

MOUNTAIN STATES LIFE BUILDING/ YUCCA-VINE TOWER
1801-1805 N. Vine Street; 6301-6317 W. Yucca Street
CHC-2023-7508-HCM
ENV-2023-7509-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—March 14, 2024](#)
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-2023-7508-HCM
ENV-2023-7509-CE

HEARING DATE: April 18, 2024
TIME: 10:00 AM
PLACE: Edward R. Roybal Board of
Public Works Session Room
City Hall, Room 350
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 1801-1805 N. Vine Street;
6301-6317 W. Yucca Street
Council District: 13 – Soto-Martinez
Community Plan Area: Hollywood
Land Use Designation: Regional Center Commercial
Zoning: C4-2D-SN
Area Planning Commission: Central
Neighborhood Council: Hollywood United
Legal Description: Tract 26206, Lot 1 and Hollywood
Tract, Block 22, Lot 9

EXPIRATION DATE: April 20, 2024

PROJECT: Historic-Cultural Monument Application for the
MOUNTAIN STATES LIFE BUILDING/YUCCA-VINE TOWER

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: AMDA Inc.
211 W. 61st Street, 3rd Floor
New York, NY 10023

Hollywood North Vine Inc.
c/o David Silverman
2109 Broadway, Ste. 207
New York, NY 10023

APPLICANT: John Girodo
Art Deco Society of Los Angeles
P.O. Box 972
Los Angeles, CA 90078

PREPARER: Kathleen Perricone
P.O. Box 972
Los Angeles, CA 90078

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.

FINDING

- The Mountain States Life Building/ Yucca-Vine Tower “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an integral component of the development of the Hollywood-Vine commercial district.
- The Mountain States Life Building/ Yucca-Vine Tower “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of an Art Deco architectural style commercial building .

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles 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 Mountain States Life Building/Yucca-Vine Tower is a commercial building consisting of an eight-story tower flanked by two-story wings located on the northwest corner of Vine and Yucca Streets in Hollywood. Constructed in 1929, it was designed in the Art Deco architectural style by Los Angeles architect Henry L. Gogerty (1894-1990) as the headquarters for the Mountain States Life Insurance Company with a one-story wing to the west of the tower containing a grocery store and an east wing addition for more offices built shortly after. While Mountain States Life Insurance Company occupied the building until 1933, it has had many occupants over the years that include the Postal Union Life Insurance Company and Chao Praya, one of the first Thai restaurants in the United States. Today, the subject property is occupied by the AMDA College of the Performing Arts.

Hollywood began as a small agricultural community in the 19th century. By the turn of the 20th century, increasingly farms gave way to speculative real estate development, and in 1903, the City of Hollywood officially incorporated. By 1909, like many of its neighboring communities, Hollywood had experienced immense growth, and in February of 1910, Hollywood was consolidated into the City of Los Angeles. Although formally part of the City of Los Angeles,

Hollywood continued to maintain its own identity, which was tied directly to the growth of the motion picture industry. As the popularity of motion pictures grew, more physical facilities related to film production were constructed in Hollywood, and the industry contributed significantly to the area's overall industrial growth. From the 1910s through the boom of the 1920s and into the 1930s, Hollywood experienced tremendous population growth; the large parcels of land once occupied by citrus groves and single-family residences were disappearing and replaced by dense urban development.

In accordance with a 1905 ordinance (amended in 1911) that prohibited the construction of buildings in Los Angeles taller than 150 feet, Hollywood developers maximized the potential of their properties with "height-limit" structures at Hollywood-Vine such as the Taft Building (HCM #666), the Hollywood Plaza Hotel (HCM #665), and B. H. Dyas Department Store (HCM #664, as Broadway Department Store). By the end of the decade, as the Hollywood-Vine commercial district expanded north to include Yucca Street the Hollywood Chamber of Commerce championed an improvement project dubbed the "Five-Finger Plan" to include widening, grading, and paving for key street locations. The five fingers—Yucca (thumb), Vine (index), Ivar (middle), Cahuenga (ring), and Wilcox (pinky)—were all widened. At the time, 25,600 automobiles passed through the intersection of Hollywood and Vine every 12 hours, with the bulk of the traffic on Vine. Once the Five-Finger Plan was in operation, experts predicted Yucca-Vine would rival Hollywood-Vine as one of the busiest intersections in Los Angeles. The subject property was one of 20 structures in the Hollywood-Vine vicinity built on the basis of the Five-Finger Plan.

Rectangular in plan, the subject property consists of an eight-story tower that is flanked by two-story wings on the west and the east. The tower is of concrete construction and the wings are of wood-frame and concrete and brick construction. The primary, south-facing façade features three volumes with a central tower containing a recessed main entrance on the ground floor that is framed with bas-relief sculptures of flora, fauna, and geometric motifs. Along the interior of the recessed entryway are six symmetrical panels of a floral design and over the doorway is a horizontal cast-stone panel of floral design crisscrossed by two parallel vertical panels of geometric design. The second story features a pair of cast-stone balconies beneath casement windows that frame the tower. Between them, six narrow casement windows with sloped sills comprise the center column of the facade; above each window is a hexagon-shaped spandrel with a floral design. At the top of the tower there are bas-relief sculptures believed to be three symbolic figures in Greek mythology: Hestia (goddess of the home and family), Hera (goddess of marriage and birth), and Apollo (god of medicine and knowledge). Each figure is repeated for a total of six sculptures. Flanking them, eight eagles are perched on the outer columns, four on each side. Protecting the parapet are four guards wielding swords. The west-facing elevation has no ornamentation, only five casement windows per floor and the east-facing elevation only has two windows per floor. The east and west wings feature cast-stone ornaments over windows, vertical setbacks, zigzag relief, vertical curvilinear reliefs capping the four columns that frame the second-floor windows on the east wing, and geometric elements. Fenestration consists of multilite steel casement windows, glass block windows, and single, fixed windows. Atop the roof, set back towards the rear of the building, is an 11-foot-high elevator machinery room decorated with bas-relief made of cast stone. There is a plaza off the south-facing facade that was the result of Yucca Street being widened in 1931.

Henry L. Gogerty was born in Zearing, Iowa in 1894 and received degrees in architecture and engineering from the University of Illinois. After serving in field artillery in World War I, he settled in Los Angeles and opened his architectural practice. In 1926, Gogerty formed a partnership with Carl Jules Weyl that lasted approximately two years. The firm designed a number of Hollywood area commercial buildings, including the Fred C. Thomson Building (1927, HCM #1196), as well as the Palace Theater, the Baine Building, and the Shane Building, all of which are listed as contributors to the National Register Hollywood Boulevard Commercial and Entertainment District. Apart from working with Weyl, Gogerty is credited with designing over 350 schools in Southern California as well as industrial complexes including the Hughes Aircraft complex in Playa Vista and Glendale Airport's Grand Central Air Terminal (added to the National Register of Historic Places in 2017). Gogerty died on January 4, 1990 in Los Angeles at the age of 96.

Based on permit records, the subject property has experienced several alterations over the years that consist of the addition of a second floor to the west wing and the construction of the east wing in 1930; the addition of a mezzanine within one of the storefront spaces in 1938; a parapet correction in 1956; the construction of a 600-foot mezzanine on the first floor of the west wing in 1989; the replacement of the storefront system and an extensive interior and exterior remodel that converted 10,590 square feet of office space into classrooms, performance halls, rehearsal rooms, dance studios, a costume shop, computer lab, library, and black box theater in 2003; and the replacement of the checkered terrazzo sidewalk spanning the storefronts with brick pavers at some point after 2003. In addition, the Cultural Heritage Commission and Office of Historic Resources site visit on March 14, 2024, revealed alterations to the historic fabric of the interior such as remodeling and partitioning of the east and west wings for performance studio space; remodeling of the upper floor offices of the tower; removal and replacement of some stairs for accessible ramps; and removal and replacement of some doors.

The subject property was identified as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco commercial architecture in Hollywood through the 2020 Historic Resources Survey of the Hollywood Redevelopment Area prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group.

DISCUSSION

The Mountain States Life Building/ Yucca-Vine Tower meets two of the Historic-Cultural Monument criteria.

The subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as an integral component of the development of the Hollywood-Vine commercial district. Approaching the 1920s, Hollywood Boulevard was reimagined as a first-class shopping and business district, with the Vine Street intersection becoming the nexus of commercial development around 1922. Vine Street between Hollywood and Yucca was specifically projected to be a high-class fashion district known as Peacock Alley and Henry L. Gogerty, architect of the subject property, was selected to exclusively design the

style center. The construction of the subject property was essential to the development of the Hollywood-Vine commercial district, as well as the city's Five-Finger Plan that led to Yucca Street-Vine Street becoming one of the busiest intersections in Los Angeles. The subject property's completion in 1929 marked a new era in the growth of Hollywood-Vine as a business center and it has remained an iconic feature of Hollywood throughout its over nine decades in existence.

The subject property also "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of an Art Deco architectural style commercial building. The building's vertical emphasis, zigzag elements, bas-relief sculptures, and steel windows are all reflective of the style. Other distinctive features include exterior cast-stone ornamentation as well as coffered ceilings, walls clad with marble, elevator lobbies on each floor, and arched openings on the interior. At the time of the subject property's construction, Art Deco was the popular choice for modern skyscrapers in Hollywood as the district established itself as a center of commerce.

Despite interior and exterior alterations over the years, the subject property retains a 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 Mountain States Life Building/ Yucca-Vine Tower 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-2023-7509-CE was prepared on March 15, 2024.

BACKGROUND

On November 13, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On December 7, 2023, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. In accordance with LAAC Section 22.171.10, on January 8, 2024, the property owner requested up to a 60-day extension to the time for the Commission to act. On March 14, 2024, a subcommittee of the Commission consisting of Commissioners Milofsky and Kennard conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

