many modern built-in ap-
 pliances. FOUR GARAGES. Lot about 63x178 feet. Buyer assume mortgage
 of \$12,000 at 7%, about 4 years in maturity—balance of bid to be cash.
 15% day of sale, and difference within 30 days. ATTRACTIVE INCOME
 PROPOSITION.

Open For Inspection Sunday, 1 to 5 p.m.

DIRECTIONS: By auto, Venice Blvd. to Gramercy Pl. (2 1/2 blocks west of WESTERN
 AVE.) and south to property. Bus, on Western Ave. to Venice Blvd., or cars on
 Washington St. and north to property.

INCOME PROPERTY

Two 4-Room Flats,
 Two Stores and Two Garages
4807 W. Adams St.
 AUCTION
 FRIDAY, JULY 19TH, 11 A.M.

TWO-STORY STUCCO BUILDING
 Lot about 25x100 feet to alley. POTENTIAL INCOME \$140.00
 MONTHLY. Good stucco construction, composition roof with
 10-year guarantee. Just recently completed. Buyer to assume
 T.D. for \$8250.00 @ 6%, amortized, payable \$82.50 per month
 including interest. Buyer also to assume other liens of approx-
 imately \$1850.00. Investigate this opportunity today.

Open For Inspection Daily.

DIRECTIONS: By auto or bus, No. 2 and No. 3 cars on Adams St. to Palm Grove Ave.—
 Property located 4807 W. Adams.

641 So. Western
 Ave. at Wilshire

C.H. O'CONNOR & SON

Auctioneers

Telephone
 Fitzroy 2134

AUCTION TUESDAY, JULY 16TH, 11 A.M. 1006 No. Hudson Ave.

6-Room frame house. Lot 50x136. 3 bedrooms,
 sleeping porch, one bath, 3-car garage. Open for
 inspection daily. Be sure to attend this sale.

(Drive west on Santa Monica Blvd. to Hudson Ave., thence to
 1006 No. Hudson Ave.)

AUCTION TUESDAY, JULY 16TH, 3 P.M. 2431 Glendower Ave.

Beautiful 10-room English stucco.



Seldom is it our privilege to be commissioned to sell at public
 auction, to the highest bidder, such an outstanding prop-
 erty in an exclusive residential district. Having 4 bedrooms,
 3 baths, 2-car garage, we cannot too strongly emphasize that
 you immediately inspect and appraise this property and be
 ready to buy Tuesday. Large lot, 100x184

(Drive west on Los Feliz Blvd. to Vermont Ave., north to Glendower
 Ave., thence to 2431.)

WEDNESDAY, JULY 17TH, 3 P.M. 1761 W. 24th St.

8 Room frame house. This desirable property is convenient
 to everything, all modern conveniences. It will positively
 be sold to highest bidder, without reserve or limit above
 present incumbrance. B Zone Lot, 60x135

(Go out Washington to Normandie Ave., south to 24th St., thence
 to 1761 W. 24th.)

Miles D. Allen Auctioneer Auction Dept.
THE FRANK MELINE CO
 706 So. Hill St. TRinity 6451

FURNITURE AUCTION

127 SOUTH WESTERN AVENUE (Between 1st &
 2nd Sts.)
 10 A.M., TUESDAY, JULY 16th, 7:30 P.M.
 ANOTHER OF THE SEASON'S BIG SALES—DON'T
 MISS IT FOR YOUR POCKETBOOK'S SAKE!!!

FINE AND MEDIUM GRADE FURNISHINGS in endless variety, for the masses.
 large home, hospital, flat or apartment, AND YOU BUY AT PRICES OF YOUR
 OWN MAKING AT OUR SALES!!! Occasional and several from Living Room
 Sets; Day Beds; Dinette and Breakfast Chairs; Tables; Secretary
 and other desks; Italian and Spanish carved Walnut Desks, Cabinets, Consoles, etc.
 BABY GRAND and other Pianos; Bedsets; Bric-a-brac; Pictures; Mirrors; Lamps;
 Drapes; Linen; Magnificent Dining Suite in Walnut and Mahogany; Bedroom Sets
 with TWIN and full size beds in Mahogany, Walnut, Slatwood inlay, Ivory and other
 woods; Odd Bedroom Pieces; ORIENTAL PERSIAN AND CHINESE RUGS;
 ANGLO-PERSIAN and other Domestic Rugs in wanted sizes; Ranges; Refrigerators;
 Singer Sewing Machines; Electrical Appliances; Utensils; Mahogany Office Furniture
 and many other items of great interest including an EXCELLENT ASSORTMENT
 OF MEDIUM GRADE FURNISHINGS OF EVERY DESCRIPTION.

