

PICCADILLY APARTMENTS
682 S. Irolo Street
CHC-2023-4227-HCM
ENV-2023-4228-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos— August 24, 2023](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2023-4227-HCM
ENV-2023-4228-CE

HEARING DATE: September 21, 2023
TIME: 10:00am
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via teleconference
(see agenda for login
information)

Location: 682 S. Irolo Street
Council District: 10 – Hutt
Community Plan Area: Wilshire
Land Use Designation: Regional Center
Commercial
Area Planning Commission: Central
Neighborhood Council: Wilshire Center-
Koreatown
Legal Description: Wilshire Harvard Heights
Tract, Arb 1 of Lot FR 93,
Arbs 1 and 2 of Lot 92, and
Arb 2 of Lot FR 91

EXPIRATION DATE: October 3, 2023

PROJECT: Historic-Cultural Monument Application for the
PICCADILLY APARTMENTS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: 682 Irolo LLC
1 Towne Square #1913
Southfield, MI 48076

APPLICANT: James Dastoli
P.O. Box 1843
Los Angeles, CA 90028

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos— August 24, 2023
Historic-Cultural Monument Application

FINDINGS

- The Piccadilly Apartments “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” as representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization.
- The Piccadilly Apartments “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” as an excellent example of the Chateausque architectural style.

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.

SUMMARY

The Piccadilly Apartments is a six- and seven-story multi-family residential building located on the east side of S. Irolo Street between Wilshire Boulevard and 7th Street in the Wilshire Center neighborhood of Los Angeles. Constructed in 1929, it was designed in the Chateausque architectural style by local architect Milton M. Friedman (1882-1933) for owner Francis J. Murphy as an apartment building.

The Wilshire Center neighborhood saw its most intense development from the late 1910s through the 1920s, greatly encouraged by the growing streetcar system. Large single-family residences lined the main thoroughfare, with both single-family and multi-family buildings appearing on and near other major streets. The neighborhood also began to see large, luxurious apartment buildings, multi-story edifices, and hotels, particularly along Wilshire Boulevard. The Los Angeles Railway ran lines into and through the area along West Sixth Street, West Eighth Street, Ninth Street, West Third Street, Tenth Street (later Olympic Boulevard), Pico Boulevard, Larchmont Boulevard, Vermont Avenue and Western Avenue.

H-shaped in plan with deep light wells on the north- and south-facing facades, the subject property is of reinforced concrete and steel construction. The primary, west-facing façade is symmetrically composed and features a central, seven-story projecting volume that has a pyramidal roof with two dormers, turrets, balconies, quoins and a recessed, tripartite arched entry. The central main entrance consists of a decorative metal and glass door with an arched divided-lite transom flanked

by multi-lite casement windows with arched divided-lite transoms. At the top of the pyramidal roof of the central volume is a sign that reads, "P." On either side of the projecting volume are six story, two-bay volumes with mansard roofs and full-width balconies with corbels at the sixth floor. At the ground level, the side volumes are fronted by two arches that are flush with the front of the central projecting volume. The arches fronting the southern volume have two doors and an open archway with a ramp leading to the basement; the northern volume arches have one door and a smaller arched opening with a pierced screen in one archway and another small arched opening with a pierced screen in the second. The hyphen of the H-shaped plan has a flat roof and the east wing has a barrel roof and a rooftop neon sign that reads, "Piccadilly." Fenestration consists of groupings of two multi-lite wood casement windows with multi-lite transoms; tripartite, multi-lite wood casement windows; and single, wood multi-lite casement windows. Interior features include hardwood floors, courtyards with tiled walls and water features, tudor archways, and box beam ceilings in the entry hall.

Milton Maxwell Friedman was born in California in 1882 and studied at the Mark Hopkins Art Institute in San Francisco from 1898 to 1899. He later went on to become a draftsman working in San Francisco in 1910 and by 1919 he was an architect in Chicago, Illinois. Friedman worked as an architect in Los Angeles between 1926 and 1932 and passed away on April 30, 1933. Over the course of his career, Friedman designed a number of other buildings in Los Angeles that include the Hotel Chancellor (1924); an apartment building at 216 S. Mansfield (1926); the Valentino Arms (1928); the Chalfonte (1929); and the New Administration Building or "Lubitsch Annex" on the Paramount Pictures lot (1930).

Based on permit records, the subject property has experienced only minor alterations that consist of the reconstruction of a broken flue 10-feet above the roof line due to earthquake damage in 1935 and corrections to the parapet and chimney in 1958. Other alterations include the remodeling of kitchens and bathrooms in some of the units, the addition of security bars to a few windows, and the replacement of the flooring in several of the units and in the building lobby.

The subject property was identified as individually eligible for listing under the federal designation program as representative of the themes of Period Revival Styles, 1910-1940 and Apartment Streetcar Suburbs, 1906-1945 in the March 2009 Historic Resources Survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area prepared for the Community Redevelopment Agency by PCR Services Corporation in collaboration with Chattel Architecture and LSA Associates, Inc.

DISCUSSION

The Piccadilly Apartments meet two of the Historic-Cultural Monument criteria.

It "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization. When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city's expansion. Rail lines such as the line that ran along West Sixth Street and serviced the neighborhood where the subject property is located, were used to promote and sell tracts of land. The streetcar facilitated the movement of more and more people into the area and helped establish some of the first commuter suburbs in Los Angeles. Many residents of the Wilshire district, including those living at the subject property, had the option of using either streetcars or automobiles for their daily travel. Ridership on the streetcars peaked in

the mid-1920s, and the system began its slow, inexorable decline in the 1930s; however, it had already left an intrinsic mark on the development of the city.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Chateausque architectural style. The Chateausque style of architecture was a Period Revival style loosely based on the monumental architecture of sixteenth century French chateaux in the Loire Valley. The original country estate homes of French aristocrats combined elements of Gothic and Renaissance architecture in heavy masonry construction. As reimagined by architects in the late nineteenth century, Chateausque involved massive masonry construction and elaborate, expensive detailing. Following World War I, Chateausque was revived in Los Angeles as a style for luxury apartment buildings and large single-family residences. Buildings designed in the style are characterized by an eclectic combination of design motifs from medieval, Gothic, and Renaissance era French architecture. As exhibited by the subject property, local hallmarks of the style include vertical elements such as turrets, arched fenestration, dormers, and steeply pitched hipped roofs adorned with castle-like follies.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

Categorical Exemption ENV-2023-4228-CE was prepared on August 30, 2023.

BACKGROUND

On June 22, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as a Historic-Cultural Monument was complete. On July 20, 2023, the Cultural Heritage Commission voted to take the property under consideration. On August 24, 2023, a subcommittee of the Commission consisting of Commissioner Milofsky conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.































































































COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2023-4227-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2023-4228-CE

PROJECT TITLE
Piccadilly Apartments

COUNCIL DISTRICT
10

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
682 S. Irolo Street, Los Angeles, CA 90005

Map attached.

PROJECT DESCRIPTION:
Designation of the Piccadilly Apartments as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planner

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record

SUMMARY

The Piccadilly Apartments is a six- and seven-story multi-family residential building located on the east side of S. Irolo Street between Wilshire Boulevard and 7th Street in the Wilshire Center neighborhood of Los Angeles. Constructed in 1929, it was designed in the Chateausque architectural style by local architect Milton M. Friedman (1882-1933) for owner Francis J. Murphy as an apartment building.

The Wilshire Center neighborhood saw its most intense development from the late 1910s through the 1920s, greatly encouraged by the growing streetcar system. Large single-family residences lined the main thoroughfare, with both single-family and multi-family buildings appearing on and near other major streets. The neighborhood also began to see large, luxurious apartment buildings, multi-story edifices, and hotels, particularly along Wilshire Boulevard. The Los Angeles Railway ran lines into and through the area along West Sixth Street, West Eighth Street, Ninth Street, West Third Street, Tenth Street (later Olympic Boulevard), Pico Boulevard, Larchmont Boulevard, Vermont Avenue and Western Avenue.

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Based on permit records, the subject property has experienced only minor alterations that consist of the reconstruction of a broken flue 10-feet above the roof line due to earthquake damage in 1935 and corrections to the parapet and chimney in 1958. Other alterations include the remodeling of kitchens and bathrooms in some of the units, the addition of security bars to a few windows, and the replacement of the flooring in at least one unit.

The subject property was identified as individually eligible for listing under the federal designation program as representative of the themes of Period Revival Styles, 1910-1940 and Apartment Streetcar Suburbs, 1906-1945 in the March 2009 Historic Resources Survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area prepared for the Community Redevelopment Agency by PCR Services Corporation in collaboration with Chattel Architecture and LSA Associates, Inc.

CRITERIA

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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 June 22, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



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:	



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.

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.



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:		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.

JAMES DASTOY

5/2/23

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

Piccadilly Apartments

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

Constructed in 1929, the Piccadilly Apartments are located at 682 S. Irolo St., on the east side of the street, fronted by a sidewalk on Irolo. The building takes up most of its rectangular parcel. The property abuts the 7th & Irolo Shopping Center to the south. A driveway separates the building from the offices of Central Plaza to the north. To the east of the parcel is parking for Central Plaza.

Exterior

Designed in the Chateausque style by Milton M. Friedman, the building is roughly H-shaped in plan, and rises to eight stories in height. It is constructed of concrete and steel, with board-formed markings visible on parts of the side elevations. The primary west-facing facade can be broken up into three mostly symmetrical volumes. A three-bay wide central section projects forward, with narrower two-bay wide sections flanking it. A fire escape runs down the center of the primary elevation over the recessed entryway. The landings appear as large corbelled balconies, with one of them spanning the width of the building. Quoins run up the corners to meet two tall thin cylindrical turrets. Side elevations are mostly bare, with regularly spaced windows only in the deep lightwells. The central volume has a pyramidal roof that is topped with a sign that reads, "P." Wall dormers break through the roofline on three sides. The flanking sections have mansard roofs. The east wing of the H-shaped plan has a barrel roof, and a rooftop sign that reads "Picadilly." Typical windows are wood multi-lite casements with transoms above them. Some are mullioned, and others are arched. Small wood double hung 4-over-1 windows are also present on side elevations. Three arched openings that feature gothic columns lead to a recessed entry patio on the main elevation. The main entry door is topped with an arched transom. The rest of the first floor is heavily ornamented, featuring four-centered arched windows, hoodmoulds, quatrefoils, pierced screens, and helical columns.

Interior

Rental listings show images of an elaborately tiled courtyard with fountain, Tudor arches and Gothic tracery in the lobby, original kitchen tile, and built-in bookcases.

Alterations

The Picadilly Apartments has not had any significant alterations since the time of construction. Existing permits are related to maintenance.

B. Statement of Significance

Summary

The Piccadilly Apartments meet the following criteria for designation as a Los Angeles Historic-Cultural Monument:

It 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.

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.

Built in 1929, the property is the work of architect Milton M. Freidman. It meets criterion 3 by being an excellent example of the Chateausque style, with its roofline, materials, fenestration, and ornamentation all being typical of the style's characteristics. It meets criterion 1 because the building is representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization., being located very close to the Los Angeles Railway line on 6th St. It also serves as an excellent example of an early 20th century apartment house, which is an important sub-type of multi-family residential development in Los Angeles.

In 2009, the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report identified the Piccadilly Apartments as individually eligible for the National Register.

Streetcar Suburbanization¹

Los Angeles came of age with the perfection of the streetcar and electric Interurban. The city's population grew from 11,183 at the beginning of the streetcar era to 576,673 in 1920. At the peak the Los Angeles Railway alone operated some 83 route miles of line just inside the city limits. When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city's expansion. The dovetailing of land subdivision, sales, transportation infrastructure, and economic development made Huntington among the wealthiest Los Angeles area residents. Rail lines were used to promote and sell tracts of land, though the latter eventually wound up subsidizing the former. Huntington's system also included the preexisting Los Angeles Railway Company (the "Big Yellow Cars"), which were incorporated into the vast interurban system of P.E.'s "Big Red Cars." The first wave of suburbanization close to downtown was over by the 1920s, and then with hundreds of millions of dollars to invest came a second wave of fast interurban electric cars, often running in multiple car trains and making commute distances of ten, twenty and thirty miles feasible. Ridership peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s.

Railway lines are significant for their influence on the development and growth of early Los Angeles. Wilshire area residents enjoyed considerable urban connectivity. Railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue initiated the construction of

¹ Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

apartment buildings in the Wilshire area between 1906 and 1945.

The R Line

The “R” Line was formed by merging the Stephenson Avenue Line and the West 6th Street Line, with service beginning in 1920 and ending in 1947. The route went from Eastern Avenue and Whittier Boulevard, west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Alvarado Street, north on Alvarado to W. 6th Street, west on 6th to right-of-way near Gramercy Place, north on right-of-way to W. 3rd Street, west on 3rd to Larchmont Boulevard, north on Larchmont to Melrose Avenue. In 1931, the line was rerouted to travel west on Whittier to Boyle Avenue, south on Boyle to E. 7th Street, west on 7th to Vermont Avenue, north on Vermont to W. 3rd Street, west on 3rd to La Brea Avenue.²

Multi-family Residential Development in Los Angeles³

The reasons for the proliferation of multi-family housing in early twentieth century Los Angeles are manifold. Primary among them was simple demand. Multi-family residences played a critical role in meeting the widespread need for housing created by the city’s exponential population growth during this time. In 1900, the city had barely a hundred thousand residents; by 1930 that number had exploded to over 1.2 million. In the 1920s alone, the city’s population doubled as Los Angeles went from the nation’s tenth largest city to the fifth largest.

For many Angelenos a multi-family dwelling was a more desirable living situation than a detached single family house. Multi-family living was generally more affordable and located “further in” – close to urban amenities such as employment centers and shopping districts. By contrast, potential homeowners often had to be “courted and coaxed out to the urban edge, where they might or might not find paved streets or sewer connections, but where often-steep mortgage payments would be waiting regardless.” Unlike in other American cities, where apartment housing was associated with overcrowding and unhealthy living conditions for the urban poor, Los Angeles’ varied stock of rental units accommodated Angelenos with a wide range of economic means, from working-class fourplexes, to middle-class bungalow courts, to high-rent luxury apartment towers.

Apartment living also met the requirements of new Angelenos seeking readily available housing. Bungalow courts and courtyard apartments offered shared landscapes which “helped create community out of discrete dwellings, providing a spatial expression of common identity for residents recently arrived from elsewhere.” Apartment buildings with distinctive architectural detailing, perhaps with an illuminated rooftop sign declaring the building name, offered “instant community to a newly arriving population.” Individual units might come fully furnished and equipped with hundreds of household items, from towels and linens to kitchenware. In more luxurious buildings, rental fees might include daily bed making and cleaning, as well as laundry and linen services.