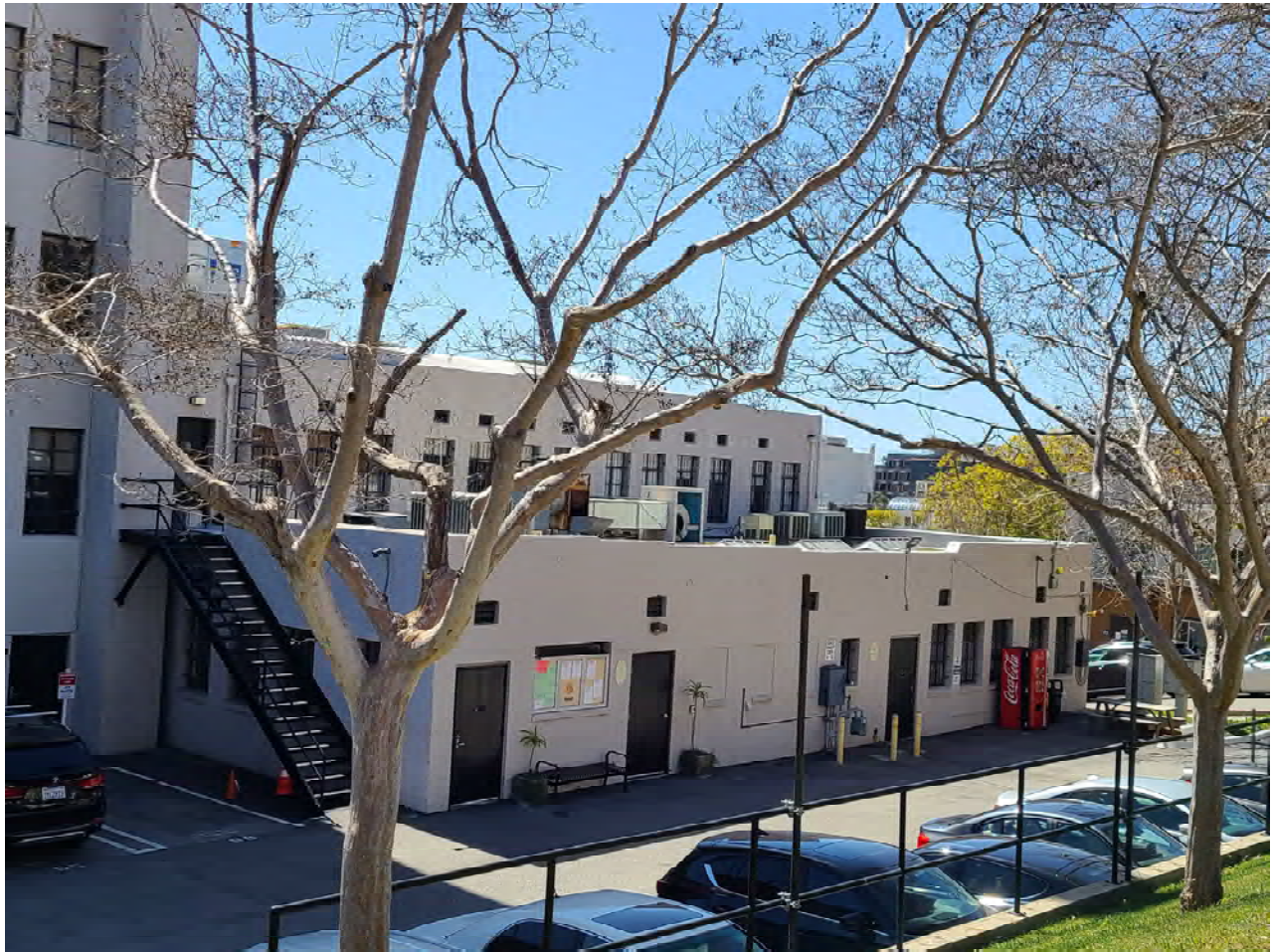






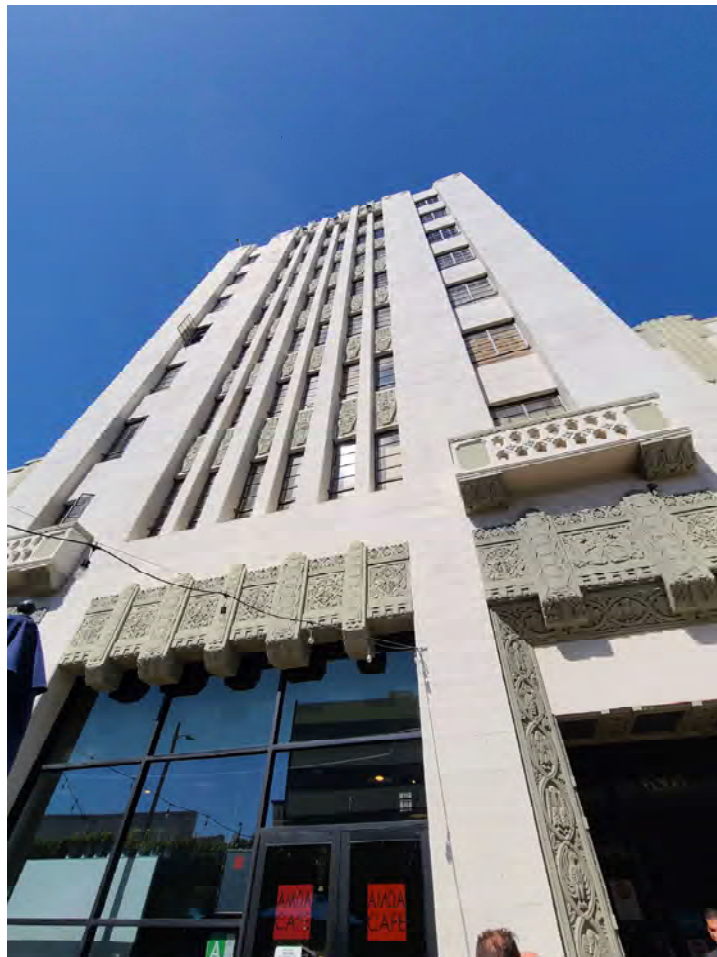




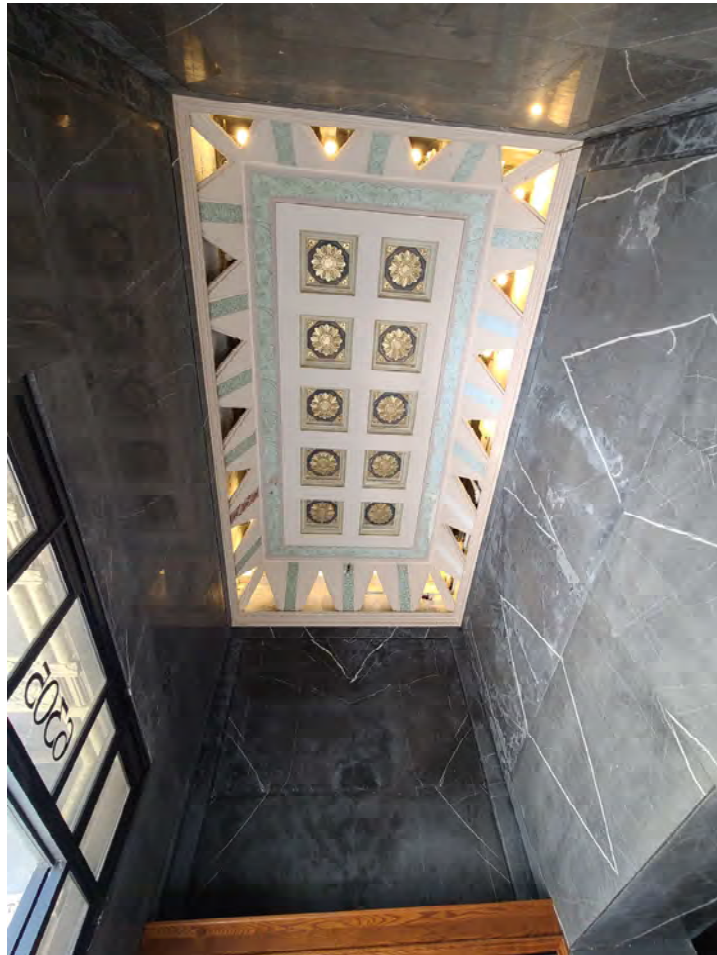


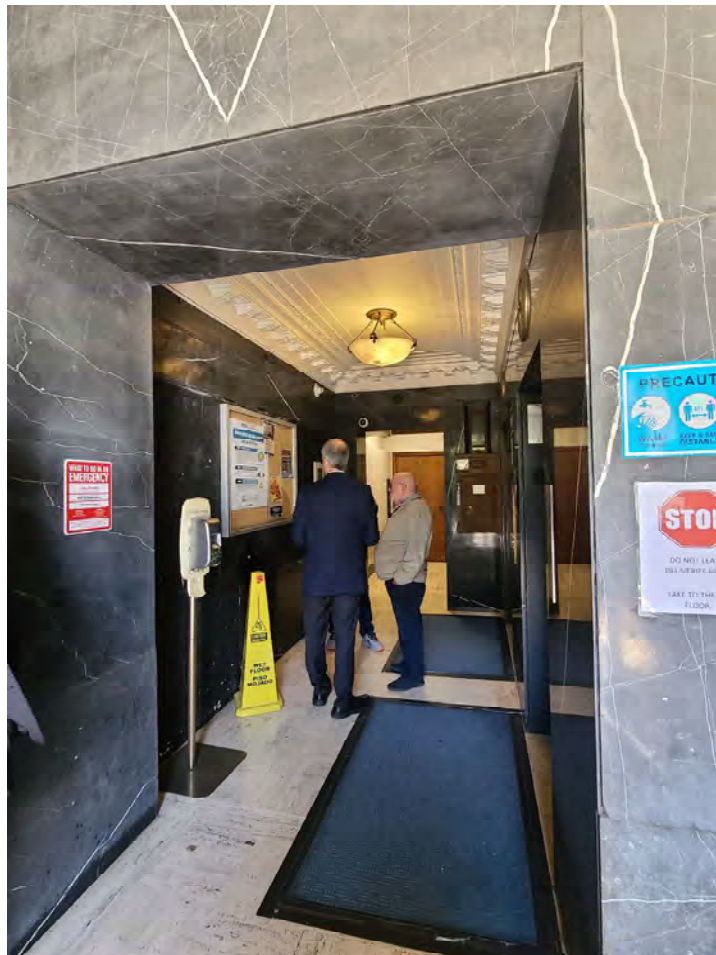