COME EARLY FOR BOTH MORNING AND EVENING SELLING!!!
 H. P. BALL CO., EX. 0291. SOL BLANC,
 Auctioneer

Book Auction Sale

OUT WE GO
 30 Thousand Books at
620 South Spring St.
 Forced to vacate—Building coming down. 10 days to dispose of our entire
 and complete stock of Books—at
PUBLIC AUCTION
 No reserve—No limit—Everything goes—Sale Starts Monday, July 15th—
 10 A.M.—Come see—Come all—
MILTON SAMUEL, Auctioneer

TORRANCE REFINERY PLANS LAID

*General Petroleum Will
Remove Vernon Unit to
900-Acre Site*

TORRANCE, Feb. 11. (Exclusive)—
Indicative of the immediate develop-
ment of the 900-acre refinery site
here, the General Petroleum Corpo-
ration has served notice to vacate
all agricultural leaseholds. The no-
tices require possession within ninety
days.

As the company announced when
they purchased the property several
months ago, the plan is to dismantle
the refinery now in operation at
Vernon and a new and larger and
more up-to-date refinery will be
erected on the Torrance site. It is
understood that the original plans
have been altered. The new plans
call for a refinery and shops much
larger than originally intended. A
new substation provided for in the
annual budget of the Southern Cali-
fornia Edison Company is designed
to supply power for the new plant,
and building operations are expected
to be well under way by early sum-
mer.

Expert Warns of Property Restrictions

Restrictions as to kinds of build-
ings which provide violation of these
restrictions shall result in forfeiture,
are the most dangerous kind of re-
strictions, E. L. Farmer, vice-president
Title Insurance and Trust Company,
told the realty men of the Hollywood
Branch, Los Angeles Realty Board at
their regular midweek luncheon.

"I would say as a general rule,
don't buy any property with an in-
tent to violate restrictions, because
at best you will probably have a law-
suit on your hands and may lose title
to your property. Don't think re-
strictions won't be held valid be-
cause there is no time limit by which
condition of restriction is imposed.

"Tract restrictions are imposed for
the benefit of all lots in the tract.
If carefully drawn, setting forth prop-
erty shall revert to grantor if re-
strictions are violated, the recording
of the first deed imposes restrictions
on all other lots in that tract,
even though the deed of some
one lot does not include restrictions.
The tract restrictions are in the chain
of title of that tract and are of pub-
lic record," he explained.

"After an owner has imposed re-
strictions on a tract, he cannot him-
self violate these restrictions on lots
still in his name, even though no
restrictions have been imposed on the
lots still remaining unsold."

Deal Involves \$180,000 Total

Property to the value of \$180,000 is
involved in an exchange between A.
L. Hershner of Los Angeles, who dis-
posed of a twenty-apartment build-
ing at 747 Wilcox street in Hollywood
to Dorothy S. and Bessie E. Rubin
at a valuation of \$90,000. The seller
took in part payment ranch prop-
erty near Blythe, in Riverside county,
and 100 feet of business property on
Beverly Drive in Beverly Hills. A. C.
Pearlman of David Haney, Inc., repre-
sented all parties in the transac-
tion.