2 “R’-Whittier Boulevard and W. 3rd Street Line (1920-1947).” *The Electrical Railway Historical Association of Southern California*, http://erha.org/lary_r.htm.

3 Excerpted and adapted from City of Los Angeles. “Los Angeles Citywide Historic Context Statement Context: Residential Development and Suburbanization, 1880-1980 Theme: Multi-Family Residential Development, 1895-1970,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

As the city's population rose in the early twentieth century, and the demand for affordable rental units kept pace, there were plenty of entrepreneurs happy to add to the supply of multi-family housing. Development of multi-family dwellings provided investment opportunities up and down the socioeconomic scale, "from lower middle-class white and minority single-lot owners on up to real estate tycoons and everywhere in between." Small-scale buildings were the earliest examples of this kind of income-producing residential development, due to the relative ease with which they could be constructed and with minimal up-front capital. Larger buildings did not appear in substantial numbers until the 1920s, when a combination of even more rapid population growth, a burgeoning tourism industry, and widespread availability of investment capital "drove an apartment construction boom in Los Angeles that dramatically altered parts of the city." Smaller buildings would then give way to larger apartment houses, towers, and ultimately expansive complexes which could offer a greater return on investment.

Apartment Houses⁴

Apartment houses represent an important building type that proliferated throughout the city during most of the twentieth century and reflect trends in urban planning to accommodate a wide range of full and part time residents as well as tourists and other visitors. Many examples are also significant in the area of architecture as excellent examples of their respective architectural styles. Apartment houses range from modest duplexes, triplexes, and fourplexes to mid- and high-rise apartment buildings. Due to their versatility, apartment houses are among the most common multi-family residential building types in Los Angeles, with examples constructed in nearly every part of the city. Early examples are becoming increasingly rare.

The apartment house can best be defined in contrast to the bungalow court and other forms of courtyard housing that were being constructed in the early twentieth century. Unlike courtyard housing, the apartment house is designed to maximize lot coverage, with little or no lot area land dedicated to useable open space. And unlike courtyard housing, which is typically oriented onto a central common space, apartment houses are oriented toward the street, with architectural detailing concentrated on the street-facing façade. Apartment houses vary widely in terms of density, from one-story duplexes to high-rise luxury apartment towers. They can accommodate a variety of architectural styles, and therefore often reflect the dominant residential styles of the period in which they were constructed. Due to their versatility, apartment houses were built throughout the twentieth century and in nearly every part of Los Angeles.

Larger apartment houses from this early period could range anywhere from two to six stories in height, with four or more units. Early examples constructed during the 1910s were mostly modest vernacular structures constructed of brick or wood frame, while into the 1920s they began to take on more decorative, even fanciful, stylistic elements. Their comparative affordability and the ability to pack as many units onto a lot as possible made the two-story apartment building a particularly attractive investment for both novice and seasoned developers. As many as a dozen or more two- and three room

⁴ Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Residential Development and Suburbanization, 1880-1980 Theme: Multi-Family Residential Development, 1895-1970," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2018.

units could be fit into this simple type, greatly increasing the potential rate of return relative to outlay for construction.

Piccadilly Apartments

Original permits for the construction of the 170 room apartment building were filed in 1928. Owner Francis Murphy had previously been mentioned in a *Los Angeles Times* article as completing a four-story apartment building near Western Ave and Santa Monica Blvd.⁵ 1930 permits indicate that the original roof sign had to be removed during reconstruction of the roof, and a replacement was constructed with shorter legs. A 1934 Classified ad in the paper highlights the 24-hour switchboard and garage service available at the Piccadilly. Another ad from 1964 still mentions the switchboard and garage, but also points out the maid service.

The *Los Angeles Times* kept tabs on the building, reporting its sale to Louis Rosenberg in 1950.⁶ Other names of owners that appear on permits are the Western Loan and Building Company (1935), Sequoia Invest. Co. (1959), David Schein Realty Co. (1985), and Howard Rubenstein (1985).

It was included on a list of fallout shelters available in the Wilshire District by the city's director of civil defense in 1962.⁷

In 1976 the building was purchased by Mark Finfer, a retired Chicago architect. Along with property managers Moss & Co., he guided the building through a sensitive refurbishment.⁸

The rooftop sign of the Piccadilly was one of four neon signs that were restored by the Community Redevelopment Agency in Wilshire Center in 1995.⁹

Chateausque Style¹⁰

The Chateausque style of architecture was a Period Revival style loosely based on the monumental architecture of sixteenth century French chateaux in the Loire Valley. The original country estate homes of French aristocrats combined elements of Gothic and Renaissance architecture in heavy masonry construction. As reimagined by architects in the late nineteenth century, Chateausque involved massive masonry construction and elaborate, expensive detailing. The style became a standard for the mansions of the East Coast elite; the grand, impressive homes signified wealth, sophistication, and legitimacy. With the exception of isolated early examples, the style was not widespread in Southern California until the 1920s. Following World War I, Chateausque was revived and reimagined in Los Angeles as a style for luxury apartment buildings and large single-family residences. Little stucco

5 "Building Pace Marks Avenue." *Los Angeles Times*, 30 October 1927.

6 "Apartment House Sold." *Los Angeles Times*, 15 March 1950.

7 "List of Fallout Shelters in L.A." *Los Angeles Times*, 28 October 1962.

8 "Renewal Preserves Picadilly's Charm." *Los Angeles Times*, 8 August 1976.

9 "Agency Takes a Shine to Neon Sign Project." *Los Angeles Times*, 13 September 1995.

10 Excerpted and adapted from City of Los Angeles. "Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Period Revival, 1919-1950," ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2016.

castles sprang up all over the city. Earlier versions of the style were materially faithful to the original French chateaux and required massive and expensive masonry construction. This was financially infeasible for most multi-family and residential tract developers to imitate. The Chateausque style flourished in the 1920s as advances in veneer cladding techniques, growing acceptance of substitute materials such as concrete and cast stone, and First World War veterans' first-hand experience in Europe created a desire for the style and a financially viable way to achieve it.

Designing apartment towers in the Chateausque style was a social statement and creative architectural solution. The style allowed a freedom in the arrangement of windows and rooms that made the style particularly popular for apartment houses with multiple sizes of apartments arranged over several floors. Lofty spires accentuated the height of a building, creating advertising opportunities and identity in the horizontal city. As a social statement, Chateausque buildings in Los Angeles from the 1920s through 1940s were part of the fantasy image created of Los Angeles. The exclusive, castle-like buildings with crenellated parapets making visual references to fortresses were vertical luxury residential districts. Many of the most prominent and visually impressive apartment towers were associated with the entertainment industry, as residents and owners. This created an impression of affluent and famous people living together in a castle, referencing the living arrangements of aristocrats in eighteenth century Versailles. The exclusive residential buildings had names like Le Trianon (LAHCM #616) and Château Élysée (LAHCM #329) advertised on neon rooftop signs, contrasting historic French buildings forms and names and with modern signage technology. Despite their exclusivity, these buildings were rental apartment hotels and had a glamour that appeared more attainable and less rigid than the Fifth Avenue Chateausque mansions of Victorian New York City.

Chateausque style buildings of the Period Revival theme are characterized by an eclectic combination of design motifs from medieval, Gothic, and Renaissance era French architecture. In Los Angeles, these designs are realized in materials distressed or treated to look like a more expensive material; for example, stucco was painted to appear like stone. Buildings of this style have steeply pitched hipped (and sometimes gabled) complex roof lines with abundant detailing. Vertical elements along the roof include spires, pinnacles, turrets, gables, and shaped chimneys. Large entry doors are often highlighted by round or gothic arches. Balconies feature Gothic inspired quatrefoil or arched tracery patterns. Architectural elements are framed with quoins, intended to look like cut stone. Corner turrets mark intersecting planes of the exterior elevations. The overall effect creates an imposingly elongated building with decorative follies in every view. Notable other examples of Chateausque buildings in the City of Los Angeles include the Chateau Marmont (1925, LAHCM #151), Hollywood Tower (1929), and Chateau Colline (1935, LAHCM #703). Dramatic and complex, the style fell out of favor as austerity and modernism were popularized during World War II.

The Piccadilly Apartments can be identified as an excellent example of the Chateausque style by looking at how it combines French Gothic and Renaissance elements to achieve a sense of monumentality. A key feature is the complex roofline, which is adorned with castle-like follies. Other details on the building that are typical of the style are: gothic arches, tracery, turrets, quoins, and quatrefoils.

Milton M. Friedman

No biographical information about architect Milton M. Friedman is available, and his name does not appear in the American Institute of Architects Historical Directory. There is a Milton M. Friedman listed in the Los Angeles City Directory. His name appears in 1926, 1927, 1929, and 1932 with offices at the addresses 412 W. 6th St., 6001 Santa Monica Blvd., and 112 W. 9th St.¹¹

He is best known for his use of Beaux-Arts design on the Hotel Chancellor at 3191 W. 7th St. He also designed the Chalfonte Apartments at 720 S. Normandie Ave in the French Renaissance style, as well as an Italian Revival duplex at 216 S. Mansfield Ave.¹²

Early History of the Wilshire Area¹³

The Tongva people are the original inhabitants of the land that later included most of Los Angeles, including the central Los Angeles area later known as Mid-City/Mid-Wilshire. They resided in villages connected by foot trails, part of a larger network that also led to known resources like the La Brea tar pits. The mission system established under Spanish rule slowly disintegrated after Mexico obtained its independence in 1821, and former mission lands were granted to individuals in favor as ranchos. Rancho La Brea was granted in 1828 by Los Angeles mayor José Antonio Carrillo to Antonio José Rocha and named for the well-known tar pits within. The La Brea Road/El Camino Viejo served as the dividing line between Rancho La Brea on the north and Francisco Avila's Rancho Las Cienegas on the south. It later became Wilshire Boulevard, the backbone of the area and one of the most iconic and influential commercial corridors in the nation.

Wilshire Center Development¹⁴

Henry Gaylord Wilshire, an entrepreneur, socialist, real estate speculator, and all around gadfly from Cincinnati, Ohio, arrived in Los Angeles in 1886. Promising cheap land and endless sunshine, boosters lured easterners like Wilshire to purchase vast tracts of unsettled farmland and oil fields west of downtown. To garner attention and fanfare for a new subdivision, Wilshire created a 120-foot wide graveled road stretching four blocks between his parcel, Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). The wide road, bordered with concrete sidewalks, created an appealing streetscape, and Wilshire's fledgling tract was successful as one of the city's first elite enclaves. The construction of the Hotel Hershey Arms interrupted the original intent of the Wilshire Boulevard Tract as a single-family residential area. The rambling hostelry was the first indication of the Wilshire Boulevard's future as the address for some of the city's most sumptuous apartment-hotels erected between the World Wars. In fact, beginning as early as the late 1910s, the tract's success attracted speculators who eventually purchased many of the tract's original single-family residences. In most cases, grand multi-level apartment houses replaced the original residences. Wilshire Boulevard addresses were prominent in society columns of the period.

11 Historic Resources Group. "Paramount Pictures Historic Assessment Technical Report," 2015.

12 Gilman, Jane. "Award winner on Mansfield was purchased from a cat." *Larchmont Chronicle*, 30 July 2015.

13 Excerpted and adapted from Architectural Resources Group. "Miracle Mile Apartments Historic District," 2022.

14 Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

The Southern California population boom of the 1920s ushered in a new era for Wilshire Boulevard, particularly between Hoover Street and Western Avenue. The area's dramatic evolution during this period was the result of many factors, including the relaxation of single-family residential building restrictions, commercial expansion, the establishment of numerous houses of worship along Wilshire Boulevard, and the impact of the automobile on urban form. As the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth. During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West." An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. In 1921, the Ambassador Hotel was opened on an enormous 23-acre parcel of land between Wilshire Boulevard and 8th Street. Designed by renowned local architect Myron Hunt and immediately hailed as one of the west's grandest resorts, the recently demolished Ambassador became the site of some of the region's most momentous events. Tourists and locals alike flocked to experience the high-end area's numerous multi-story apartment buildings and emerging shopping district that emulated the glamour of New York's Fifth Avenue high rises—specifically, the Asbury, the Langham (1928), the Talmadge (1922), and the Windsor (1927). Urban beautification efforts during this period included a 1927 plan by the Wilshire District Chamber of Commerce, which sought to distinguish Wilshire Boulevard as "one of the most unique commercial thoroughfares in the world." The ambitious landscape design consisted of a combination of trees, ornamental gratings and guards, and decorative sidewalk tiles.

While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape. By the 1920s, architecture in Los Angeles at every scale – from the grandiose to the mundane – drew from European precedents and only eventually acquired unique nuances based on myriad influences. Hollywood's most famous export created a permissive, open-minded, and pioneering atmosphere in the built environment of the city at-large. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, Tudor, and Chateausque styles became an additional source of aesthetic inspiration in production design and architecture. Furthermore, the names given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the survey area helped make such monikers more visible, and thus furthered the cultural and social aspirations of their inhabitants.

Period of Significance

The period of significance for The Piccadilly is defined as 1929 for its significance as a notable example of the Chateausque style by architect Milton M. Friedman.

Integrity

The Piccadilly Apartments retains a high degree of integrity, and is 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 complex roofline, castle-like follies, gothic arches, tracery, turrets, quoins, and quatrefoils, and therefore is able to convey its historic significance as a Chateausque residential 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 Wilshire Center. Although it is now mostly surrounded by modernism, the prominence of the building, and its rooftop sign are still obvious from Wilshire Blvd. Furthermore, the color and texture palette of Central Plaza is complimentary to The Piccadilly, and the coexistence of modernism with period revival is essential to an understanding of Wilshire Center. The building retains integrity of setting.

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 1929. It is just as recognizable today as a 1920s residential building that is directly linked with this period of development in Wilshire Center. Therefore, it retains integrity of association.

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"Renewal Preserves Picadilly's Charm." *Los Angeles Times*, 8 August 1976.