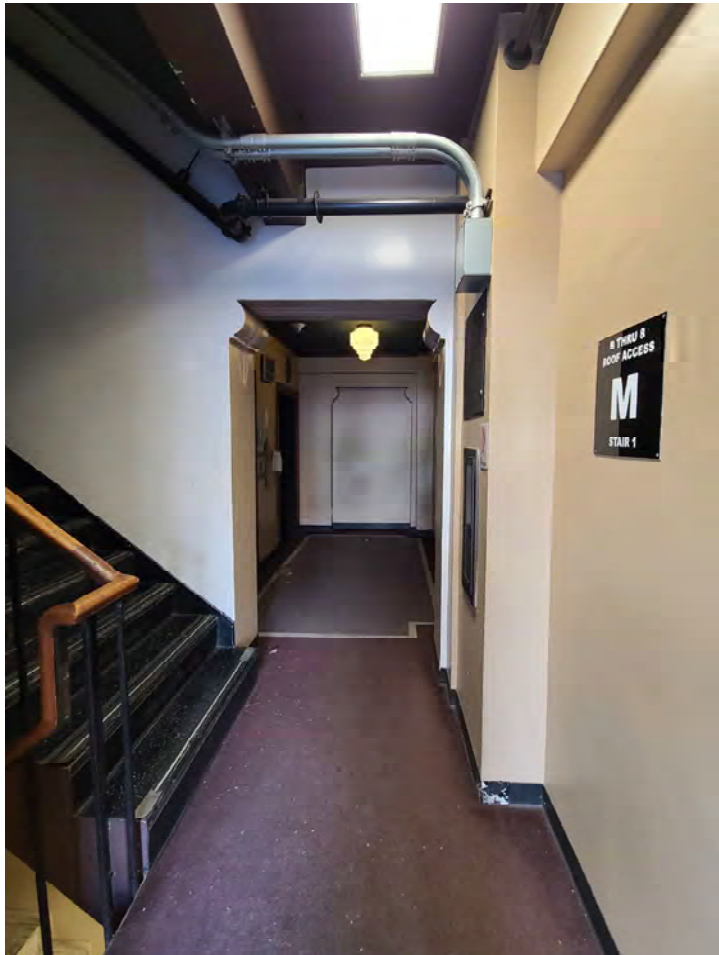


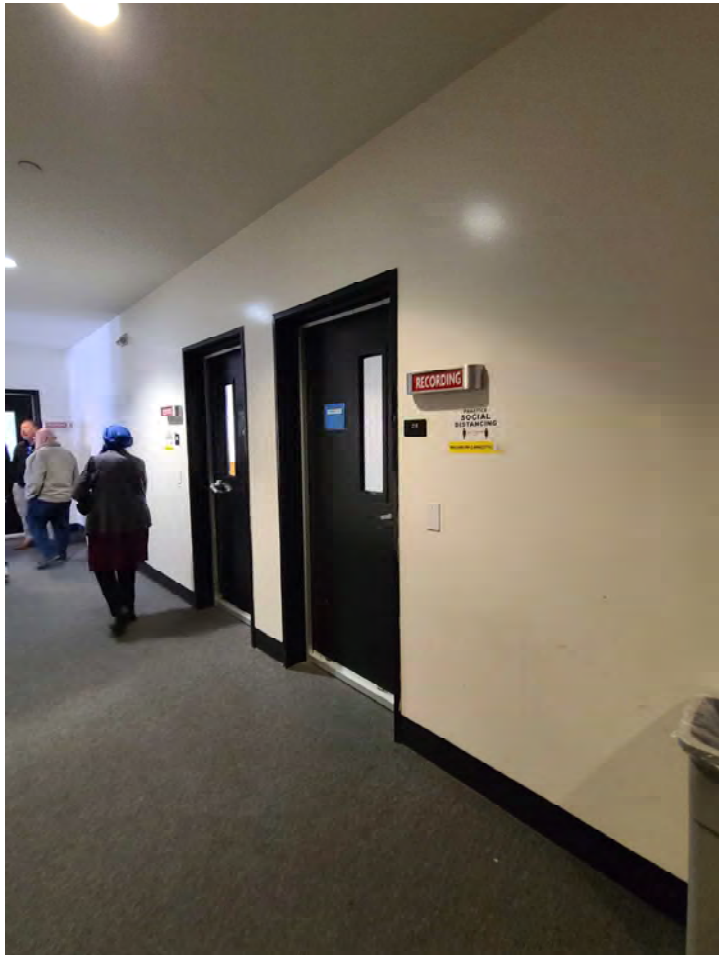


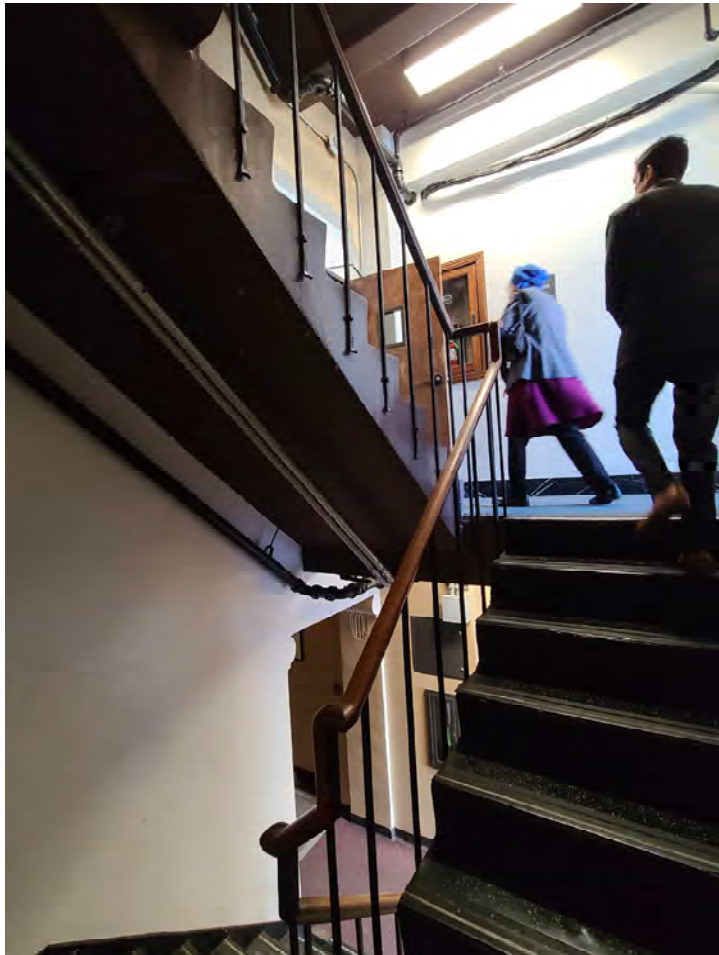
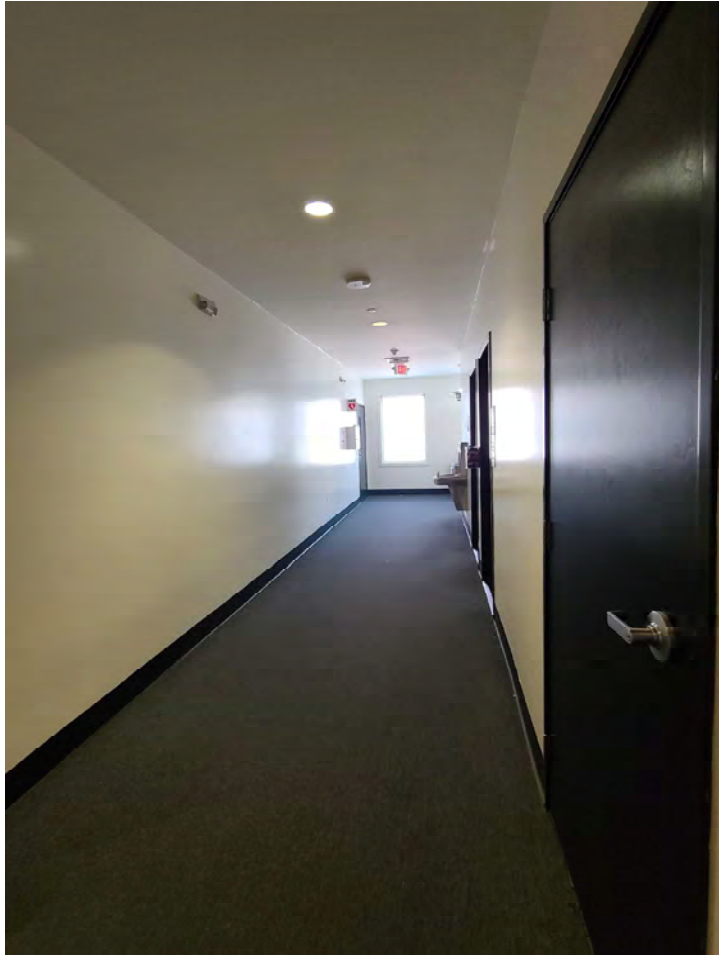