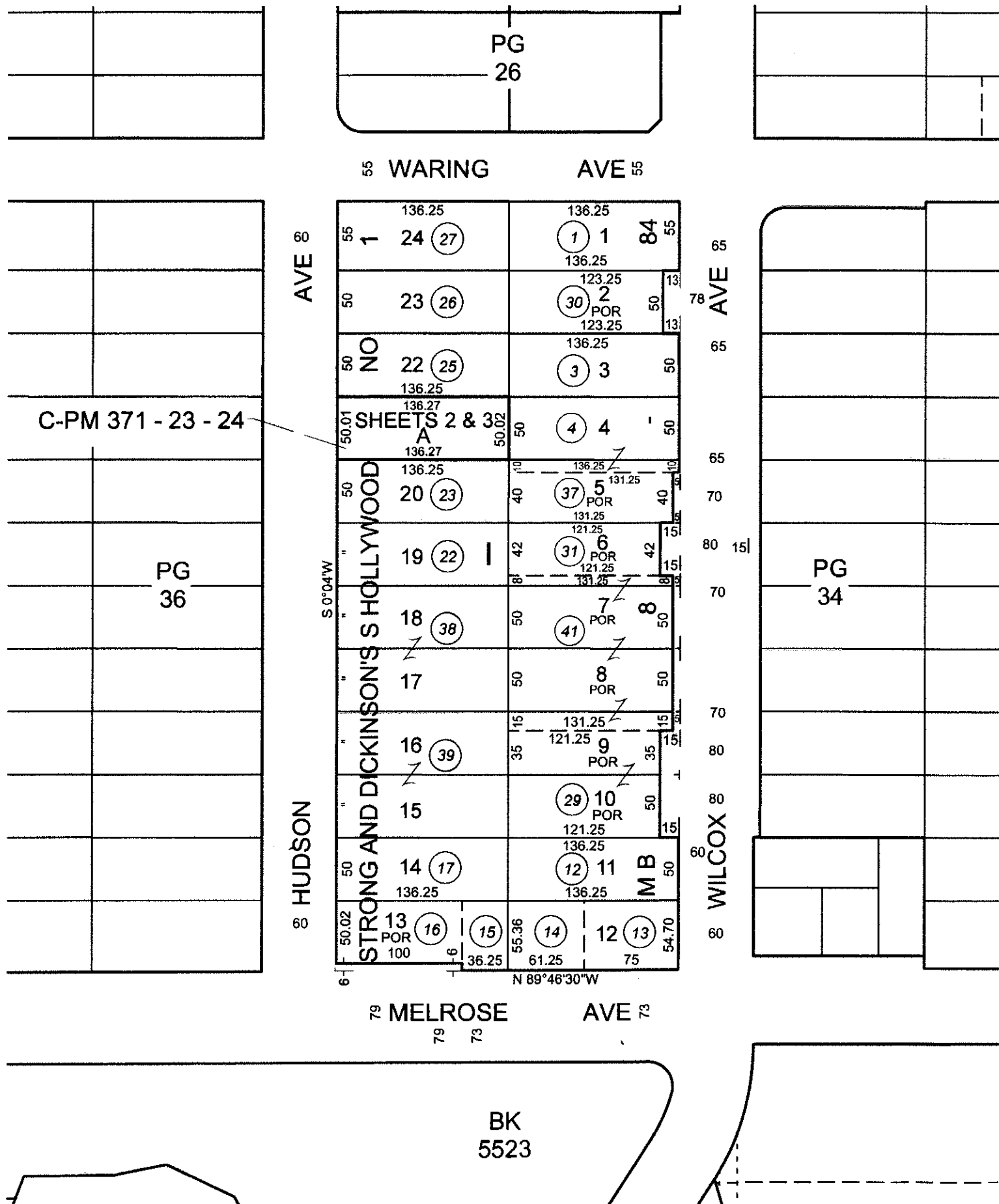
RUG CLEANING PLANT OPENS IN HOLLYWOOD

The Zandt Rug Cleaning Service is
a new addition to Hollywood's indus-
trial section at 1035-41 North Las
Palmas avenue. The building, which
was recently erected for Parker Fos-
ter, contains 12,000 square feet of
space. This new firm, which consists
of Leon S. Shauer and Gerhardt
Becker, expects to install the most
modern carpet cleaning plant in the
West; they will also buy and sell
choice oriental rugs and have experts
in charge of their repair department.
D. M. Lingle of the C. E. Toberman
Company, represented both parties in
the five-year lease.

2019



MAPPING AND GIS SERVICES SCALE 1" = 100'



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Stdg. Form 2

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

Lot No. 3 Block 1
(Description of Property) Strang & Dickerson #1 Tract South Hollywood

District No. 21 M. B. Page 16 F. B. Page _____

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

No. 747 North Wilcox Street
(Location of Job) Ret. Wiring to Melrose

(USE INK OR INDELIBLE PENCIL)

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

1. Purpose of Building Apartment No. of Rooms 40 No. of Families 20

2. Owner's name J. V. Wright Phone NE 2117

3. Owner's address 241 North Western Ave.

4. Architect's name _____ Phone _____

5. Contractor's name J. M. Class Phone NE 2117

6. Contractor's address 241 North Western Ave.

7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 35,000.00

8. Is there any existing building on lot? No. How used? No.

9. Size of proposed building 42' x 116'-6" height to highest point 29'-0" feet

10. Number of Stories in height 2 Character of ground Firm

11. Material of exterior walls Cement Stucco

12. Will all provisions of State Housing Act be complied with? Yes

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

OVER 5747c (Sign here) J. M. Class
(Owner or Authorized Agent) J. H. Fowler Whitfield

FOR DEPARTMENT USE ONLY

| | | | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|
| PERMIT NO. <u>16673</u> | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Crowl</u> Plan Examiner | Application checked and found O. K. <u>12/6</u> Clerk | RECEIVED JUN 3 1926 TODD |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------|

PLANS S. H. Ostrager 50-500

FOR DEPARTMENT USE ONLY

| | |
|--------------------|-----------------|
| APPLICATION | O. K. <i>AC</i> |
| CONSTRUCTION | O. K. <i>AC</i> |
| ZONING | O. K. <i>AC</i> |
| SET-BACK LINE | O. K. <i>AC</i> |
| ORD. 33761 (N. S.) | O. K. <i>AC</i> |
| FIRE DISTRICT | O. K. <i>AC</i> |