ALTERATION HISTORY

1930 – new roof sign

1931 – widen foundation footing

1931 – roller awnings

1935 – fix broken flue

1936 – recover canopy

1939 – recover awnings

1942 – recover awnings

1943 – rebuild incinerator

1958 – parapet correction

1974 – comply with fire safety ordinance

1985 – comply with dorothy mae ordinance

1998 – reroofing

2001 - reroofing



Historic photo

1931
found at [yesterdaysprint.tumblr.com](https://www.yesterdaysprint.tumblr.com)



Current photo

2022



Current photo

2022



Current photo

2022



Current photo

2022



Current photo

2022

Gallery



2 of 33

Gallery



3 of 33

Gallery



5 of 33

Gallery



6 of 33

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Picadilly Apartments

P1. Other Identifier: _____

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

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

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

c. Address: 682 IROLO ST City: LOS ANGELES Zip: 90005

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

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

APN:5094002004

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

A) Property Type: residential B) Setting (general): commercial block C) General characteristics. Architectural Style: Chateausque, elements of Plan: rectangular No. Stories: 8 Siding/Sheathing: stucco: smooth, W Roof: hipped, low, multiple rooflines, attic story Construction: unknown D) Specific features. Fenestration: wood, double-hung, front Primary Entrance: front, distinctive entry E) Important decorative elements. Decorative Elements: pilasters, columns G) Alterations or changes to the property. Retains integrity: high I) Related: Quoins, balconies, pinnacles

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

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

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



P5b. Description of photo:

(View, data, accession #)

12/16/08

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1929

Assessor

*P7. Owner and Address:

682 IROLO LLC
1 TOWNE SQUARE (NO 191)
SOUTHFIELD, MI 48076

*P8. Recorded by:

Amanda Kainer
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

*P9. Date Recorded: 12/26/2008

*P10. Survey Type: (Describe)

Intensive

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

PCR Services Corporation Historic Resources Survey of the Wilshire Center/Koreatown Recovery Redevelopment Project Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and LSA Associates, Inc., March 2009.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record Other (List): _____

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

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) Picadilly Apartments

B1. Historic Name: Picadilly Apartments

B2. Common Name: 682 IROLO ST

B3. Original Use: Apartment B4. Present Use: _____

*B5. Architectural Style: Chateausque

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

Year constructed: 1929; Owner: Francis J Murphy; Valuation: \$190,000

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

*B8. Related Features:

Quoins, balconies, pinnacles

B9a. Architect: Milton M Friedman b. Builder: Unknown

*B10. Significance: Area: Los Angeles Theme: _____

Context: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945; Context: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Period of Significance: 1929 Property Type: Multi-family Resident Applicable Criteria: A/1, C/3

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

Theme: The Architecture of Fantasy – Period Revival Styles, 1910–1940

By the 1920s, architecture in Los Angeles at every scale – from the grandiose to the mundane – drew from European precedents. Hollywood’s most famous export created a permissive, open-minded and pioneering atmosphere in the city at-large with regards to the built environment. In addition to Spanish and Mediterranean Revival styles, the French Renaissance, Chateausque, English Tudor and Renaissance Revival styles became an additional source of aesthetic inspiration in production design and architecture.

Furthermore, names that were given to apartment buildings, such as the St. Germaine and Chalfonte, evoked...(continued on next page)

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

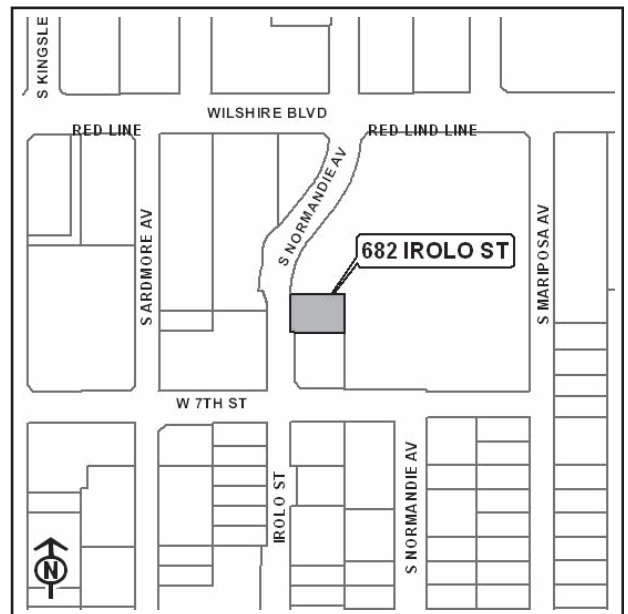
*B12. References:

B13. Remarks:

*B14. Evaluator: Amanda Kainer

*Date of Evaluation: 12/26/2008

(This space reserved for official comments.)



*Recorded By: Amanda Kainer *Date: 12/26/2008 Continuation Update

B10. Statement of Significance (continued): legitimacy, along with allusions to European aristocracy and quaint village life. The illuminated neon signs that became signature features of buildings in the Wilshire Corridor area helped make such monikers more visible, and thus further these cultural and social aspirations. The best examples of this style are located in the Pellissier Square Tract area, and can be seen in a variety of forms and types.

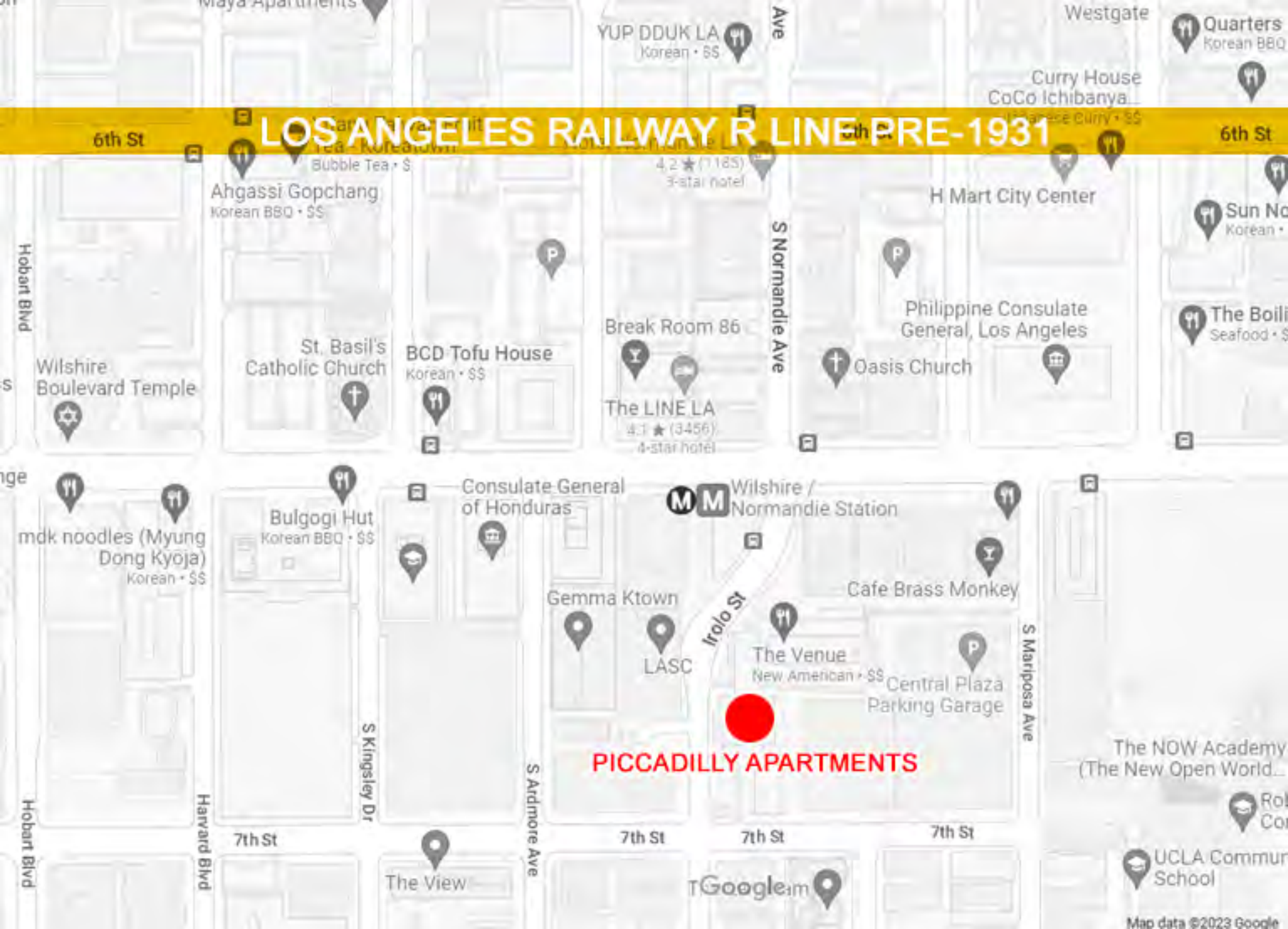
While architects and designers in Los Angeles during the first decades of the twentieth century borrowed heavily from established European traditions, non-European and "exotic" places also captured the public imagination. An architecture of fantasy then emerged from eclectic sources, and Los Angeles proved to be fertile ground for testing these experiments.

Despite the widespread popularity of period revival and exotic styles, detractors dismissed the entire city as a back lot simulacrum. Modernist architect Richard Neutra "blamed" the motion picture industry for the proliferation of period revival architecture. Carey McWilliams offered a more generous explanation: "Lacking socially prominent first families or deeply rooted social traditions, Los Angeles quickly adopted the motion-picture elite as its arbiters of taste and style. Although the movie elite moved in a world of their own, this world was all the more conspicuous for having the spotlight riveted on its isolated, stage-like gyrations. Hence the movies came to set the tone of opinion in style and taste, manner of living, and attitudes. In other words, Los Angeles imitated Hollywood."

Theme: Apartment Streetcar Suburbs, 1906-1945

When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city's expansion. The dovetailing of land subdivision, sales, transportation infrastructure, and economic development made Huntington among the wealthiest Los Angeles area residents. Rail lines were used to promote and sell tracts of land, though the latter eventually wound up subsidizing the former. Huntington's system also included the preexisting Los Angeles Railway Company (the "Big Yellow Cars"), which were incorporated into the vast interurban system of P.E.'s "Big Red Cars." The P.E. merged with the Southern Pacific Railroad upon Huntington's sale of his company and retirement. Ridership peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s. Railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue serviced the survey area.

LOS ANGELES RAILWAY R LINE PRE-1931



PICCADILLY APARTMENTS



Irolo St

S Mariposa Ave

S Normandie Ave

6th St

6th St

7th St

7th St

7th St

7th St

Hobart Blvd

Hobart Blvd

Harvard Blvd

S Kingsley Dr

S Ardmore Ave

YUP DDUK LA
Korean • \$\$

Ahgassi Gopchang
Korean BBQ • \$\$

St. Basil's
Catholic Church

BCD Tofu House
Korean • \$\$

Break Room 86

The LINE LA
4.1 ★ (3456)
4-star hotel

Curry House
CoCo Ichibanya
Japanese Curry • \$\$

H Mart City Center

Philippine Consulate
General, Los Angeles

Oasis Church

Sun No
Korean •

The Boili
Seafood • \$

Consulate General
of Honduras

Wilshire /
Normandie Station

mk noodles (Myung
Dong Kyoja)
Korean • \$\$

Bulgogi Hut
Korean BBQ • \$\$

Gemma Ktown

LASC

Cafe Brass Monkey

The Venue
New American • \$\$

Central Plaza
Parking Garage

The NOW Academy
(The New Open World...)