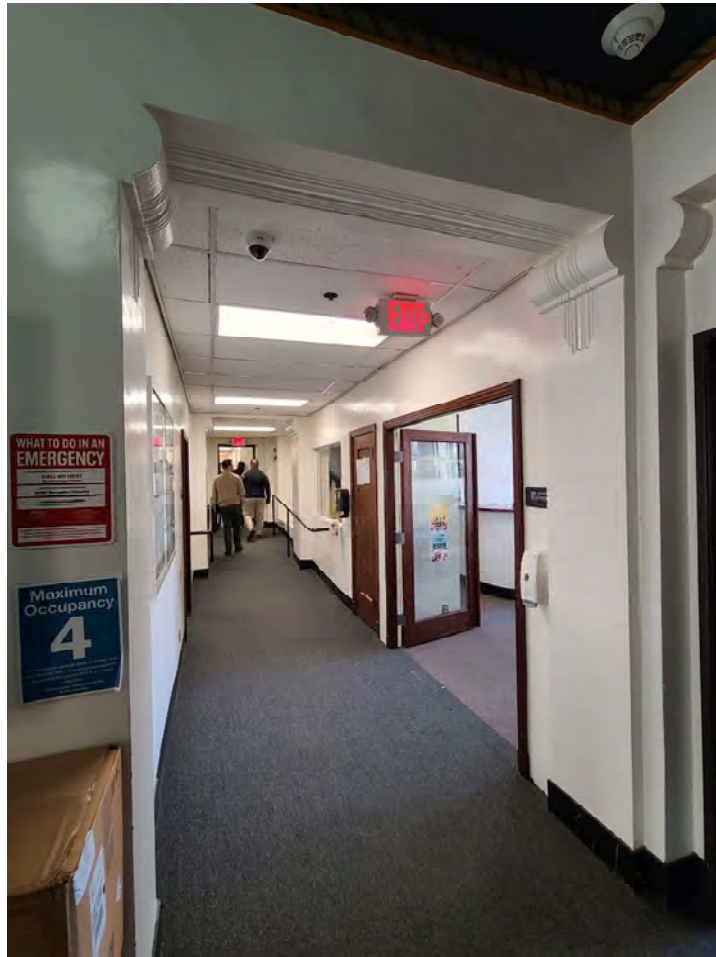


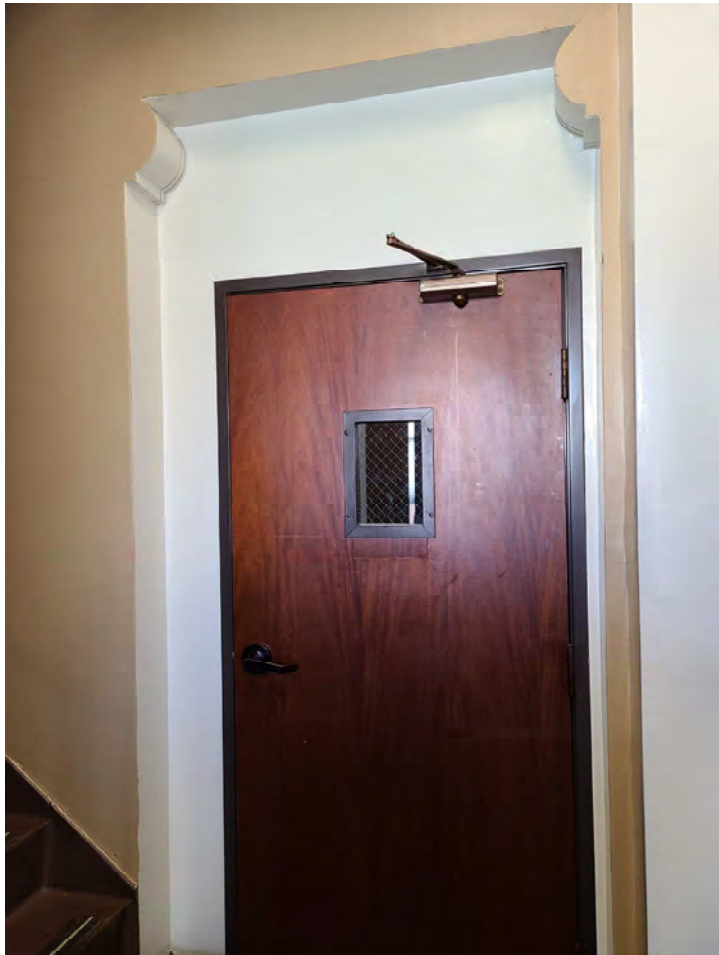


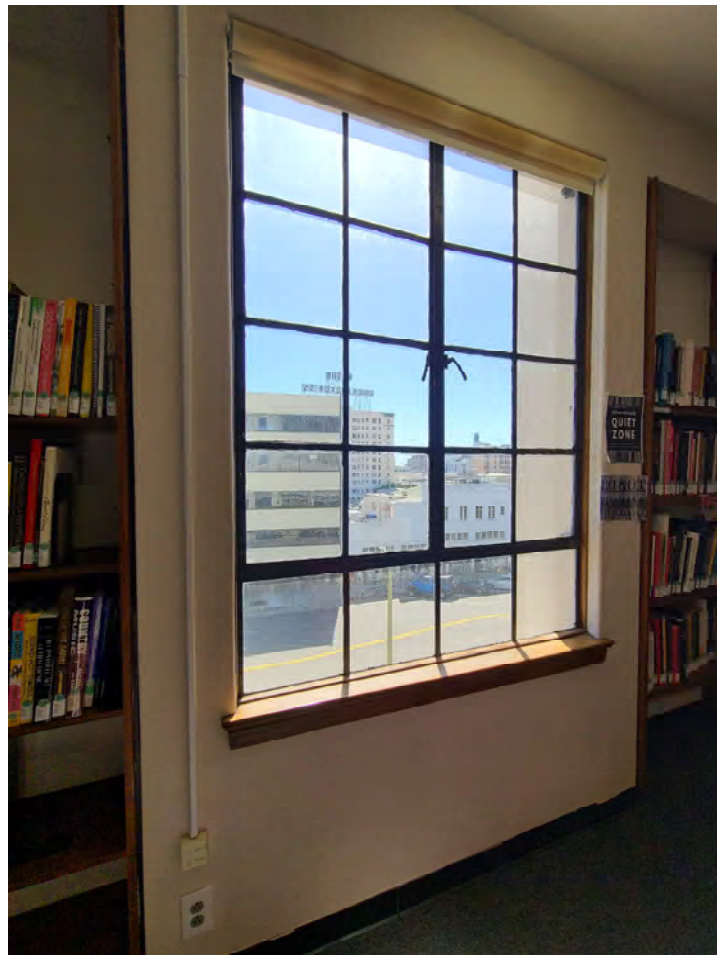








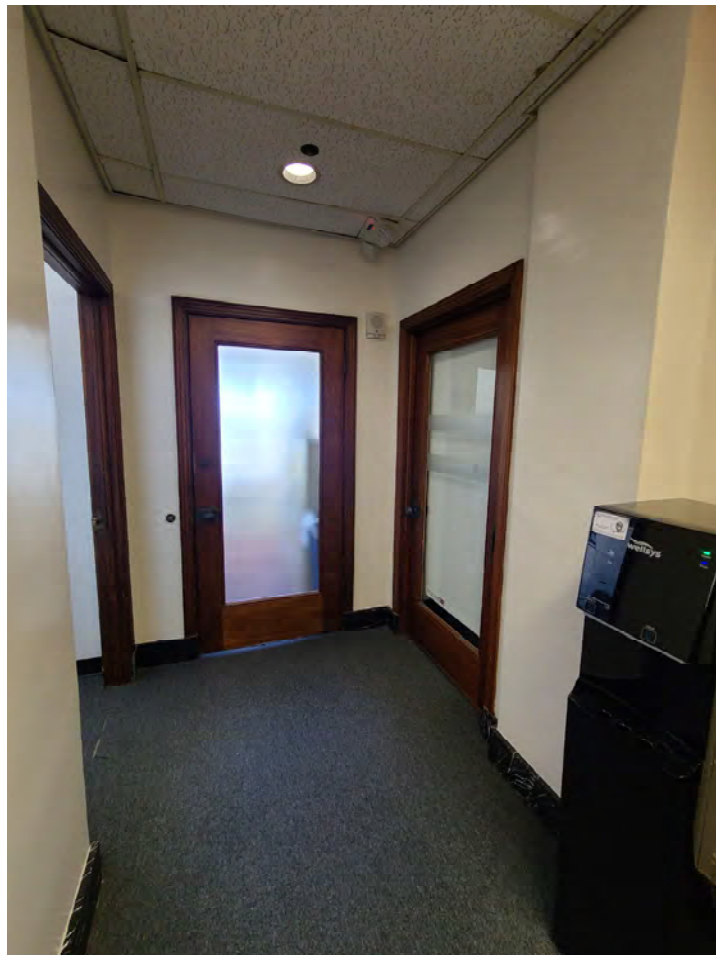
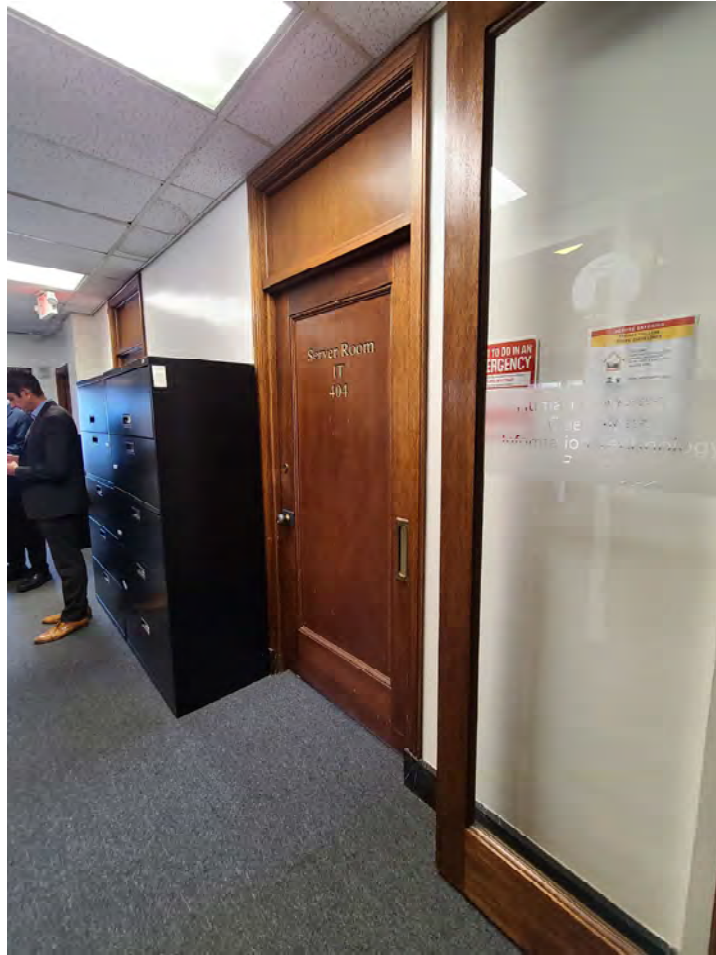