REMARKS

Completed District # 2586

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B&S B-3-R12-70

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

APR 1

| | | | | |
|--------------------------------------------------------------------------------------------|---------------------|----------------------------|---------------------|------------------------------------------------|
| 1. LEGAL DESCR. | LOT 3 | BLK 1 | TRACT over | CENSUS TRACT 1918 |
| 2. PRESENT USE OF BUILDING | 05 Apartment | NEW USE OF BUILDING | 05 same | DIST. MAP 4669 |
| 3. JOB ADDRESS | 747 No Wilcox Ave | | | ZONE R4-2 |
| 4. BETWEEN CROSS STREETS | Melrose | AND | Waring | FIRE DIST. |
| 5. OWNER'S NAME | Ralph Shank | PHONE | | LOT (TYPE) int |
| 6. OWNER'S ADDRESS | 640 No Windsor Blvd | CITY | ZIP | LOT SIZE 50x136.25 |
| 7. ARCHITECT OR DESIGNER | | STATE LICENSE No. | PHONE | |
| 8. ENGINEER | | STATE LICENSE No. | PHONE | ALLEY / |
| 9. CONTRACTOR | Frank Lentulo Inc | B-1 184509 | 881 2813 | BLDG. LINE 10 BL |
| 10. LENDER | | BRANCH | ADDRESS | AFFIDAVITS ZI 459 589 |
| 11. SIZE OF EXISTING BLDG. | LENGTH 112 | WIDTH 45 | STORIES 2 | HEIGHT 27 |
| | | | | NO. OF EXISTING BUILDINGS ON LOT AND USE 1 apt |
| 12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. | EXT. WALLS stucco | ROOF hot mop | FLOOR wd | |
| 13. JOB ADDRESS | 747 No Wilcox Ave | | | DISTRICT OFFICE LA |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | \$ 4500 | | | GRADING / |
| 15. NEW WORK: (Describe) | Fire Repair 5% | | | CRIT. SOIL / |
| NEW USE OF BUILDING | 05 same | SIZE OF ADDITION | none | STORIES |
| TYPE | GROUP H-2 | SPRINKLERS REQ'D SPECIFIED | INSPECTION ACTIVITY | |
| BLDG. AREA | MAX. OCC. | TOTAL | COMB | GEN |
| DWELL. UNITS | GUEST ROOMS | PARKING REQ'D SPACES | MAJ. S. | CONS |
| P.C. No. | CONT. INSP. | PLANS CHECKED | PLANS APPROVED | ZONED BY |
| P.C. | S.P.C. | G.P.I. | B.P. 2900 | I.F. |
| | | | O.S. | C/O |
| | | | | TYPIST lc |