UCLA Commu
School

ROUTE MAP LOS ANGELES RAILWAY ELECTRIC CAR and BUS ROUTES

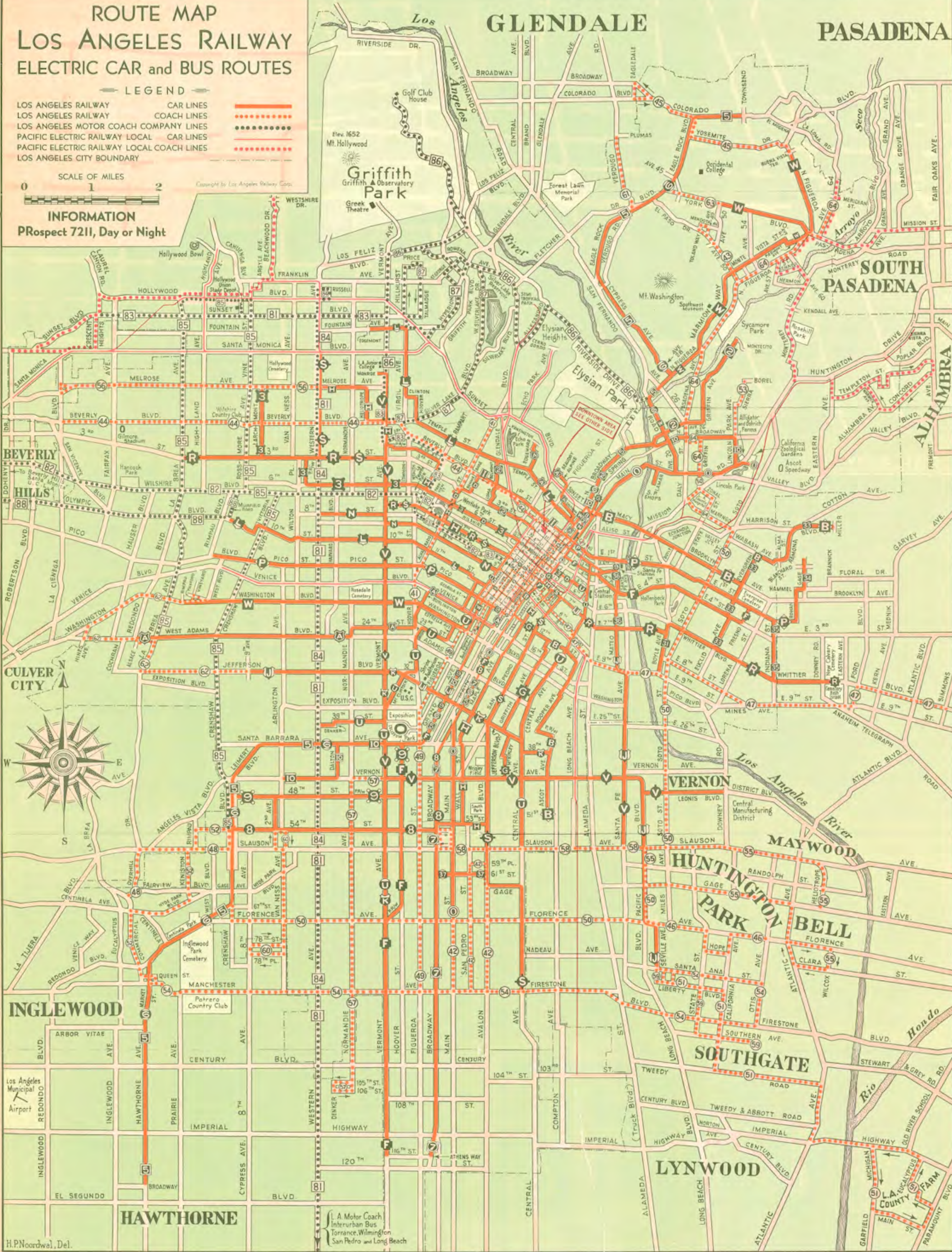
LEGEND

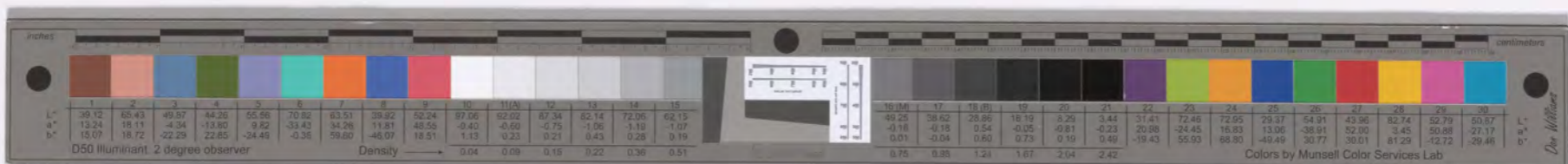
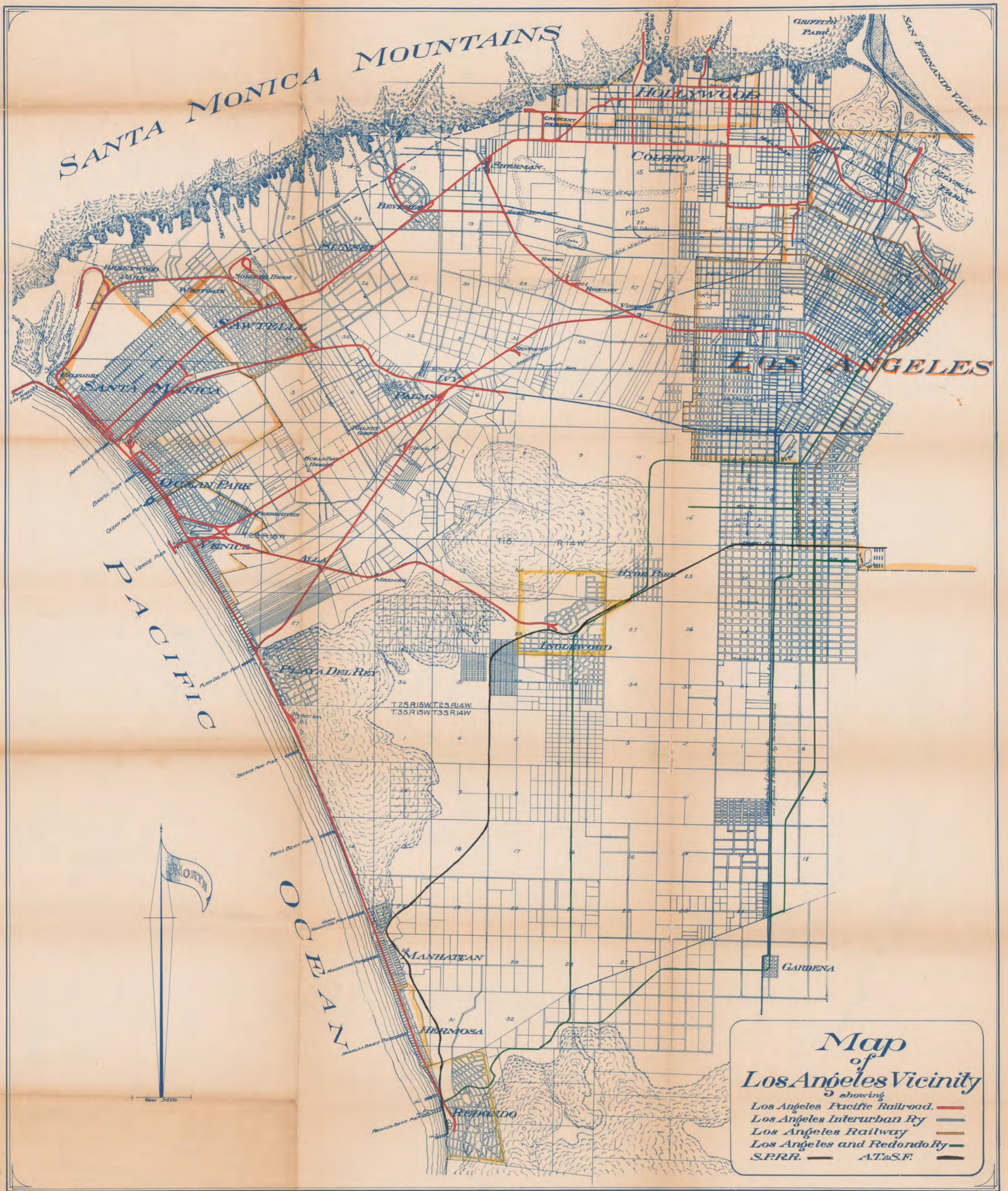
- LOS ANGELES RAILWAY CAR LINES —
- LOS ANGELES RAILWAY COACH LINES - - -
- LOS ANGELES MOTOR COACH COMPANY LINES · · · · ·
- PACIFIC ELECTRIC RAILWAY LOCAL CAR LINES · · · · ·
- PACIFIC ELECTRIC RAILWAY LOCAL COACH LINES · · · · ·
- LOS ANGELES CITY BOUNDARY - - -



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INFORMATION
PProspect 7211, Day or Night





1996

661017 76130303
670323 770524308
680308 830210502 781103301
850612601-86
850828001-86
861222-87
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T. 1 S., R. 14 W.
WILSHIRE HARVARD
HEIGHTS
M. B. 8-113

BLVD. 100
50

MARIPOSA

AVE. 60

ST. 65

11 13 15 17 19 20
POR. N.E. 1/4 SEC. 25
7.33± Ac.

MARIPOSA
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WILSHIRE

NORMANDIE
AVE.

NW. Cor. N.E. 1/4 Sec. 25

100
50

R=301.92
E. 105-226
157.18
205.92

NORMANDIE
AVE.

7TH

IROLO

ST. 70



CODE
6657

FOR PREV. ASSM'T. SEE: 254 - 201 & 206

Parcel No. 17 is Rm. 509 on the 5th floor of 3460 Wilshire Boulevard Building.

Parcel No. 15 is Rm. 902-5 a Por of Rms. 901, 902, 903 & 918 on the 9th floor of 3440 Wilshire Blvd. Building.

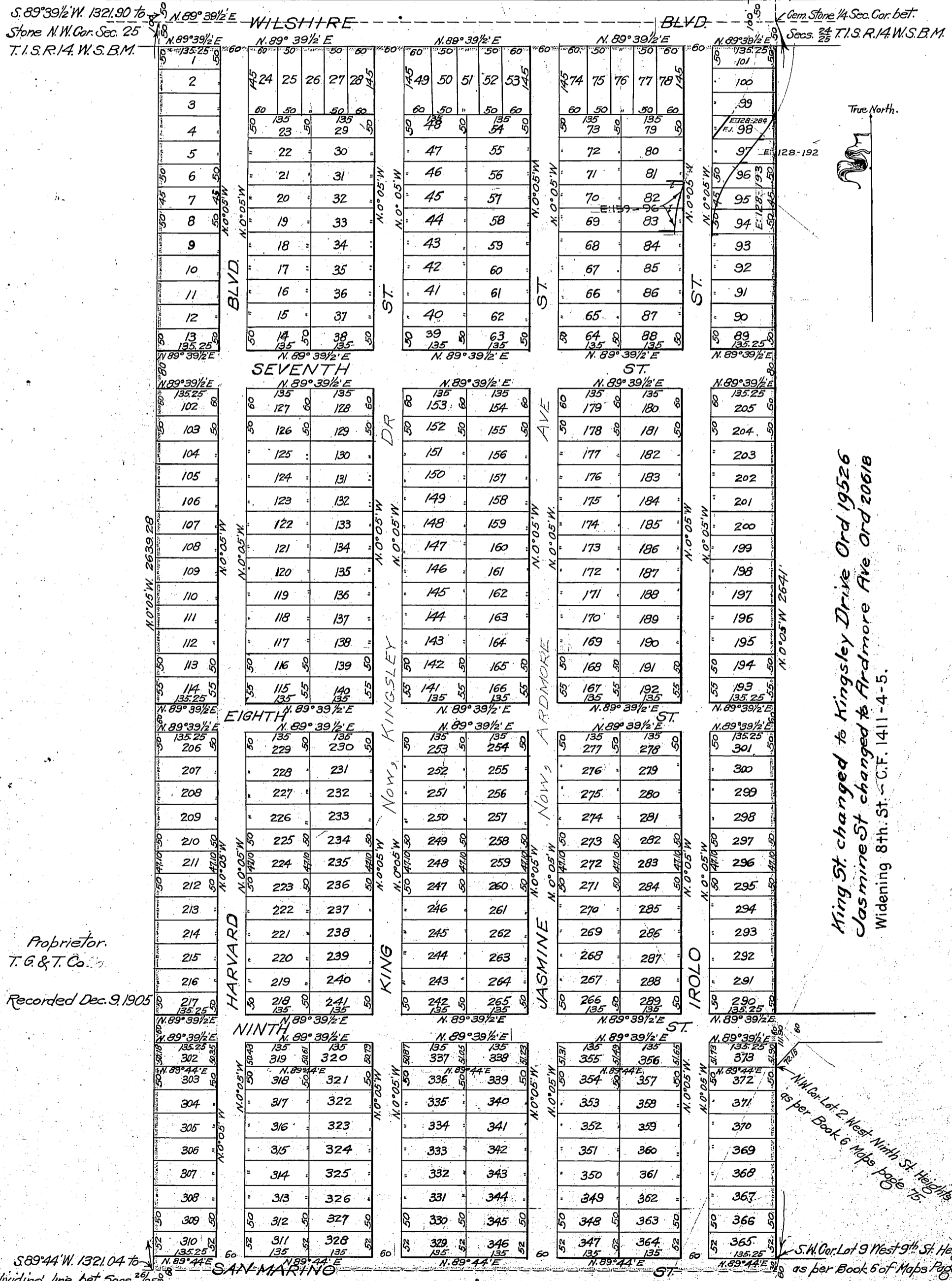
Parcel No. 11 is Rm. 909, a Por. of Rms. 910 & 911, and Basement Locker No. 7 on the 9th floor of 3440 Wilshire Boulevard Building.

Parcel No. 13 is Rm's 817, 818 and a por. of Rm. 816 on the 8th floor of 3440 Wilshire Boulevard Building.

Parcel No. 20 is suites 1200, 1210, 1212 & 1216 on the 12th floor of 3460 Wilshire Blvd. Building.

→ Map of →
WILSHIRE HARVARD HEIGHTS
 In the City of Los Angeles County of Los Angeles California Surveyed
 in November 1905 by V. J. Rowan Surveyor Being Subdivision of East 1/2 of N.W. 1/4
 Sec. 25. T. 1. S. R. 14. W. S. B. M. Bearing calculated from City Engineers bearing of
 Wilshire Boulevard True Courses
 Scale 200 feet to one inch.

Sht 5c



Proprietor.
T. G. & T. Co.

Recorded Dec. 9, 1905

King St. changed to Kingsley Drive Ord 19526
 Jasmine St. changed to Ardmore Ave Ord 20618
 Widening 8th St. - C.F. 1411-4-5.

S. 89° 44' W. 1321.04 to
 dividing line bet. Secs. 24, 25
 T. 1. S. R. 14. W. S. B. M.

744 1/2

Sht. 5 - A - 254 - 9-8-2, 3

Agency Takes a Shine to Neon Sign Project

The memory of Los Angeles' days of urban glory will glow a little more brightly with the Community Redevelopment Agency's funding of the restoration of four old neon signs in the **Wilshire Center**.

The historic rooftop signs with such grand names as the Piccadilly Apartments and the Gaylord Apartments will be restored in time for a planned neighborhood New Year's Eve celebration. The CRA's approval last week of the \$95,000 project is part of a city effort to restore 12 neon signs in the area.

Business owners, apartment owners and residents in the Wilshire Center and Koreatown area are working with the CRA to revitalize the neighborhood and hope the city will approve the creation of a redevelopment zone later this year. The neon signs will help create "a distinctive character and an attractive place for businesses to locate," said Cooke Sunoo, a CRA project manager

NEW HOPE: On the site of a print shop destroyed during the 1992 riots, a non-profit developer is constructing a 46-unit housing complex, slated to be completed by the fall of 1996.

"Every family has the same desire for suitable housing for themselves and their children," said Bishop Ralph Leon, chairman of the Interdenominational Community Development Corp.

The corporation has coordinated the \$6.9-million development deal to provide housing and services in the **South-Central** area, said Chris Steins, the acting executive director of the organization.

Funding will come from a variety of public and private sources, including tax credits and banks.

The Adams Congress Apartments will provide affordable housing at sliding-scale rates for units ranging in size from one to four bedrooms.

Unlike larger housing projects, the complex will be run by a tenants association, Leon said.

EMPLOYMENT OFFERED 116 For Men Continued from Preceding Page. A NEW DEAL FRONT MONEY DAILY, QUALIFIED... CONTINUED FROM PRECEDING PAGE.

BUSINESS OPPORTUNITIES 125 TIMES PROTECTIVE "BUSINESS OPPORTUNITY" REGULATIONS Effective October 31, 1934, all advertisements...

BUSINESS OPPORTUNITIES 125 MAN NOT afraid of work... MAN or couple with car to take over...

HOTEL-APARTMENT 129 LEASE FURNISHED, 60 RM. Apt. 3250 Mo. 1578 Buys 50 Rm. Apt. 3215 Mo. 1578 Buys 50 Rm. Down Town Hotel...

WANTED TO RENT 151 FORN. flat, home or duplex, 3 bedrooms, 2 1/2 bath, Wilshire-Fairfax dist. York 271...

ROOMS FOR RENT 152 Northeast 318 LARGE DOUBLE ROOM FOR 2 PEOPLE 1801 CAMPS ROAD.

RENTERS, NOTICE Reward! The Times gladly enforces the following regulations relative to advertising...

APARTMENTS FOR RENT 165 Wilshire and West DEAR READER: We are so happy in our new apartment building...

Commercial Employment 117 Agencies for Men ACCOUNTANT, 27-33, with Creamery Property Acct. exp. 10 yrs. Open...

Times Protective Regulations (continued) These statements are placed on file in examination by interested parties...

Managers Wanted We need a reliable man in each of the following territories: Long Beach, San Diego, Santa Ana, San Bernardino...

Hotel-Apartment (continued) 22 UNITS lovely front, Redwooded, 100 monthly, 2-room apt. for manager...

Wanted to Rent (continued) 52 WK. with meals, 50, choice of menu 24 hr. switchboard, 34 acre garden...