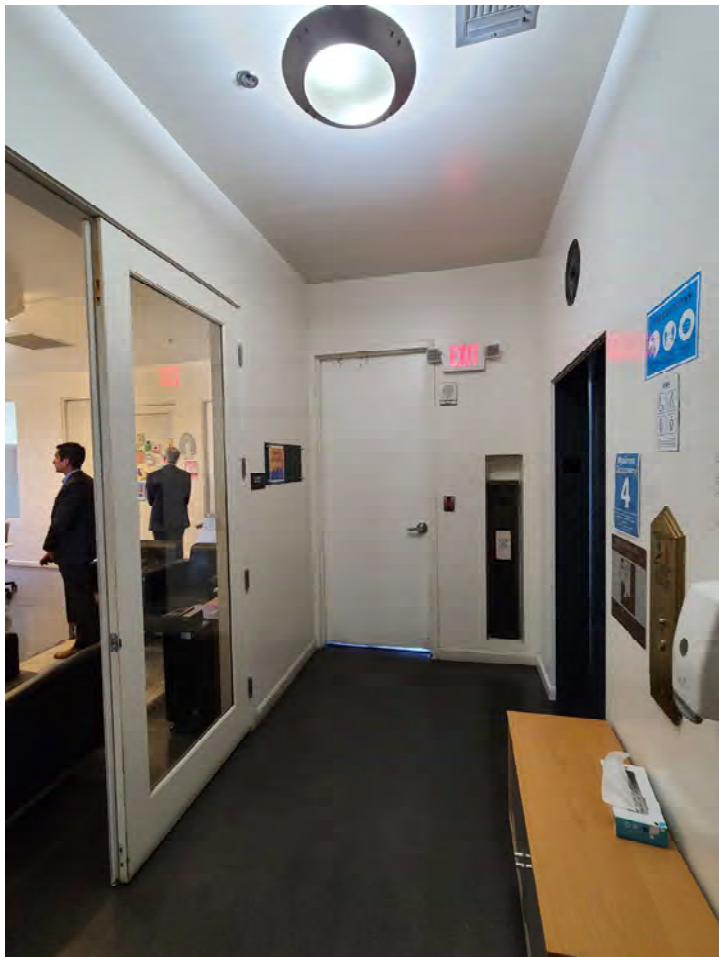
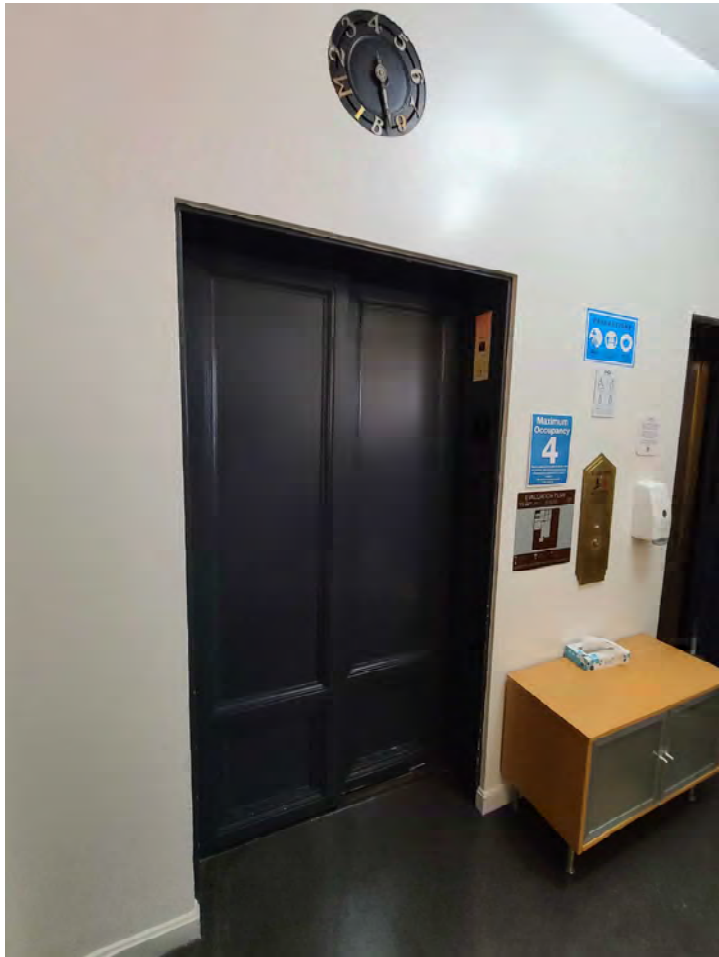


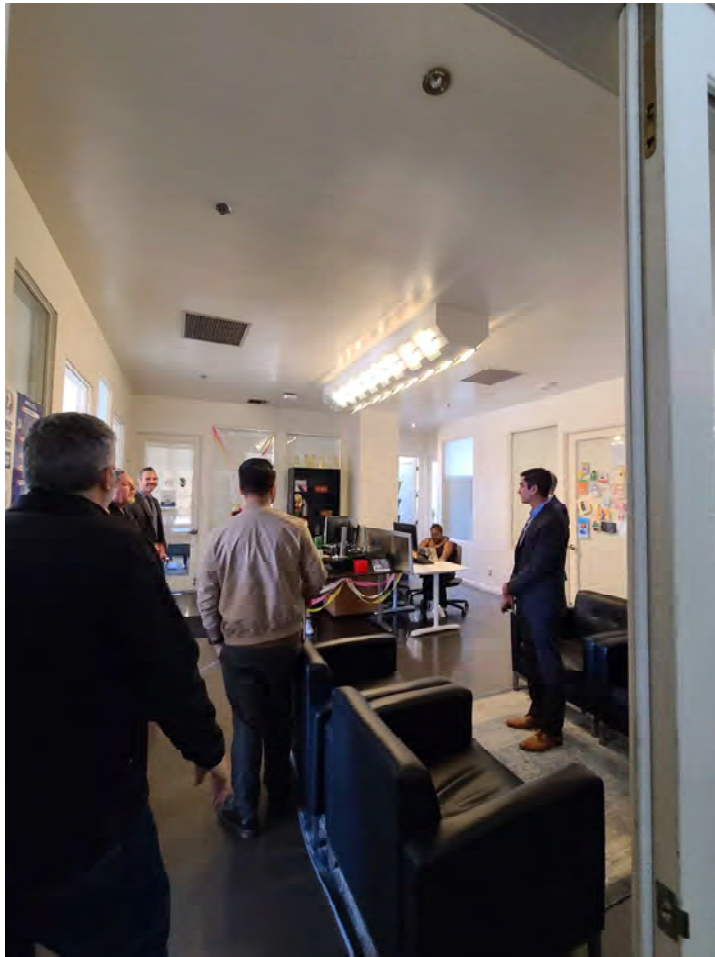














COUNTY CLERK'S USE

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-2023-7508-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-7509-CE

PROJECT TITLE

Mountain States Life Building/ Yucca-Vine Tower

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

1801-1805 N. Vine Street: 6301-6317 W. Yucca Street, Los Angeles, CA 90028

Map attached.

PROJECT DESCRIPTION:

Designation of Mountain States Life Building/ Yucca-Vine Tower as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

(213) 756-1698

EXT.

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 project's 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." 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 **Mountain States Life Building/ Yucca-Vine Tower** 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

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

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

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2023-7508-HCM
ENV-2023-7509-CE

HEARING DATE: December 7, 2023
TIME: 10:00 AM
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REQUEST: Declare the property an Historic-Cultural Monument

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211 W. 61st Street, 3rd Floor
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APPLICANT: John Girodo
Art Deco Society of Los Angeles
P.O. Box 972
Los Angeles, CA 90078

PREPARER: Kathleen Perricone
P.O. Box 972
Los Angeles, CA 90078

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert Giessinger, Senior Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Mountain States Life Building/Yucca-Vine Tower is a commercial building consisting of an eight-story tower flanked by two-story wings located on the northwest corner of Vine and Yucca Streets in Hollywood. Constructed in 1929, it was designed in the Art Deco architectural style by Los Angeles architect Henry L. Gogerty (1894-1990) as the headquarters for the Mountain States Life Insurance Company with a one-story wing to the west of the tower containing a grocery store. While Mountain States Life Insurance Company occupied the building until 1933, it has had many occupants over the years that include the Postal Union Life Insurance Company and Chao Praya, one of the first Thai restaurants in the United States. Today, the subject property is occupied by the AMDA College of the Performing Arts.