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

JUN--7-72 3 2 2 1 1 5 •52096 U - 1 CK 29.00

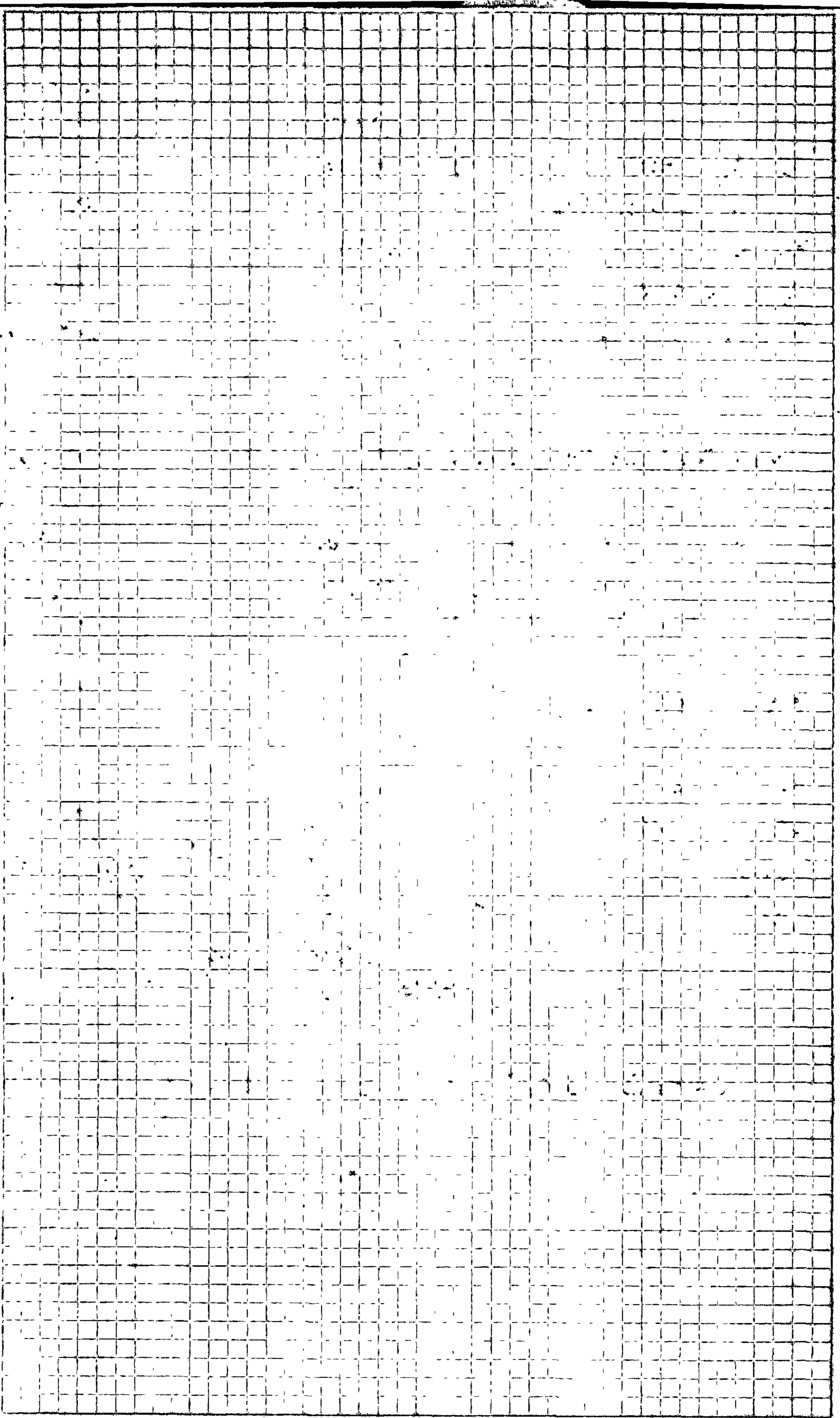
STATEMENT OF RESPONSIBILITY

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

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

Signed [Signature] (Owner or Agent) Name Date

| | | | |
|-----------------------|-----------------------------------------|-----------|--------|
| Bureau of Engineering | ADDRESS APPROVED | Jaramillo | 6-8-72 |
| | 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 | | |



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

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

3

CITY OF LOS ANGELES

011000200017

DEPT. OF BUILDING AND SAFETY

B & S B-3 (R 12.80)

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

AN-1

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------|--------------------|
| 1. LEGAL DESCR. | LOT | BLOCK | TRACT | COUNCIL DISTRICT NO. | DIST. MAP |
| | 3 | I | Strong & Dickinson S. Hollywood No. 1 | 5 4 | 4669 1918.00 |
| 2. PRESENT USE OF BUILDING | NEW USE OF BUILDING | | ZONE | | |
| () Duplex | () Same | | R4-2 | | |
| 3. JOB ADDRESS | FIRE DIST. | | | | |
| 747-747 1/2 N. Wilcox Ave. | --- | | | | |
| 4. BETWEEN CROSS STREETS | AND | | LOT TYPE | | |
| Waring | Melrose | | Int | | |
| 5. OWNER'S NAME | PHONE | | LOT SIZE | | |
| Loretta Johnson | None | | 50x136.25 | | |
| 6. OWNER'S ADDRESS | CITY | | ZIP | | |
| Same | | | | | |
| 7. ENGINEER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | ALLEY | |
| None | | | | --- | |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | BLDG. LINE | |
| None | | | | 101 | |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | | ZIP | | |
| | | | | | |
| 10. CONTRACTOR | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | AFFIDAVITS | |
| Builders Supply Center | 157358 | 776-3968 | | --- | |
| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE | | |
| WIDTH 30 LENGTH 60 | 1 | 10 | 2-1 Duplex/1 Garage | | |
| 12. CONST. MATERIAL OF EXISTING BLDG. | EXT. WALLS | ROOF | FLOOR | | |
| | Stucco | Comp | Wood | | |
| 13. JOB ADDRESS | STREET GUIDE | | | | DISTRICT OFFICE |
| 747-747 1/2 N. Wilcox Ave. | | | | | LA |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | \$ 6000 | | | | SEISMIC STUDY ZONE |
| | | | | | --- |
| 15. NEW WORK (Describe) | GRADING | | | | FLOOD |
| acoustic ceilings floor covering | --- | | | | --- |
| GENERAL general repairs | HWY. DED. | | | | CONS. |
| | Yes | | | | --- |
| NEW USE OF BUILDING | SIZE OF ADDITION | | STORIES | HEIGHT | ZONED BY |
| Same | NC | | 1 | 10 | A. Pinel |
| TYPE | GROUP OCC. | BLDG. AREA | PLANS CHECKED | | FILE WITH |
| NXN | R | NC | | | |
| DWELL UNITS | MAX OCC. | TOTAL | APPLICATION APPROVED | | TYPIST |
| NC | NC | | | | Rg |
| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED | INSPECTION ACTIVITY | | |
| NC | NC | STD. NC COMP. | COMB GEN. MAJ. S. CONS. | | |
| SPRINKLERS REQ'D SPEC. | CONT. INSP. | | CASHIER'S USE ONLY | | |
| P.C. | P.M. | | | | |
| S.P.C. | I.F. | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. | | | |
| B.P. | O.S. | | | | |
| G.P.I. | C/O | | | | |
| DIST. OFFICE | ENERGY: | NONE | | | |
| P.C. NO. | | | 43.00 B-CI 45817 DD01 09370 3 07/02/82 43.00 CHTD | | |
| 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 Jul 1 82 Lic. Class B1 Lic. Number 157358 Contractor [Signature] (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