Rooms for Rent (continued) 318 LARGE DOUBLE ROOM FOR 2 PEOPLE 1801 CAMPS ROAD.

RENTERS, NOTICE (continued) 318. CLOSE IN SINGLES, 225, 1900 W. ADAMS ST. ON CAR.

APARTMENTS FOR RENT 165 (continued) THE PARK LANE Beautifully furnished, double, newly furnished, maid service.

Employment Agencies 118 Miscellaneous PRESBYTER, ladies car, Chinese houseboy, Cosmopolitan Ast. 6418 S. W. Ave.

Times Protective Regulations (continued) The following brokers furnish T. Times information regarding the advertising...

Managers Wanted (continued) PARTNER, by local firm, in enlarging plant. Guaranteed 100% on investment...

Hotel-Apartment (continued) 47 RMS, downtown, good income, low rent. 10 RMS, house, 3 baths, 6 guests, 3 bedrooms...

Wanted to Rent (continued) 52 WK. with meals, 50, choice of menu 24 hr. switchboard, 34 acre garden...

Rooms for Rent (continued) 318 LARGE DOUBLE ROOM FOR 2 PEOPLE 1801 CAMPS ROAD.

RENTERS, NOTICE (continued) 318. CLOSE IN SINGLES, 225, 1900 W. ADAMS ST. ON CAR.

APARTMENTS FOR RENT 165 (continued) THE PARK LANE Beautifully furnished, double, newly furnished, maid service.

Men Wanted-All Ages To learn RADIO, TELEVISION, SOUND, BROADCASTING, COMMERCIAL, HOME PUBLISHING, ADDRESS, TALKING, ELECTRICITY, PLUMBING, and Home Science Courses...

Times Protective Regulations (continued) The following brokers furnish T. Times information regarding the advertising...

Managers Wanted (continued) PARTNER, by local firm, in enlarging plant. Guaranteed 100% on investment...

Hotel-Apartment (continued) 47 RMS, downtown, good income, low rent. 10 RMS, house, 3 baths, 6 guests, 3 bedrooms...

Wanted to Rent (continued) 52 WK. with meals, 50, choice of menu 24 hr. switchboard, 34 acre garden...

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RENTERS, NOTICE (continued) 318. CLOSE IN SINGLES, 225, 1900 W. ADAMS ST. ON CAR.

APARTMENTS FOR RENT 165 (continued) THE PARK LANE Beautifully furnished, double, newly furnished, maid service.

Business Opportunities 125 CAPS in demand, new liquor regulations makes this wonderful opportunity for operator with fair investment...

Times Protective Regulations (continued) The following brokers furnish T. Times information regarding the advertising...

Managers Wanted (continued) PARTNER, by local firm, in enlarging plant. Guaranteed 100% on investment...

Hotel-Apartment (continued) 47 RMS, downtown, good income, low rent. 10 RMS, house, 3 baths, 6 guests, 3 bedrooms...

Wanted to Rent (continued) 52 WK. with meals, 50, choice of menu 24 hr. switchboard, 34 acre garden...

Rooms for Rent (continued) 318 LARGE DOUBLE ROOM FOR 2 PEOPLE 1801 CAMPS ROAD.

RENTERS, NOTICE (continued) 318. CLOSE IN SINGLES, 225, 1900 W. ADAMS ST. ON CAR.

APARTMENTS FOR RENT 165 (continued) THE PARK LANE Beautifully furnished, double, newly furnished, maid service.

Business Opportunities 125 FRUIT & vegetable store for sale. None other in area. 1000 sq. ft. building, 1000 sq. ft. parking lot...

Times Protective Regulations (continued) The following brokers furnish T. Times information regarding the advertising...

Managers Wanted (continued) PARTNER, by local firm, in enlarging plant. Guaranteed 100% on investment...

Hotel-Apartment (continued) 47 RMS, downtown, good income, low rent. 10 RMS, house, 3 baths, 6 guests, 3 bedrooms...

Wanted to Rent (continued) 52 WK. with meals, 50, choice of menu 24 hr. switchboard, 34 acre garden...

Rooms for Rent (continued) 318 LARGE DOUBLE ROOM FOR 2 PEOPLE 1801 CAMPS ROAD.

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Business Opportunities 125 HOTEL, 2000, able to invest \$1000 to \$1500 at 7% int. pay back \$100 mo. in good security. Salary \$1000 & ap...

Times Protective Regulations (continued) The following brokers furnish T. Times information regarding the advertising...

Managers Wanted (continued) PARTNER, by local firm, in enlarging plant. Guaranteed 100% on investment...

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RENTERS, NOTICE (continued) 318. CLOSE IN SINGLES, 225, 1900 W. ADAMS ST. ON CAR.

APARTMENTS FOR RENT 165 (continued) THE PARK LANE Beautifully furnished, double, newly furnished, maid service.

Hillings, Arcadia Apartment Attorney, Files in Congress Race

Patrick J. Hillings, attorney, 1128 Hugo Reid Drive, Arcadia, filed for Representative for the 12th District yesterday in the office of Registrar of Voters Benjamin S. Hite. Hillings, a registered Republican, filed both Republican and Democratic.

Among others who filed for offices to be voted on in the direct primary election on June 6 are:

Clement D. Nye, Superior Court judge, 2823 Motor Ave., filed for judge of the Superior Court, Office No. 13; William M. Byrne, Superior Court judge, 520 N Cherokee Ave., filed for Judge of the Superior Court, Office No. 18; Harold B. Jeffery, Superior Court judge, 227 S Detroit St., filed for judge of the Superior Court, Office No. 15; Stanley Mosk, Superior Court judge, 532 Warner Ave., filed for Judge of the Superior Court, Office No. 14, and Elmer D. Doyle, Municipal Court judge, 873 S Manhattan Place, filed for judge of the Superior Court, Office No. 3.

Fugitive Captured

HOUSTON, March 14 (AP)—Albert Fortner, 28, escaped convict from Lansing State Prison in Kansas, was arrested last night.

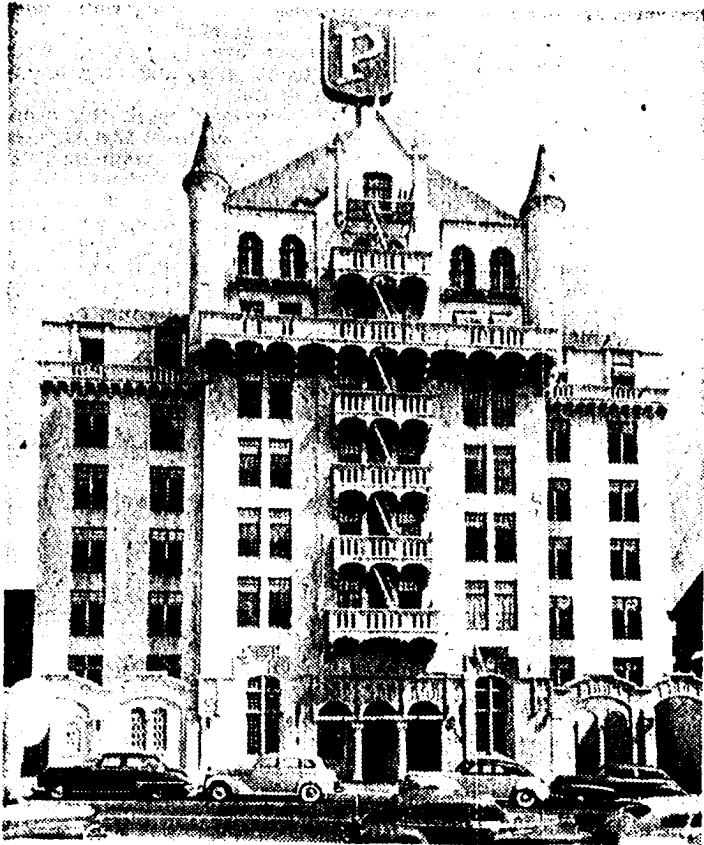
Apartment House Sold

Purchase of the Piccadilly Apartments at 682 Irolo St. by Louis Rosenberg et al. from the Piccadilly Apartments Co. for a reported consideration of around \$450,000 was announced yesterday. William Brellant, N Fairfax Ave. real estate broker, represented the sellers. Seymour Karasyk, real estate broker, represented the buyers.

The six and seven-story structure has 74 units and is provided with a subterranean garage.

Britain Fires Employees

LONDON, March 14 (AP)—Britain has removed 48 civil servants from their posts since March 15, 1948, because of "doubtful political reliability," the House of Commons heard today.



RECENTLY SOLD—View of the Piccadilly Apartments, at 682 Irolo St., bought by Louis Rosenberg et al. from the Piccadilly Apartments Co. for a reported consideration of around \$450,000. William Breliaut, N Fairfax Ave. real estate broker, represented the sellers. Seymour Karasyk, real estate broker, represented the buyers. The 72-unit structure has a subterranean garage.

LIST OF FALLOUT SHELTERS IN L.A.

List of 307 Los Angeles buildings available for use as fallout shelters was released Saturday by Joseph M. Quinn, the city's director of civil defense. Quinn said owners of the following buildings have signed shelter license agreements with the city. The numbers in parentheses indicate capacity of shelters.

PACOIMA-SAN

BERNARDO-SEPULVEDA
 Colma Lutheran Hospital, 15031 Rinaldi (1,249).
 Sepulveda VA Hospital, 16111 Plummer St. (2,629).

NORTH HOLLYWOOD

Sears Roebuck, 12121 Victory Blvd. (197).
 May Co., 6150 Laurel Canyon Blvd. (5,248).

HOLLYWOOD

Los Felix Manor, 4643 Los Felix Blvd. (82).
 Hollywood Professional Building, 7046 Hollywood Blvd. (60).
 Clar Dixon Cadillac, 1670 Sycamore (258).
 Cliffwood Apartments, 1843 Cherokee Ave. (143).
 Monticito Apartments, 6650 Franklin Ave. (124).
 Knickerbocker Hotel, 1714 Ivar St. (398).
 Fleur de Lis Apartments, 1825 Ivar St. (67).
 Hollywood Medical Center, 6753 Hollywood Blvd. (61).
 Admore Co-op. Apartments, 1860 Whitley Ave. (654).
 Guaranty Building, 6331 Hollywood Blvd. (409).
 Apartments Garage, 1837 N Garfield Pl. (77).
 Hollywood Equitable Building, 6253 Hollywood Blvd. (130).
 Elfield Manor, 5930 Franklin Ave. (131).
 Thlanon Garage, 1754 Serrano. (136).
 Hollywood Hotel, 5215 Hollywood Blvd. (70).
 La Paula, 1660 Western Ave. (56).
 CBS Studio, 6121 Sunset Blvd. (107).
 Fenmore Apartments, 1525 No. Van Ness. (173).
 Hollywood Center Building, 1655 Cherokee. (80).
 Broadway Store, 6300 Hollywood Blvd. (4,033).
 Hollywood Inn, 6724 Hollywood Blvd. (139).
 Hollywood Plaza Hotel, 1637 Vine St. (147).
 Columbia Studio, 1436 Beachwood Dr. (98).
 Columbia Studio, 1438 No. Gower. (63).
 Sears Roebuck, 5601 Santa Monica Blvd. (839).
 California Federal Savings, 4705 Sunset Blvd. (524).
 Kingsley Manor, 1055 Kingsley Dr. (236).
 Desilu Studios, 780 N Gower. (61).
 Country Club Manor, 316 Rossmore Ave. (259).

LINCOLN HEIGHTS

Lincoln Heights City Jail, 401 N Ave. 19. (15,436).

BOYLE HEIGHTS

White Memorial Hospital, 1720 Brooklyn Ave. (2,505).
 Sweetheart Cup Corp., 2155 E 7th St. (551).
 William Volker Co., 2301 E 7th St. (476).
 Kelite Corp., 1250 N Main St. (91).

DOWNTOWN

INDUSTRIAL DISTRICT

Sudduth Tire Co., 1700 Santa Fe (391).
 Paper Craft Specialty Co., 1000 S Santa Fe (134).
 Star Truck and Warehouse, 1885 E Industrial (431).

Downtown Area

Post Office Terminal, 800 Terminal (25,833).
 Blake Paper Co., warehouse, 242 S Los Angeles St. (304).
 Blake Paper Co., Office Building (170).
 Charm Craft, 259 S Los Angeles St. (196).
 Hotel Morris, 809 E 5th St. (56).
 Los Angeles City Health Department, 111 E 1st St. (1,007).
 Police Center Building, 150 N Los Angeles St. (458).
 Black & Son, 548 Los Angeles St. (69).
 Builders Exchange, 656 Los Angeles St. (53).
 Hotel El Rey, 511 E 6th St. (509).
 Ford Hotel, 1002 E 7th St. (84).
 Towne Building, 799 Towne Ave. (518).
 Gaylor Building, 530 E 8th St. (9).
 River Mill, 784 San Pedro (302).
 Tullie Center Building, 315 E 8th St. (67).
 City Co., 754 S Los Angeles St. (328).
 Garfield Building, 819 Santee St. (94).
 Building, 824 S Los Angeles St. (30).
 Building, 217 E 8th St. (60).
 Post Office, 312 N Spring St. (7,327).

University Club, 814 S Hope St. (68).
 Auto Centre Garage, 746 S Hope St. (161).
 Bible Institute, 559 S Hope St. (76).
 RKO Building, 815 S Hill St. (1,086).
 Garfield Building, 403 W 8th St. (1,259).
 Sawyer School, 747 S Hill St. (1,456).
 Pacific Mutual, 523 W 8th St. (9,913).
 Richfield Oil, 555 S Flower St. (1,281).
 Pacific Mutual Garage, 540 S Grand. (349).
 Quinby Building, 650 S Grand. (444).
 Mayflower Hotel, 539 S Grand Ave. (81).
 Savoy Garage, 537 Grand Ave. (517).
 Hotel Savoy, 565 Grand Ave. (67).
 California Federal Savings, 601 Wilshire. (255).
 Metropolitan Savings, 824 Wilshire. (64).
 J. W. Robinson Co., 616 W 7th St. (3,743).
 Public Library, 630 W 5th St. (150).
 A. P. Giannini Building, 649 S Olive. (2,975).
 Brack Shops, 527 W 7th St. (194).
 Brock & Co., 515 W 7th St. (336).
 Merchandise Mart Building, 712 S Olive. (1,362).
 Homenstrite Building, 811 W 7th St. (2,614).
 National Oil Building, 609 S Grand. (1,034).
 Chillis Building, 620 W 6th St. (66).
 Brockman Building, 520 W 7th St. (5,256).
 Furniture Manufacturers Mart, 533 S Los Angeles St. (105).
 May Co., 801 S Broadway. (48,598).
 Jasper Building, 728 S Hill St. (473).
 Eastern Columbia Building, 849 S Broadway. (17,595).
 William Garland Building, 117 W 9th St. (620).
 Buckingham and Hechisoint Shoe Co., 819 S Los Angeles St. (89).
 McComas Building, 120 E 8th St. (67).