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Approaching the 1920s, Hollywood Boulevard was reimagined as a first-class shopping and business district, with the Vine Street intersection becoming the nexus of commercial development around 1922. In accordance with a 1905 ordinance (amended in 1911) that prohibited the construction of buildings in Los Angeles taller than 150 feet, Hollywood developers maximized the potential of their properties with "height-limit" structures at Hollywood-Vine such as the Taft Building (HCM #666), the Hollywood Plaza Hotel (HCM #665), and B. H. Dyas Department Store (HCM #664, as Broadway Department Store). By the end of the decade, as the Hollywood-Vine commercial district expanded north to include Yucca Street the Hollywood Chamber of Commerce championed an improvement project dubbed the "Five-Finger Plan" to include widening, grading, and paving for key street locations. The five fingers—Yucca (thumb), Vine (index), Ivar (middle), Cahuenga (ring), and Wilcox (pinkie)—were all widened. At the time, 25,600 automobiles passed through the intersection of Hollywood and Vine every 12 hours, with the bulk of the traffic on Vine. Once the Five-Finger Plan was in operation, experts predicted Yucca-Vine would rival Hollywood-Vine as one of the busiest intersections in Los Angeles. The subject property was one of 20 structures in the Hollywood-Vine vicinity built on the basis of the Five-Finger Plan.

Rectangular in plan, the subject property is comprised of an eight-story tower that is flanked by two-story wings on the west and the east. The tower is of concrete construction and the wings are of wood-frame and concrete and brick construction. The primary, south-facing façade features three volumes with a central tower containing a recessed main entrance on the ground floor that is framed with bas-relief sculptures of flora, fauna, and geometric motifs. Along the interior of the recessed entryway are six symmetrical panels of a floral design and over the doorway is a horizontal cast-stone panel of floral design crisscrossed by two parallel vertical panels of geometric design. The second story features a pair of cast-stone balconies beneath casement windows that frame the tower. Between them, six narrow casement windows with sloped sills comprise the center column of the facade; above each window is a hexagon-shaped spandrel

with a floral design. At the top of the tower there are bas-relief sculptures believed to be three symbolic figures in Greek mythology: Hestia (goddess of the home and family), Hera (goddess of marriage and birth), and Apollo (god of medicine and knowledge). Each figure is repeated for a total of six sculptures. Flanking them, eight eagles are perched on the outer columns, four on each side. Protecting the parapet are four guards wielding swords. The west-facing elevation has no ornamentation, only five casement windows per floor and the east-facing elevation only has two windows per floor. The east and west wings feature cast-stone ornaments over windows, vertical setbacks, zigzag relief, vertical curvilinear reliefs capping the four columns that frame the second-floor windows on the east wing, and geometric elements. Fenestration consists of multi-lite steel casement windows, glass block windows, and single, fixed windows. Atop the roof, set back towards the rear of the building, is an 11-foot-high elevator machinery room decorated with bas-relief made of cast stone. There is a plaza off the south-facing facade that was the result of Yucca Street being widened in 1931.

Henry L. Gogerty was born in Zeoring, Iowa in 1894 and received degrees in architecture and engineering from the University of Illinois. After serving in field artillery in World War I, he settled in Los Angeles and opened his architectural practice. In 1926, Gogerty formed a partnership with Carl Jules Weyl that lasted approximately two years. The firm designed a number of Hollywood-area commercial buildings, including the Fred C. Thomson Building (1927, HCM #1196), as well as the Palace Theater, the Baine Building, and the Shane Building, all of which are listed as contributors to the National Register Hollywood Boulevard Commercial and Entertainment District. Apart from working with Weyl, Gogerty is credited with designing over 350 schools in Southern California as well as industrial complexes including the Hughes Aircraft complex in Playa Vista and Glendale Airport's Grand Central Air Terminal (added to the National Register of Historic Places in 2017). Gogerty died on January 4, 1990, in Los Angeles at the age of 96.

Based on permit records, the subject property has experienced several alterations over the years that consist of the addition of a second floor to the west wing and the construction of the east wing in 1930; the addition of a mezzanine within one of the storefront spaces in 1938; a parapet correction in 1956; the construction of a 600-foot mezzanine on the first floor of the west wing in 1989; the replacement of the storefront system and an extensive interior and exterior remodel that converted 10,590 square feet of office space into classrooms, performance halls, rehearsal rooms, dance studios, a costume shop, computer lab, library, and black box theater in 2003; and the replacement of the checkered terrazzo sidewalk spanning the storefronts with brick pavers at some point after 2003.

The subject property was identified as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco commercial architecture in Hollywood through the 2020 Historic Resources Survey of the Hollywood Redevelopment Area prepared by Architectural Resources Group, GPA Consulting, and Historic Resources Group.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;

2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

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

BACKGROUND

On November 13, 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 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 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 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.

Kathleen Perricone

Sept. 5, 2023

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

A. PROPOSED MONUMENT DESCRIPTION

Summary

The Mountain States Life Building / Yucca-Vine Tower was constructed in 1929 as the headquarters for Mountain States Life Insurance Company. One of Hollywood's earliest skyscrapers, the eight-story tower contributed to the development of the Hollywood-Vine commercial district and was essential to the city's "Five-Finger Plan." Over the past century, notable tenants have included Gene Autry's Western Music Publishing, *Motion Picture Daily*, Hollywood Anti-Nazi League, and Chao Praya, one of the first Thai restaurants in the United States. An unmistakable Hollywood landmark, the Art Deco tower has also been featured in *The Three Stooges*, TV shows *Mission: Impossible*, *Mannix*, and *CHiPS*, and 2004 blockbuster *The Day After Tomorrow*.



The Yucca-Vine Tower, when it was known as the Postal Union Life Building in the mid-1930s (Los Angeles Public Library)

Designed by architect Henry L. Gogerty, Mountain States Life Building was one of his first solo projects since splitting from partner Carl Jules Weyl in 1928. Together, the

duo created several Spanish Colonial Revival masterpieces in Hollywood, such as Historic-Cultural Monument Fred C. Thomson Building (#1196) on Sunset Boulevard, as well as the Hollywood Playhouse, Baine Building, and Hollywood Studios Building—all Contributors to the Hollywood Boulevard Commercial and Entertainment National Register Historic District. Gogerty’s first attempt at Art Deco was the Mountain States Life Building, especially impressive given its size.

On his own, Gogerty built up the Yucca-Vine vicinity: Gogerty Building at the southeast corner of Yucca-Vine, Van de Kamp Dutch Bakery at the southwest corner of Yucca-Ivar, and storefronts at 6357-67 Yucca Street. Throughout Southern California, the prolific architect designed more than 350 schools and industrial buildings, including Glendale Airport’s Grand Central Air Terminal (added to the National Register of Historic Places in 2017) and the production facility for Howard Hughes’ innovative aviation firm in Playa Vista. Now known as the Hughes Industrial Historic District, the campus was added to the California Register of Historical Resources in 1991 and formally determined eligible for listing in the National Register of Historic Places.

The Yucca-Vine Tower—as it’s commonly known and referred to as such in the 2020 Historic Resources Survey Report¹—retains its original architectural and historic character and merits designation as a Historic-Cultural Monument with the protections of the Secretary of the Interiors Standards. Currently for sale, the listing advertises 6305 Yucca Street as an “Unlimited Height Opportunity Zone” and is eligible for a Transit Oriented Communities Incentive Program.² A proposed redevelopment option removes Art Deco attributes and character-defining features.³ Therefore, the Yucca-Vine Tower is under immediate threat of potential adverse redevelopment and/or alteration.