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

I am exempt under Sec. _____, B. & P. C. for this reason. _____ Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 229-58-82 Company STATE funds

Certified copy is hereby furnished.

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

Date 7-1-82 Applicant [Signature]

Applicant's Mailing Address 1175 E Broadway, Whittier 90601

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name None Lender's Address _____

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

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

Signed [Signature] (Owner or agent having property owner's consent) Agent 7-1-82 Position Date

00100200218

TO: [illegible]

FROM: [illegible]

SUBJECT: [illegible]

[The remainder of the page contains several paragraphs of extremely faint, illegible text, likely a memorandum or report.]

747 N Wilcox Ave



Permit #:
Plan Check #:
Event Code:

98016 - 70000 - 23476
Reference #:

Bldg--Alter/Repair
Apartment
Over the Counter Permit

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

Status: Ready to Issue
Status Date: 10/30/98
Printed on: 10/30/98 14:41:45

| 1. TRACT | BLOCK | LOT(s) | ARB | MAP REF # | PARCEL ID # (PIN) | 2. BOOK/PAGE/PARCEL |
|-------------------|-------|--------|-----|-----------|-------------------|---------------------|
| STRONG AND DICKEN | I | 3 | | M B 8-84 | 141B185 336 | 5533 - 035 - 003 |

3. PARCEL INFORMATION
BAS Branch Office - LA
Council District - 4
Census Tract - 1918.000
District Map - 141B185

Energy Zone - 9
Thomas Brothers Map Grid - 593

ZONE(S):

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Eisenstein, Robert And Esther And 212 El Camino Dr BEVERLY HILLS CA 90212
Tenant:
Applicant: (Relationship Contractor) (323) 735-7404

7. EXISTING USE
5 Apartment

PROPOSED USE

8. DESCRIPTION OF WORK
Re-roof 70 sq. ft. of flat roof with 3 layers & hot mop.

9. # Bldgs on Site & Use:

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD, outside LA County, call (213)-977-6941

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: DAS PC By:
OK for Cashier: Marlene Barber Coord. OK:
Signature: *Marlene Barber* Date: 10-30-98

For Cashier's Use Only W/O #: 81623476

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

| Permit Valuation: \$7,000 | PC Valuation: |
|--------------------------------------|--------------------|
| FINAL TOTAL Bldg--Alter/Repair | 169.48 |
| Permit Fee Subtotal Bldg--Alter/Repa | 127.50 |
| Plan Check Subtotal Bldg--Alter/Rep | |
| Fire Hydrant Refuse-To-Pay | |
| E.Q. Instrumentation | 0.70 |
| O.S. Surcharge | 2.96 |
| Sys. Surcharge | 8.89 |
| Planning Surcharge | 4.43 |
| Planning Surcharge Misc Fee | 5.00 |
| Permit Issuing Fee | 20.00 |
| Permit Fee-Single Inspection Flag | |
| Sewer Cap ID | Total Bond(s) Due: |

10/30/98 03:14:00PM SLD1 T-4857 C 11
 BLDG PLAN CHEC 20.00
 INVOICE # 000000 OF
 BLDG PERMIT CO 127.50
 EI RESIDENTIAL 0.70
 ONE STOP 2.96
 SYS DEV 8.89
 MISCELLANEOUS 5.00
 CITY PLAN SURC 4.43
 GARRY 390.03
 TO TRAN 4858

989L 06828

12. ATTACHMENTS

67203910419

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

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

15. Building Relocated From:

| 16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | CLASS | LICENSE# | PHONE# |
|--------------------------------------------|------------------|-----------------------|----------|---------------|
| (C) Mendez Construction Company | 2125 8th Avenue, | Los Angeles, CA 90018 | B 693746 | (323)735-7404 |

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class: B Lic No: 693746 Print Harlin Mendez Sign [Signature]

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier STATE FUND Policy Number: 10867
- 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.