J. S. Weber Building, 843 S Los Angeles St. (189).
 Building, 718 S Hill St. (523).
 Great Western Savings & Loan, 706 S Hill St. (4,348).
 Hotel Haywood, 206 W 6th St. (7,634).
 Deardens, 700 S Main. (244).
 I. N. Van Nuys Building, 210 W 7th St. (17,507).
 Palace Building, 636 S Broadway. (2,126).
 Deamond's, 616 S Broadway. (121).
 Broadway Arcade Building, 542 S Broadway. (1,796).
 Building, 512 S Broadway. (100).
 Dover Hotel, 525 1/2 S Main St. (67).
 Banks Huntley Building, 632 S Spring St. (2,212).
 Sweldom Building, 559 S Broadway (188).
 Haas Building, 219 W 7th St. (2,009).
 C. C. Chapman Building, 756 S Broadway (1,553).
 Beneficial Life Insurance Building, 756 S Spring (107).
 Spring Arcade Building, 541 S Spring St. (262).
 Lane Mortgage Building, 208 W 8th St. (89).
 Bond Clothes, 640 S Broadway (2,319).
 Building, 820 S Broadway St. (104).
 Hotel Cecil, 640 S Main St. (1,467).
 Friday Morning Club, 940 Figueroa St. (103).
 Standard Oil Building, 605 W Olympic Blvd. (1,032).
 Petroleum Building, 714 Olympic Blvd. (1,074).
 Gerry Building, 910 S Los Angeles St. (172).

Building, 1206 S Santee St. (667).
 Wlor Building, 1024 S Santee St. (94).
 Occidental Life Building, 1151 Broadway (2,562).
 Western Pacific, 1031 S Broadway (212).
 Texaco Building, 929 S Broadway (247).
 Building, 910 S Broadway. (121).
 MTA, 1060 S Broadway (101).
 Southwestern University, 1121 S Hope St. (138).
 Shell Oil Co., 1008 6th St. (2,788).
 Statler Hilton, 930 Wilshire Blvd. (7,529).
 California Teachers Assn., 1125 W 6th St. (73).
 Arthur Andersen Co., 1320 W 3rd St. (61).
 Hotel Carlton, 529 S Figueroa St. (67).
 Mayfair Hotel, 1256 W 7th St. (150).
 Medical Dental Building, 947 W 8th St. (75).
WILSHIRE-UNION AREA
 Hotel Teris, 1254 Wilshire Blvd. (129).
 Commodore Hotel, 1203 W 7th St. (79).
 Central Receiving Hospital, 500 Loma Dr. (100).
 Kolping House, 1225 S Union (93).
WILSHIRE-WESTLAKE AREA
 Montclare Apartments, 2007 W 3rd St. (79).
 Western South Life Insurance, 2600 Wilshire Blvd. (1,820).

Anderson-Clayton, 2727 W 6th St. (153).
 Western Mortgage Building, 2700 Wilshire (151).
 Lane Manor Apartments, 2325 Ocean View (67).
 Wilshire-Westlake Building, 2007 Wilshire (54).
 Building, 2010 Wilshire (151).
 Wilshire Medical Building, 1930 Wilshire (294).
 Wilshire-Westlake Building, 630 Westlake (83).
 Marlinrox Apartments, 938 S Lake St. (242).
 Halliburton Office Building, 1709 W 8th St. (136).
 Carpenters Local Building, 2200 W 7th St. (134).
 Hotel, 1809 W 11th St. (84).
 Sheraton West Hotel, 639 Commonwealth. (1,229).
 Sheraton West Hotel, 2965 Wilshire. (223).
 Sheraton West Hotel Garage, 639 Commonwealth. (523).
 Continental National Group, 2975 Wilshire. (665).
 Atkinson Building, 3105 Wilshire. (254).
 Emmet Chandler, 2999 W 6th St. (174).
 American Potash Chemical Co., 3000 W 6th St. (118).
 Shriners Childrens Hospital, 3160 Geneva. (270).
WILSHIRE DISTRICT
 Marqu'e Apartments, 535 Gramercy, 21. (103).
 Wilshire Professional Building, 3875 Wilshire. (259).
 Southern Federal Savings, 3933 Wilshire. (186).
 United Insurance Co. of America, 4055 Wilshire. (259).
 Tidewater Oil Building, 4201 Wilshire. (3,300).

Grenera Manor, 530 Kingsley. (79).
 Sheldrake Apartments, 511 S Oxford. (104).
 Wilshire Boulevard Temple, 636 S Hobart. (700).
 Normandie Wilshire Hotel, 605 Normandie. (202).
 Kenmore Garage, 3423 W 8th St. (453).
 Richfield Oil, 645 S Mariposa Ave. (806).
 Gaylor Hotel, 3355 Wilshire. (95).
 Wilshire Christian Church, 634 S Normandie. (196).
 Pioneer Savings, 3243 Wilshire. (115).
 Employers Group Insurance, 639 New Hampshire. (111).

Fireman's Fund Insurance Building, 3243 W 6th St. (931).
 Church of Religious Science, 3281 W 6th St. (238).
 First Baptist Church, 760 S Westmoreland. (1,418).
 Addressograph Co. Building, 3020 Wilshire. (134).
 Apartments, 724 S Mariposa. (175).
 Pica dilly Apartments, 682 Irolo. (175).
 Pacific Indemnity Co., 3200 Wilshire. (349).
 Talmadge Apartments, 3278 Wilshire. (369).
 Travelers Insurance Building, 3600 Wilshire. (3,181).

Please Turn to Pg. 3, Col. 1



LANDMARK -The Picadilly Apartments, a Los Angeles fixture since 1930, has just been refurbished by Mark Finfer, a retired Chicago architect who purchased the building last year.

Renewal Preserves Picadilly's Charm

The Picadilly Apartments, a Los Angeles residential landmark since it was completed in 1930, has been completely refurbished by owner Mark Finfer and Moss & Co., property managers for the 74-unit building.

The seven-story structure is located at 682 Irolo St., a block west of the Ambassador. Finfer, a retired Chicago architect who lives in Los Angeles, said that some of the residents have lived in the building since it was built. There is only one vacancy, he said.

Despite the renovation, which included a new security system, central sprinklers and painting, Finfer said that rents for the apartments have been kept down. They range from \$110 to \$320 a month for the efficiency, one- and two-bedroom apartments, he added.

The tenant mix is completely different from that of the garden apartments that the Moss firm manages, according to Ron Tamkin, president of the property management division. He attributes this to the location and character of the Picadilly.

Future plans call for turning the building's basement dining room—unused since the Picadilly stopped serving meals to its tenants—into an art gallery or photography studio, Finfer said. He even has plans to build a penthouse suite where the dusty and cluttered attic now is.

"I have a dream to turn the building into the special kind of place it used to be, but updating it to work with today's life-styles," he said.

BUILDING PACE MARKS AVENUE

*District on Western Reports
\$1,500,000 Activity*

*Apartments and Store Units
Comprise Projects*

*Property Along Thorough-
fare Also Changes Hands*

Western avenue, throughout its Hollywood area, shows increasing building activity, according to a survey recently made by the Hollywood branch, Los Angeles Realty Board.

Hotels, apartments and store buildings recently completed or in process of erection on Western avenue or in the immediate vicinity, total more than \$1,500,000. El Paula Holding Company is building a four-story, 203-room store and apartment at 1660-70 North Western avenue, costing \$600,000. Francis Murphy recently completed a four-story, ninety-six-room apartment at 5426 Virginia avenue, on which the investment is said to be \$200,000. Fox studios have made many improvements, with a new front on Western avenue.

J. E. Green is just completing a \$150,000 brick hotel building at 5638-42 Santa Monica Boulevard. This hotel has been leased to Horn & Gilbert, who own and operate four other hotels in the city. Mr. Green has also leased the store at 5634 Santa Monica Boulevard to Morrison & Co.

Western and Santa Monica Boulevard is a busy traffic center. A recent count was made showing that 3782 automobiles pass that intersection each hour during the day.

The Bank of Italy is remodeling its new home at the northeast corner of Western and Santa Monica Boulevard and will soon join the Pacific Southwest and Security banks at this strategic point. P. A. BeHannese recently acquired a ninety-nine-year lease on the southeast corner of Virginia and Western. With an enlarged stock to meet increasing demand for handsome furnishings, Mr. BeHannese is now occupying the entire building and plans to improve the site with at least an eight-story building at a later date.

The northwest corner of Western and Melrose avenues has changed hands twice recently. The southwest corner of Western and Clinton avenue also recently changed ownership. On Melrose, near Western, Riesenbergs & Lentzner are completing a brick hotel. Joseph H. Miller is building a four-story brick hotel and apartment building at 5128 Marathon avenue.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blg Form 1

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" "B" "C" Fdn Only

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.

N. 6' 0" OF LOT 97, ALL OF LOT 98
 Lot No. 540 of 93 Block _____
 (Description of Property) Wilshire Harvard Heights HARVARD
 TO _____
 No. 248
 FLOOR _____
 CITY CLERK PLEASE VERIFY
 District No. 21 M. B. Page 7 F. B. Page 109
 TAKE TO FIRST FLOOR TO 682-686 S. IROLO Street _____
 242 SO. BROADWAY No. 6 (Location of Job)
 ENGINEER PLEASE VERIFY BETWEEN WILSHIRE BLVD. & W. 7th ST.
 (USE INK OR INDELIBLE PENCIL)

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

1. Purpose of Building apts No. of Rooms 170 No. of Families 90
 2. Owner's name Francis J. Murphy Phone 01 5502
 3. Owner's address 335 S. Normandie
 4. Architect's name McLester & Co. Architects Phone 01 5502
 5. Contractor's name Jur C Phone 01 2901
 6. Contractor's address San Francisco
 7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 5000
 8. Are there any buildings or permits for a building on lot at present? no How used? _____
 9. Number of stories in proposed building 3 Size of lot 96 x 123.4 x 135 feet
 10. Height to highest point 100' 0"
 11. Material of foundation Concrete Character of soil Sand & clay
 12. Material of exterior walls Concrete (Reinf) & stucco
 13. Material of interior construction THIS PLAN IS NEITHER CHECKED NOR APPROVED FOR LOADS OR SUPERSTRUCTURE!
 14. Material of floors wood PLAN MUST BE KEPT ON JOB.
 15. Material of roof comp. of shak

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 the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER

(Sign here) Francis J. Murphy
 (Owner or Authorized Agent.)

PERMIT NO. <u>25909</u>	FOR DEPARTMENT USE ONLY		Stamp here when permit is issued. <u>SEP 18 1928</u>
	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. <u>9-17-28</u> <u>Reaver</u> Plan Examiner	Application checked and found O. K. <u>9-18-28</u> <u>W.B.</u> Clerk	

D. J. O'Rourke
G. W. Munchie
1175
5

FOR DEPARTMENT USE ONLY

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

REMARKS

2000 BBLs Cement
65 Tons Rebar Steel

All Applications Must be Filled Out by Applicant

Blg. 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 ~~---~~ "B" - ~~---~~ *31, Street*

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.

N. 67 71. - all of lot

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor
CITY CLERK PLEASE VERIFY
TAKE TO FIRST FLOOR 242 SO. BROADWAY
ENGINEER PLEASE VERIFY

Lot No. 92 Block 5407 73-
(Description of Property) Wilshire Heights
T-1
ROOM No. 248
(2nd FLOOR)
District No. 21 M. B. Page 7 F. B. Page 109
N 682-686 S. 1010 St Street
ROOM No. 5 bet. Wilshire Blvd & 7th St
(Location of Job)
FLOOR

O. K. City Clerk
By *[Signature]*
O. K. City Engineer
By *[Signature]*

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building apartments No. of Rooms 170 No. of Families 90
- Owner's name Fredrick J. Murphy Phone OL 5502
- Owner's address 338 N Normandie Ave
- Architect's name Milton M. Friedman Phone OL 5502
- Contractor's name Interstate Bldg & Const Co Phone OL 2901
- Contractor's address 338 N Normandie
- TOTAL VALUATION OF BUILDING {including all Material, Labor, Finish-
ng, Equipment and Appliances in
Completed Building.} \$ 190,000
- Any other building or permit for a building on lot at present? yes How used? Foundation only
- Size of proposed building 96 x 123-4 Size of lot 96 x 135-4 feet
- Number of stories in height 5 Height to highest point 100'-0"
- Material of foundation Reinforced Concrete Character of soil Compacted sand & clay
- Material of exterior walls Reinforced Concrete & Structural Steel
- Material of interior construction Structural Steel & wood
- Material of floors wood
- Material of roof Composition & Slate
- Will all lathing and plastering comply with Ordinance? yes
- What zone is property in? B B

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) *[Signature]*
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 26595	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk	Stamp here RECEIVED SEP 25 1928 INDULU L.A. BLDG. DIV.
----------------------------	--	--	--

SPRINKLER REQUIRED
VALUATION INCLUDED - YES -

Plans
4850
18/25
see Permit 26900-1930

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair 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.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page.....	F. B. Page.....	Book.....
Page.....	F. B. Page.....		Page.....
F. B. Page.....			F. B. Page.....
From No.....	682 South Irolo	Street	
To No.....	Between Wilshire and 7th	Street	

O. K. City Clerk
By _____ Deputy
O. K. City Engineer
By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Apartment House
2. What purpose will Building be used for hereafter? Same
3. Owner's name Piccadilly Apts. Co. Phone OL 2901
4. Owner's address 324 N. Normandie
5. Architect's name C. DEUEL 234 Wilson Bldg. First & Spring St. Phone MUtua 7611
6. Contractor's name Neale Inc. Phone BE 1183
7. Contractor's address 1800 West Pico Blvd.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} \$ 200.00
9. Class of present Building "B" No. of rooms at present 80
10. Number of stories in height 6 Size of present Building 90 x 120
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Apartment
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? _____

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Erecting a roof sign according to the accompanying plans.