Sign [Signature] Date 10/30/98 Contractor Authorized Agent Owner

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. CONSTRUCTION LENDING AGENCY

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

Lender's name _____ Lender's address _____

20. ASBESTOS REMOVAL

Notification of asbestos removal Is not applicable Letter was sent to the AQMD or EPA Sign [Signature] Date 10/30/98

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors 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 Sec 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 & 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)
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law)
- I am exempt under Sec _____ Bus & Prof Code for the following reason _____

Print: _____ Sign _____ Date _____ Owner Authorized Agent

22. FINAL DECLARATION

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

Print: Harlin Mendez Sign [Signature] Date: 10/30/98 Owner Contractor Author. Agent



City of Los Angeles Department of City Planning

7/10/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

747 N WILCOX AVE

ZIP CODES

90038

RECENT ACTIVITY

ENV-2024-4346-CE

CHC-2024-4345-HCM

CASE NUMBERS

CPC-2016-1450-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-68848

ORD-161687

ORD-161116-SA19

ENV-2016-1451-EIR

Address/Legal Information

| | |
|------------------------------|----------------------------------------------|
| PIN Number | 141B185 336 |
| Lot/Parcel Area (Calculated) | 6,819.6 (sq ft) |
| Thomas Brothers Grid | PAGE 593 - GRID E6 |
| Assessor Parcel No. (APN) | 5533035003 |
| Tract | STRONG AND DICKENSON'S SOUTH HOLLYWOOD NO. 1 |
| Map Reference | M B 8-84 |
| Block | I |
| Lot | 3 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 141B185 |

Jurisdictional Information

| | |
|--------------------------|----------------------------|
| Community Plan Area | Hollywood |
| Area Planning Commission | Central |
| Neighborhood Council | Greater Wilshire |
| Council District | CD 13 - Hugo Soto-Martinez |
| Census Tract # | 1918.20 |
| LADBS District Office | Los Angeles Metro |

Permitting and Zoning Compliance Information

| | |
|-----------------------|------|
| Administrative Review | None |
|-----------------------|------|

Planning and Zoning Information

| | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Special Notes | None |
| Zoning | R3-1 |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles |
| General Plan Land Use | Medium Residential |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| 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 |
| RBP: Restaurant Beverage Program Eligible Area | None |
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |

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

| | |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| 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 2 |
| ED 1 Eligibility | Review Eligibility |
| 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 |
| Assessor Information | |
| Assessor Parcel No. (APN) | 5533035003 |
| Ownership (Assessor) | |
| Owner1 | EISENSTEIN,ROBERT S CO TR R S AND E EISENSTEIN TRUST AND |
| Owner2 | ISAACS,A CO TR ISAACS TRUST |
| Address | 614 N LINDEN DR BEVERLY HILLS CA 90210 |
| Ownership (Bureau of Engineering, Land Records) | |
| Owner | EISENSTEIN, ROBERT S. & ESTHER (TRS) ROBERT S. EISENSTEIN & ESTHER EISENSTEIN COMMUNITY PROPERTY TRUST (ET AL) |
| Address | 614 N LINDEN DR BEVERLY HILLS CA 90210 |
| APN Area (Co. Public Works)* | 0.156 (ac) |
| Use Code | 0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less |
| Assessed Land Val. | \$372,990 |
| Assessed Improvement Val. | \$531,565 |
| Last Owner Change | 12/08/2011 |
| Last Sale Amount | \$9 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 684439 2933929 1831652 1661501 1510654 1390717 |
| Building 1 | |
| Year Built | 1926 |
| Building Class | D6 |
| Number of Units | 20 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 20 |
| Building Square Footage | 9,960.0 (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) | Yes [APN: 5533035003] |
| Additional Information | |

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

| | |
|---------------------------------------------------|-------------------------------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | 500 Yr |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Buffer Zone Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |

Environmental

| | |
|-------------------------------|------|
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |

Seismic Hazards

| | |
|--------------------------------------|-----------------------------------------|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.42501928 |
| Nearest Fault (Name) | Hollywood Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 14.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 70.00000000 |
| Maximum Magnitude | 6.40000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Hazard Area | No |

Economic Development Areas

| | |
|-----------------------------------------------------|-----------------------------------|
| Business Improvement District | None |
| Hubzone | Redesignated until Dec 2021 |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | Yes |
| Promise Zone | None |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |

Housing

| | |
|---------------------------------------|---------------------------------------------------------------------|
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 5533035003] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |

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

| | |
|----------------------------------|-----|
| HE Replacement Required | N/A |
| SB 166 Units | N/A |
| Housing Use within Prior 5 Years | Yes |

Public Safety

Police Information

| | |
|--------------------|-----------|
| Bureau | West |
| Division / Station | Hollywood |
| Reporting District | 676 |

Fire Information

| | |
|-----------------------------|------|
| Bureau | West |
| Battalion | 5 |
| District / Fire Station | 27 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

Case Number: CPC-2016-1450-CPU

Required Action(s): CPU-COMMUNITY PLAN UPDATE

Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

Case Number: CPC-1984-1-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

Case Number: CPC-18473-B

Required Action(s): B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)

Project Descriptions(s): CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: ENV-2016-1451-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

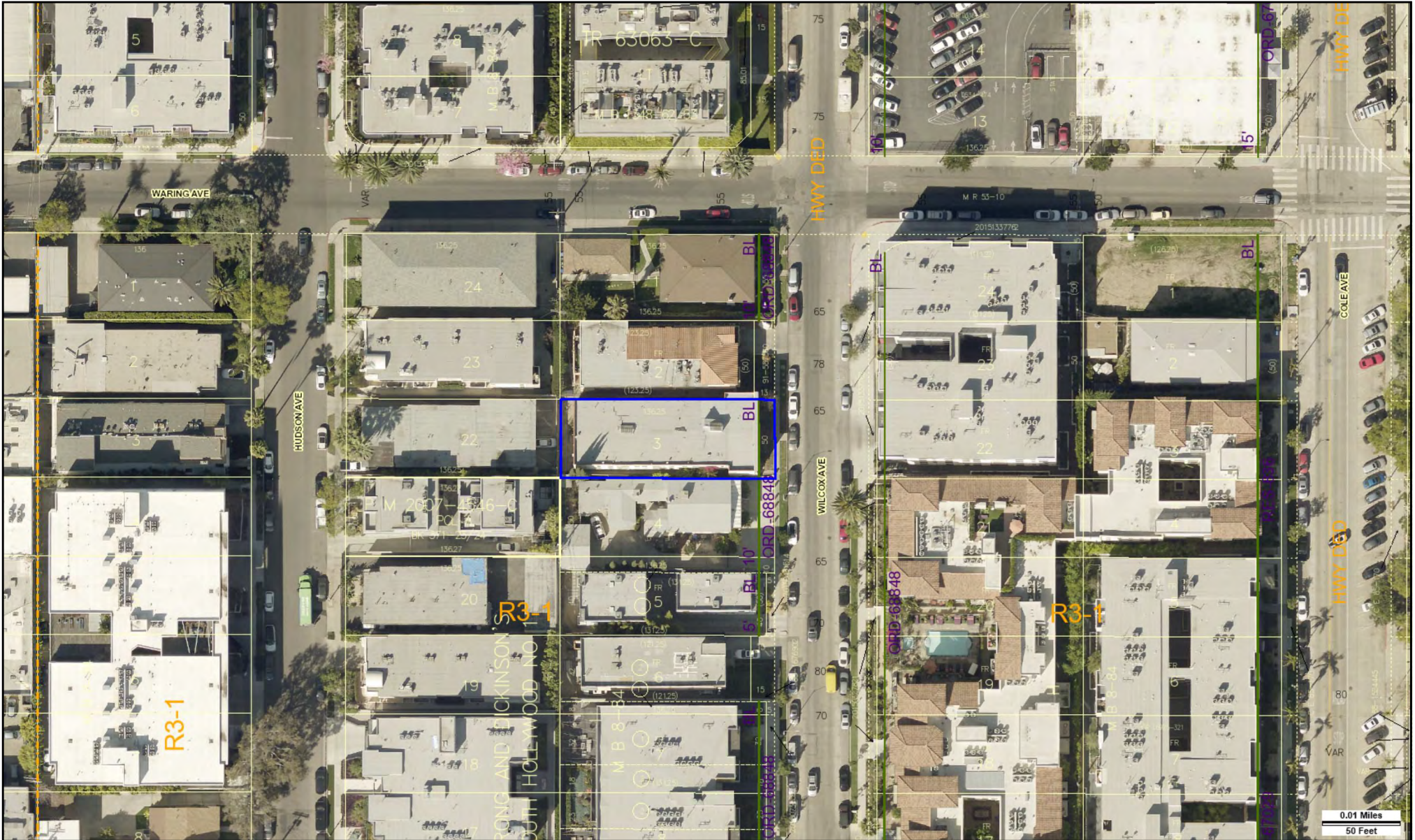
Project Descriptions(s): UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-68848

ORD-161687

ORD-161116-SA19



Address: 747 N WILCOX AVE

Tract: STRONG AND DICKENSON'S
SOUTH HOLLYWOOD NO. 1

Zoning: R3-1

APN: 5533035003

Block: I

General Plan: Medium Residential

PIN #: 141B185 336

Lot: 3

Arb: None