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

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

FOR DEPARTMENT USE ONLY

PERMIT NO. 14338	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O. K. <u>5-27-29 25</u> <u>[Signature]</u> Clerk	Stamp here when permit is received RECEIVED MAY 27 1929 BUILDING DIVISION
----------------------------	--	---	---

5027 [Signature]
under [Signature]
PLANS exp. [Signature]

14. Size of new addition *none* No. of Stories in height *1*
15. Material of foundation *concrete* Size footings *12x12* Size wall *12x12* Depth below ground *4*
16. Size of Redwood Mudsills *4x6* Size of interior bearing studs *2x4*
17. Size of exterior studs *2x4* Size of interior non-bearing studs *2x4*
18. Size of first floor joists *2x8* Second floor joists *2x8*
19. Will all Lathing and Plastering Comply with Ordinance? *Yes*
20. Will all provisions of State Housing Act be complied with? *Yes*

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

(Sign here) *Deuel*
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

Sign code

"PICCADILLY"

Deuel

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair 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

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot..... Block..... Tract.....

Lot..... Block..... Tract.....

Book..... Page..... F. B. Page..... From No. 682 S. Irolo To No. Between Wilshire and 7th

Book..... Page..... F. B. Page..... Street Street

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

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Apt. House
2. What purpose will Building be used for hereafter? Same
3. Owner's name Piccadilly Apt. Co. Phone
4. Owner's address 682 S. Irolo St.
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
6. Contractor's name Neon Products of America Phone RE 7704
7. Contractor's address 1099 West 35 th St.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-} \$ 40.00
9. Class of present Building "B" No. of Rooms at present 80
10. Number of stories in height 6 Size present Building 80 x 120
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Apt. (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Replacing existing roof sign (Sign was removed while the roof was being reconstructed) The only structural change made is the shortening of the legs of the two middle frames,

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 (Sign here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY PERMIT No. 29165 Application checked and found O. K. Z R A DEC 8 1930

PLANS [Signature]

14. Size of new addition.....x.....No. of stories in height.....x.....Size of Lot.....x.....ft.
 15. Material of foundation.....Size footings.....Size wall.....Depth below ground.....
 16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....
 17. Size of exterior studs.....Size of interior non-bearing studs.....x.....
 18. Size of first floor joists.....x.....Second floor joists.....x.....
 19. Will all Lathing and Plastering Comply with Ordinance?
 20. Will all provisions of State Housing Act be complied with?.....

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

(Sign here).....**C. DEUEL**
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT	O.K.

REMARKS

"Presumably" (apt name)
Only working on the sign
Deuel

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair 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	
TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot..... Block..... Tract.....	Lot..... Block..... Tract.....	O. K. City Clerk By _____ Deputy
TAKE TO ROOM No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY	Book..... Page..... F. B. Page..... From No. <u>682</u> To No. _____	Book..... Page..... F. B. Page..... <u>IROLO</u> Street <u>St. Joves St</u> Street _____	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? apartments
2. What purpose will Building be used for hereafter? apartments
3. Owner's name B. A. Nicholson - Receiver Phone al. 2976
4. Owner's address 338 N. Normandie (Friedman)
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone al. 1583
6. Contractor's name Arne Phone al. 2976
7. Contractor's address 338 N Normandie
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 80.00
9. Class of present Building B No. of Rooms at present 1
10. Number of stories in height 6 Size present Building 96 x 120
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for apartments
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? R-4

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Underpin foundation footing for oil storage tank and all other

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

(Sign here)

B. A. Nicholson Receiver
W. M. J. ...
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>5541</u>	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. <u>Repp</u> Plan Examiner	Application checked and found O. K. <u>3-19-31</u> <u>Z-R-4</u> <u>White</u> Clerk	Stamp here when permit is issued. <u>MAR 19 1931</u> <u>RECEIVED</u>
---------------------------	--	---	--

PLANS
PK

B. A. Nicholson
W. M. J. ...

200

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 8

3

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

Application to Alter, Repair 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.

TAKE TO
ROOM No. 248
(2ND FLOOR)
CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)
ENGINEER
PLEASE
VERIFY

REMOVED FROM			REMOVED TO		
Lot	Block		Lot	Block	
Tract			Tract		
Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
From No.	682 So. Main St.			Street	
To No.	Box 624 47th St.			Street	

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? *Capt. Hotel*
2. What purpose will Building be used for hereafter? *Residence*
3. Owner's name *Residence* Phone.....
4. Owner's address *682 So. Main St.*
5. Architect's name *Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act* Phone.....
6. Contractor's name *M. H. Hoey* Phone *2410 SA1031*
7. Contractor's address *138 to 142 So. Main St.*
8. VALUATION OF PROPOSED WORK *Concrete* {Including all Material, Labor, Finishing, Equip- } \$ *146.00*
ment and Appliances in Completed Building.
9. Class of present Building *Concrete* No. of rooms at present.....
10. Number of stories in height *Five* Size present Building..... X
11. State how many buildings are on this lot *One*
12. State purpose buildings on lot are used for *Capt. Hotel*
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in?.....

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

*Roller Over Comp. Collapse. Frame
7'-0" from walk to center - 8'-0" to some
wall extension from bldg over 12" back*

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 (Sign here) *M. H. Hoey*
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 19060	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O.K. <i>9-15-31</i> <i>[Signature]</i> Clerk	RECEIVED SEP 15 1931 BUILDING DIVISION
----------------------------	--	---	--

[Handwritten signatures and initials]

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

682 So Drolla St. (Drolla)

(House Number and Street)

New location of building

(House Number and Street)

Between what cross streets

Milshin Blvd and 7th St.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Apartment Families..... Rooms.....

(Store, Residence, Apartment House, Hotel, or any other purpose)

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

3. Owner (Print Name) Weston James F. Paulding Phone.....

4. Owner's Address 1005 So Hill St.

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

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

7. Contractor O. J. Howard State License No..... Phone R. 7794

8. Contractor's Address 3700 So Howard Ave.

9. VALUATION OF PROPOSED WORK \$ 2500

(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)

10. State how many buildings NOW } Apartment House Only 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 A. Material of existing walls Concrete Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Demanded by earthquake removing portion of broken floor & reconstruct to heights of 10' above adjoining roof level. OK B/L 8/8/35.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY 7 E 8 5. PERMIT NO. 14222. Fee 1.00. AUG 15 1935. Includes checkboxes for Plans, Specifications, Applications, etc.

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..... 3900 La Florida Dr.

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application (A-119), Fire District (A-119), 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:

No work under or other equipment to be in or attached to such chimney.
Crack load - leader every 4' course
Mortar mix - 1 part cement, 1/2 part lime, 4 1/2 parts sand

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 } 682 S. Irolo Street (House Number and Street) } Approved by City Engineer. New location of building } (House Number and Street) } Deputy. Between what cross streets }

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

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

3. Owner (Print Name) Western Loan & Building Company Phone.....

4. Owner's Address 1005 S. Hill Street

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

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

7. Contractor XXXXXXXXXXXX A. Hoegge & Sons State License No. 30449 Phone TR. 5685

8. Contractor's Address 745 Merchant St.

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.} \$ 45.00

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:

1 Canopy Recovered

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

FOR DEPARTMENT USE ONLY PERMIT NO. 31424 PLANS Rec'd. Plans and Specifications checked Corrections verified Plans, Specifications and Applications rechecked and approved Zone Blg. Line Street Widening Application checked and approved Required Valuation Included SPRINKLER Specified Yes-No Fee 1.00 Stamp here when Permit is issued NOV -9 1936 Inspector [Signature]

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:

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- 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 } 682 So. Inolo St. (House Number and Street)

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

Between what cross streets }

Approved by City Engineer.

Deputy.

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

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

3. Owner (Print Name) WESTERN HOAN & BUILDING Co. Phone PR 7383

4. Owner's Address 1005 So. Hill St.

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

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

7. Contractor Capital Awning Co. State License No. 53564 Phone Dh. 1825

8. Contractor's Address 4548 Hollywood Blvd.

9. VALUATION OF PROPOSED WORK \$ 4800 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.)

10. State how many buildings NOW on lot and give use of each. DOUBLE FEES (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:

Recover (3) three awnings (2) Two Rope Pull up type (1) One Roller type

Fill in Application on other Side and Sign Statement

DOUBLE FEES (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 10880 PLANS Fee 2.00 Stamp here when Permit is issued MAR 22 1939 Inspector [Signature]

NO CERTIFICATE REQUIRED

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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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 } 682 South Itholo Street (House Number and Street)
New location of building }
Between what cross streets }

Approved by City Engineer. Deputy.

- 1. Purpose of PRESENT building... Families... Rooms...
2. Use of building AFTER alteration or moving... Families... Rooms...
3. Owner (Print Name) Western Loan and Building Company Phone...
4. Owner's Address 1005 South Hill Street
5. Certificated Architect... State License No. Phone...
6. Licensed Engineer... State License No. Phone...
7. Contractor A. HORGEE & SONS, INC. State License No. 30449 Phone TR. 5685
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} \$ 35.00
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: 5 rope awnings recover

8384

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY
PERMIT NO. 6946
Plans and Specifications checked
Zone
Fire District No.
Corrections verified
Mdg. Line Ft. Street Widening Ft.
Plans, Specifications and Applications rechecked and approved
Application checked and approved
MAY 28 1942
Inspector Kelso

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 granting 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 building, New location of building, Between what cross streets

682 S. Julia St. (House Number and Street)

Julia & 7th St.

Approved by City Engineer

Design

1. Purpose of PRESENT building Apartment Families Rooms

2. Use of building AFTER alteration or moving Families Rooms

3. Owner (Print Name) Western Loan and Building Phone PR 7393

4. Owner's Address 1005 S. Julia St.

5. Certified Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor Home Innovators Co. State License No. 52229 Phone WA 5717

8. Contractor's Address 3925 S. Orange Dr. Orange, CA

9. VALUATION OF PROPOSED WORK \$ 700

10. State how many buildings NOW on lot and give use of each. 1 Apartment (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building x Number of stories high 7 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: Rebuild portion of foundation as per inspector order

FBI in Application on other Side and Sign Statement

(COVER)

FOR DEPARTMENT USE ONLY. Includes fields for Permit No. (0020), Plans, and various official stamps and signatures.

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

NEW CONSTRUCTION.

Size of Addition Size of Lot Number of Stories when complete 1
 Material of Foundation _____ Width of Footing _____ Depth of footing below ground _____
 Width Foundation Wall _____ Size of Redwood Sill Material Exterior Walls _____
 Size of Exterior Studs _____ Size of Interior Bearing Studs _____
 Joists: First Floor Second Floor Rafter 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 <u>gm</u>	Fire District _____	Bldg. Line <u>10</u>	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)

WORKMEN'S COMPENSATION INSURANCE

REMARKS:

Date _____

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the State of California relating to Workmen's Compensation.

Signature of Applicant _____

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				
Frac. 93492		---	Wilshire Howard Hts	7285				
2. BUILDING ADDRESS				APPROVED	ZONE			
682-86 Irolo St.				JRB				
3. BETWEEN CROSS STREETS				FIRE DIST.				
Wilshire Blvd AND Seventh St								
4. PRESENT USE OF BUILDING			NEW USE OF BUILDING					
Apartment Bldg.			Home					
5. OWNER		PHONE		KEY				
Mr. Luis Rosenberg		Hollywood 38		COR. LOT				
6. OWNER'S ADDRESS				P.O. ZONE				
c/o D. Wm. Antignas & Co., 6912 Hollywood Blvd.				7				
7. CERT. ARCH.		STATE LICENSE		PHONE				
				100 X 135 ft				
8. LIC. ENGR.		STATE LICENSE		PHONE				
Geo. J. Fosdyke		4822 HU		2-5480				
9. CONTRACTOR		STATE LICENSE		PHONE				
Owner								
10. CONTRACTOR'S ADDRESS				AFFIDAVITS				
as above								
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE				
95' x		7	100'	1 apartment Bldg.				
12. MATERIAL		ROOF CONST.		ROOFING				
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> CONC. <input type="checkbox"/> OTHER				
				Slate				
3 682-86 Irolo St.				DISTRICT OFFICE				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				\$1,500.00				
14. SIZE OF ADDITION		STORIES	HEIGHT	VALUATION APPROVED				
				[Signature]				
15. NEW WORK: EXT. WALLS		ROOFING		APPLICATION CHECKED				
Parapet Corrections adjacent				[Signature]				
C. OF ISSUED				PLANS CHECKED				
[Signature]				[Signature]				
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				
SIGNED: [Signature]				PLANS APPROVED				
This Form When Properly Validated is a Permit to Do the Work Described.				APPLICATION APPROVED				
				INSPECTOR				
				[Signature]				
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	L.F.	O.S.	C/O
III A	H-2	N.C.	3		2.50			

LA 5295

11821 8 = 1 EK 3.00 7.50

INSTRUCTIONS:

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

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AR-1

1. LEGAL DESCR.	LOT 93	BLK	TRACT Wilshire Harvard Heights	DIST. MAP 7285
2. PRESENT USE OF BUILDING (05) Apartment		NEW USE OF BUILDING (05) Same		ZONE R5-4
3. JOB ADDRESS 682 So. Irolo St.				FIRE DIST. 1
4. BETWEEN CROSS STREETS Wilshire		AND 7th St.		LOT (TYPE) Int.
5. OWNER'S NAME Sequoia Investment Corp.			PHONE 466-4563	LOT SIZE Irreg.
6. OWNER'S ADDRESS 701 So. Atlantic		CITY Monterey Park	ZIP	
7. ENGINEER		STATE LICENSE No.	PHONE	ALLEY
8. ARCHITECT OR DESIGNER		STATE LICENSE No.	PHONE	BLDG. LINE
9. CONTRACTOR Alpha Const. Co. Inc.		STATE LICENSE No. 241368	PHONE 559-5411	AFFIDAVITS CCPD
10. BRANCH LENDER		ADDRESS	CITY	
11. SIZE OF EXISTING BLDG. WIDTH 96 LENGTH 135		STORIES 7	HEIGHT 70	NO. OF EXISTING BUILDINGS ON LOT AND USE one
12. CONST. MATERIAL OF EXISTING BLDG. conc		EXT. WALLS	ROOF Comp	FLOOR Wood
13. JOB ADDRESS 682 So. Irolo				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 20500				CRIT. SOIL
15. NEW WORK: (Describe) Fire Safety Ordinance Corrective Work				GRADING HIGHWAY DED. yes
NEW USE OF BUILDING Same		SIZE OF ADDITION w/c		STORIES HEIGHT
TYPE MIA	GROUP OCC. H-2	PLANS CHECKED		CONS. yes
BLDG. AREA	MAX OCC.	TOTAL		PLANS APPROVED
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	APPLICATION APPROVED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
P.C. 9358	S.P.C.	B.P. 11010	L.F.	G.P.I.
				O.S.
				C/O
				PM
				TYPIST

P.C. No. 6892 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

88381 E :94335 U = 18K 9358
11010

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: Danell K. Stoker (Owner or Agent)

Signature/Date Dalton 7-24-74

Bureau of Engineering

ADDRESS APPROVED		Dalton 7-24-74	
SEWERS	SEWERS AVAILABLE		
	NOT AVAILABLE		
	SFC PAID	NO SEWER/PLUMBING REQ'D.	
	SFC DUE	SFC NOT APPLICABLE	
DRIVEWAY			
HIGHWAY DEDICATION	REQUIRED		
	COMPLETED		
FLOOD CLEARANCE			

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
Frac 93			Wilshire Harvard	4	7285 CENSUS TRACT 2124
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE	
(05) Apartment	House			same	
3. JOB ADDRESS					FIRE DIST
682 S Irolo St					One
4. BETWEEN CROSS STREETS AND					LOT TYPE
Wilshire 7th St					Int
5. OWNER'S NAME					LOT SIZE
Howard Rubenstein					see mp
6. OWNER'S ADDRESS					
18520 Burbank Stucc 204 Marvona 91356					
7. ENGINEER					ALLEY
8. ARCHITECT OR DESIGNER					BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS					AFFIDAVITS
10. CONTRACTOR					
Caly Tech Systems					2I 1216
11. SIZE OF EXISTING BLDG.					P.C. REQ'D
WIDTH 96 LENGTH 135 7 76 76 One					NO (E)
12. CONST. MATERIAL OF EXISTING BLDG.					DISTRICT OFFICE
EXT. WALLS ROOF FLOOR					SEISMIC STUDY ZONE
cone comp wood					
13. JOB ADDRESS					GRADING FLOOD
682 S Irolo St					yes yes
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					HWY. DED. CONS.
\$ 22,000 - 37,000 BF					yes yes
15. NEW WORK (Describe)					ZONED BY
Dorothy Mae Ordinance					Barnus

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	ZONED BY
Ap House	None			Barnus
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH
			APPROVED	
DWELL UNITS	MAX OCC.	TOTAL	INSPECTION ACTIVITY	INSPECTOR
			COMB GEN. MAJ.S. CONS. EQ.	Durano
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTOR	
			Durano	
P.C.	G.P.I.	CONT. INSP.	B & SB-3 (R 5.85)	
121.55				
S.P.C.	P.M.			
BP. 210.50	E.I. 259			
F.H.				
O/S	O.S.S. 609			
DIST. OFFICE	S.A.S.S.	SPRINKLERS REQ'D SPEC.		
P.C. NO. B9196	C/O	ENERGY & basement		

DECLARATIONS AND CERTIFICATIONS

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 12/24/85 Lic. Class C-10 Lic. Number 436126 Contractor David Rashegan (Signature)

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 _____

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. 1029224 Insurance Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 12/24/85 Applicant's Signature David Rashegan
 Applicant's Mailing Address _____

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.

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 David Rashegan Eng 12/24/85
 (Owner or agent having proper owner's consent) Position Date

682 S Irolo St



Permit #:

98016 - 30000 - 09750

Plan Check #:

Reference #:

Event Code:

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: 05/21/98
Printed on: 05/21/98 12:55:59

<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>MAP REF #</u>	<u>PARCEL ID # (PIN)</u>	<u>2. BOOK/PAGE/PARCEL</u>
WILSHIRE HARVARD H		91		MP8 113	132b193	5094 - 002 - 004

3. PARCEL INFORMATION
 No-Zone Permit - Energy Zone - 9
 BAS Branch Office - WLA
 Council District - 10
 Census Tract - 2123
 ZONE(S):

4. DOCUMENTS

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
 Owner(s)
 Rca/Schein 18530 Burbank Blvd TARZANA, CA 91356 818-345-3301
 Tenant.
 Applicant (Relationship Contractor)
 Carl Clark - (310) 459-5017

<u>7. EXISTING USE</u>	<u>PROPOSED USE</u>	<u>8. DESCRIPTION OF WORK</u>
5 Apartment		for roof in-between bldgs: remove old roofs install class A torch applied modified bitumen 20 sq's.

9. # Bldgs on Site & Use: 1-APT

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: *[Signature]* DAS PC By: *[Signature]*
 OK for Cashier: Randall Kina Coord. OK: *[Signature]*
 Signature: *[Signature]* Date: 5-21-98

For Cashier's Use Only W/O #: 81609750

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$6,600	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	163.88
Permit Fee Subtotal Bldg--Alter/Re	122.50
Plan Check Subtotal Bldg--Alter/Re	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.66
O.S. Surcharge	2.86
Sys. Surcharge	8.59
Planning Surcharge	4.27
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	

Sewer Cap ID: Total Bond(s) Due:

05/21/98 04:12:45PM WLO1 T-7536 0 09
 BLDG PERMIT CO 122.50
 INVOICE # 000000 PF
 EI RESIDENTIAL 0.66
 ONE STOP SURCH 2.86
 SYS DEV FEE 8.59
 MISCELLANEOUS 5.00
 CITY PLAN SURC 4.27
 BLDG PLAN CHEC 20.00
 TOTAL 163.88
 CHECK 163.88

98WL 51742

12. ATTACHMENTS

5053790311

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) Anderson Knox & Clark Inc	P O Box 64,	Pacific Palisades, CA 90272	C39 526762	310-459-5017

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).

0 5 5 3 7 7 0 3 1 2

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: C39 Lic. No.: 526762 Print: Carl Clark 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: 46-11 0007770

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: 5.21.98 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. Not applicable Letter was sent to the AQMD or EPA Sign: [Signature] Date: 5.21.98

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: 5/21/98 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: Carl Clark Sign: [Signature] Date: 5.21.98 Owner Contractor Author. Agent

682 S Irolo St



Permit #:

01016 - 70000 - 17796

Plan Check #:

Printed:09/18/01 10:14 AM

Event Code:

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	Last Status: Ready to Issue Status Date: 09/18/2001
--	--	--

L TRACT	BLOCK	LOT(S)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
WILSHIRE HARVARD H		93	1	M B 8-113	132B193 220	5094 - 002 - 004

3. PARCEL INFORMATION

BAS Branch Office - LA	District Map - 132B193	Lot Cut Date - 11/19/1912
Council District - 10	Energy Zone - 9	Lot Cut Date - 11/24/1909
Community Plan Area - Wilshire	Fire District - 1	Near Source Zone Distance - 5.7
Census Tract - 2123.010	Lot Cut Date - 06/03/1912	Thomas Brothers Map Grid - 633

ZONE(S): R5-2/

4. DOCUMENTS

ZI - ZI 1940 CPC - CPC-1986-834-GPC
 ORD - ORD-165302-SA100LL
 CRA - ZI 1940 KOREATOWN

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
682 Irolo Llc 1 Towne Square NO 1913 SOUTHFIELD MI 48076

Tenant:

Applicant (Relationship Agent for Contractor)
Peter Suh - Acetek Roofing 863 S Norton Ave LOS ANGELES, CA 90005 (323) 528-4885

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(05) Apartment		REROOF: remove existing slate, install new felt and re-install removed slate

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: OK for Cashier: Lydia Marquez
 Signature: *[Signature]*

DAS PC By: Coord. OK: *[Signature]*
 Date: 9/18/01

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
 Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 11617796
 LA Department of Building and Safety
 SL 15 04 025302 09/18/01 10:19AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$29,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	412.17
Permit Fee Subtotal Bldg--Alter/Rep	344.00
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.90
O.S. Surcharge	7.34
Sys. Surcharge	22.01
Planning Surcharge	10.92
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00

Sewer Cap ID: Total Bond(s) Due:

BUILDING PLAN CHECK	\$20.00
BUILDING PERMIT COMM	\$344.00
EI RESIDENTIAL	\$2.90
ONE STOP SURCH	\$7.34
SYSTEMS DEVT FEE	\$22.01
MISCELLANEOUS	\$5.00
CITY PLANNING SURCH	\$10.92

Total Due: \$412.17
 Carry Over TO Tran# 025303: \$412.17

01SL 19962

12. ATTACHMENTS

7
4
3
0
9
0
7
0

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Acetek Roofing Co 1137 Norby Lane, Fullerton, CA 92883 CLASS LICENSE# PHONE# C39 797850 (323) 231-6060

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. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C39 Lic. No.: 797850 Print: PETER SUH 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: 1643047-01

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: 9/18/01 Contractor [checked] 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.

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Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal: [checked] Is not applicable [] Letter was sent to the AQMD or EPA Sign: [Signature] Date: 9/18/01

21. OWNER-BUILDER DECLARATION

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- 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: PETER SUH Sign: [Signature] Date: 9/18/01 [] Owner [] Contractor [] Author. Agent

0300360900307520



City of Los Angeles Department of City Planning

6/22/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

682 S IROLO ST

ZIP CODES

90005

RECENT ACTIVITY

ENV-2023-4228-CE

CHC-2023-4227-HCM

CASE NUMBERS

CPC-2018-6005-CA

CPC-2013-3169

CPC-2002-1128-CA

CPC-1986-834-GPC

ORD-175038

ORD-165302-SA100LL

ORD-129944

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3170-CE

ENV-2002-1131-ND

ENV-2002-1130-ND

Address/Legal Information

PIN Number	132B193 220
Lot/Parcel Area (Calculated)	5,410.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID J3
Assessor Parcel No. (APN)	5094002004
Tract	WILSHIRE HARVARD HEIGHTS
Map Reference	M B 8-113
Block	None
Lot	FR 93
Arb (Lot Cut Reference)	1
Map Sheet	132B193

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Wilshire Center-Koreatown
Council District	CD 10 - Heather Hutt
Census Tract #	2123.04
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R5-2
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Wilshire Center/Koreatown ZI-2374 State Enterprise Zone: Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
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	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None

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.

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Wilshire Center/Koreatown
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5094002004
Ownership (Assessor)	
Owner1	682 IROLO LLC
Address	1 TOWNE SQUARE NO 1913 SOUTHFIELD MI 48076
Ownership (Bureau of Engineering, Land Records)	
Owner	682 IROLO LLC
Address	1 TOWNE SQUARE #1913 SOUTHFIELD MI 48076
APN Area (Co. Public Works)*	0.298 (ac)
Use Code	0550 - Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More
Assessed Land Val.	\$1,094,785
Assessed Improvement Val.	\$2,236,635
Last Owner Change	12/09/1999
Last Sale Amount	\$2,326,023
Tax Rate Area	6657
Deed Ref No. (City Clerk)	81511 804877-8 544364 412544 4-707,09 2270997 1993992 1912535 1-515-16
Building 1	
Year Built	1929
Building Class	BX
Number of Units	74
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	62,933.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5094002004]

Additional Information

Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
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
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.32116776
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	WILSHIRE CENTER
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	Los Angeles
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: 5094002004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A

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

SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2035

Fire Information

Bureau	Central
Battalion	11
District / Fire Station	29
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.

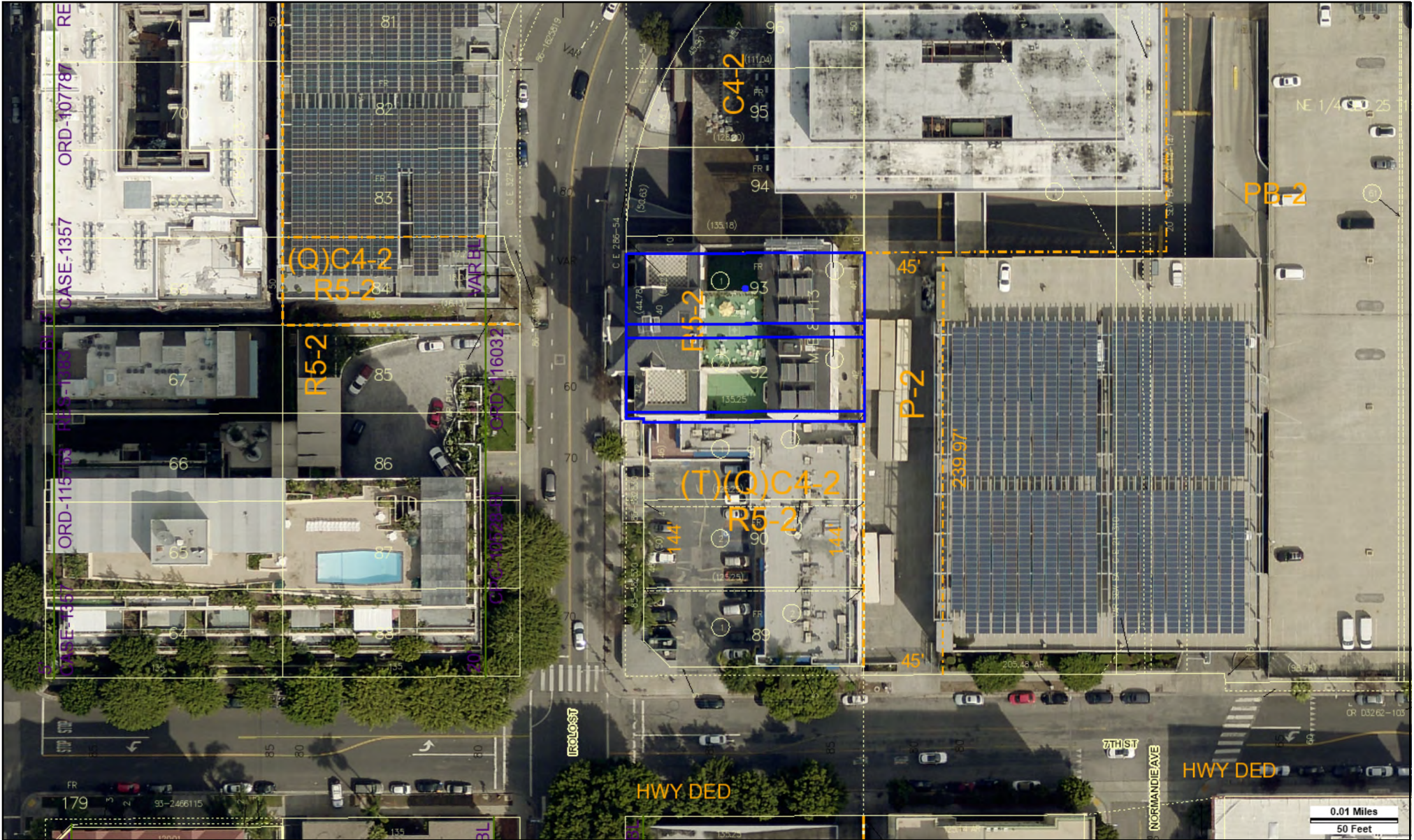
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-834-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-175038

ORD-165302-SA100LL

ORD-129944



Address: 682 S IROLO ST

APN: 5094002004

PIN #: 132B193 220

Tract: WILSHIRE HARVARD HEIGHTS Zoning: R5-2

Block: None

Lot: FR 93

Arb: 1

General Plan: Regional Center Commercial