Site

Located in the heart of Hollywood, the Yucca-Vine Tower rises over the northwest corner of Yucca and Vine streets, on a north-ascending slope from an elevation of 410 feet up to 445 feet. It is terrace graded, stepping up across several retaining walls from the south⁴. The south-fronting complex is comprised of an eight-story Class-A tower (6305-09 Yucca) that is flanked by two-story Class-C wings on the west (6311-17 Yucca) and the east (6301-03 Yucca / 1801-05 Vine).

¹ Historic Resources Survey Report, [Hollywood Redevelopment Plan Area \(2020\)](#)

² 6305 Yucca Street, [CBRE sale listing](#)

³ AMDA at Vine Center, [rios.com](#)

⁴ LADBS, Geology Report, Sept. 20, 2018

At the time of construction in 1929, the Mountain States Life Building—as it was then known—was the lone skyscraper along the Yucca Corridor, at the time dotted with shops, single-family homes, and mid-rise apartment buildings. Two decades later, it narrowly survived the Hollywood Freeway’s path, which plowed through the area just one block north at Franklin Avenue. Many of the surrounding structures were demolished or relocated, yet the Art Deco building was spared and survived completely unscathed. In 1956, the Yucca-Vine Tower was joined at the intersection by an even taller skyscraper: Capitol Records Building (HCM #857), located on the southeast corner on Vine Street. Today, the area is considered densely populated and developed.

The Yucca-Vine Tower gained its front plaza in 1931 when Yucca Street was widened to 94 feet and its curb line redirected 20 feet south as part of the city’s Five-Finger Plan⁵. Today, that space is used by current occupant AMDA College of the Performing Arts as a student quad and is secured by a wrought iron gate (not part of the original design). On the west end of the property facing Yucca Street, pedestrian and automatic sliding gates allow access to a parking lot (approximately 77 spaces) and the school campus. Along the Vine Street-fronting east wing, which slopes up towards Franklin Avenue, windows and a sealed-off door butt up to the sidewalk. To the rear of the building (north) is a parking lot and AMDA housing (1823 Vine), giving the property over 270 feet of frontage along Vine Street.

The Yucca-Vine Tower occupies a rectangular parcel (APN 5546003016) measuring 17,723 square feet, approximately half of the block that stretches west towards Ivar Avenue. Originally spanning several lots in the Hollywood Tract, the tower and its two wings comprise Lot 1 of Tract 26206.

Exterior

The Yucca-Vine Tower is an excellent example of Art Deco architecture: vertical emphasis, zigzag elements, bas-relief sculptures, and symmetrical, repeating patterns. The eight-story Class-A building (6305-09 Yucca) is the showpiece, with a south facade that integrates ornamental cast stone, wrought iron, and marble, all of which makes it stand out amid the Hollywood skyline.

The main entrance at 6305 Yucca is recessed and framed with bas-relief sculptures of flora, fauna, and geometric motifs. On the exterior layer, the symmetrical left and right sides feature cast-stone portraits of seven different types of birds, including eagle, falcon, and pelican. At the top is a single owl. Along the interior of the recessed

⁵ “Five-Finger Job Paving Speeded,” *Los Angeles Times*, Oct. 19, 1930

entryway are six symmetrical panels of the same floral design. Over the doorway is a horizontal cast-stone panel of floral design crisscrossed by two parallel vertical panels of geometric design. That exact panel is repeated over the entrance for 6309 Yucca. Between the two, a panel of similar design spans the area over 6307 Yucca.



**main entrance at 6305 Yucca in 1930
(California State Library)**

The second story features a pair of cast-stone balconies beneath casement windows (“A”) that frame the tower. Between them, six narrow casement windows with sloped sills (“B”) comprise the center column of the facade. Above each window in the “B” grouping is a hexagon-shaped spandrel of “C” or “D” floral design. Two variations of this A-B-C-D pattern repeat for six additional stories ascending to the roof.



ornamental cast-stone on south facade in 1929 (USC Digital Library)

The western facade has no ornamentation, only five casement windows per floor. The eastern facade is even more simple: two windows per floor.

Ornamentation at the top of the building reflects the business of life insurance. The facade's center column is adorned with bas-relief sculptures believed to be three symbolic figures in Greek mythology: Hestia (goddess of the home and family), Hera (goddess of marriage and birth), and Apollo (god of medicine and knowledge). Each figure is repeated for a total of six sculptures. Flanking them, eight eagles are perched on the outer columns, four on each side. Protecting the parapet are four guards wielding swords—symbolic of the security that life insurance brings to

policyholders. Typically, swords pointing downwards imply the fight is over. All bas-relief sculptures were thoughtfully restored in 2003, and remain a standout eight stories in the sky.



**Hestia, Hera, and Apollo, with four guardsmen protecting the parapet
(2021 AMDA video tour)**

Atop the roof, set back towards the rear of the building is an 11-foot-high elevator machinery room decorated with bas-relief made of cast stone.

Back on street level, the two-story wings are distinctly different. The west annex (6311-17 Yucca) was built in 1929 in tandem with the tower as a one-story grocery store, Piggly-Wiggly, also designed by architect Henry L. Gogerty (and owned by Hollywood real estate businessmen A. Z. Taft Jr. and Harold O. Taft). Its original details—columns with curvilinear details and glass block windows—were kept intact when the second floor was added in August 1930. The newer level also features cast-stone ornaments over each of the 13 windows, and the far corner is especially embellished with vertical setbacks, zigzag relief, and geometric elements.

The east wing (6301-03 Yucca / 1801-05 Vine) was built in early 1930—also designed by Gogerty—as an annex for the expanding insurance company and boasts many of the same architectural characteristics as its western counterpart: horizontal

ornament over ground-floor glass block windows and vertical curvilinear relief capping the four columns that frame the second floor's nine casement windows. The design is repeated along the eastern facade, which is upslope.



left to right: west wing (prior to second-story addition), main tower, and brand-new east wing in 1930 (California State Library)

Interior

(Restricted. Interior not accessed.)

In addition to Mountain States Life Insurance's headquarters, the tower and west-east wings catered to businesses of all varieties—retail, entertainment, publishing, personal care, self-improvement, etc.—and the interior layouts of each floor reflected its respective tenants. Access to the tower's upstairs offices is possible via one of two passenger elevators located in the lobby that travel up and down the east side of the building. According to the 1929 plans prepared by Henry L. Gogerty, the elevators boasted tile walls. The tower's first floor (main entrance plus two storefronts) has 20-foot ceilings, whereas the second through seventh floors are 11-feet, 6-inches, and the eighth floor is 10 feet. Beneath the tower, the basement contains a boiler room, electrical room, switchboard, vault, and multiple rooms of various storage space.



**1977: Entrance lobby and elevator lobby, with original directory
(photo courtesy of the De Pietro Family, Yucca-Vine Tower owners 1971-2003)**



**1990s: First-floor lobby grand entrance ceiling, uncovered during restoration
(photo courtesy of the De Pietro Family)**



**1990s: First-floor lobby elevator bay, original ceiling exposed during renovation
(photo courtesy of the De Pietro Family)**



**1990s: First-floor lobby, with vinyl wall removed to uncover original marble
(photo courtesy of the De Pietro Family)**

Alterations

There are no obvious exterior alterations to the Yucca-Vine Tower, aside from the 2003 replacement of the “non-historic” storefront system (including wrought-iron ornamentation separating the windows of 6307-09 Yucca), which the permit notes “will have no impact on the character-defining features of the building.”⁶ The biggest change to the building’s appearance occurred just two years after its completion: In February 1931, following the widening of Yucca Street, the curb line where it intersected with Vine Street moved, giving the property another 20 feet of frontage that was landscaped and dubbed Yucca-Vine Plaza⁷. In 1995, site work at the front of the building erected a wrought-iron gate and removed a portion of the existing concrete walk in front of 6305 Yucca for a 16-foot water pond⁸. At some point after 2003, the checkered terrazzo sidewalk spanning the storefronts was replaced with brick pavers. Today, the plaza is used by current occupant AMDA as a student quad and is secured by a wrought-iron gate that has been made more aesthetic with lush green hedges of the same height.

Inside the tower, until 2003 there had been general remodeling of the office floors, such as adding partitions, removing non-bearing walls, replacing bathroom fixtures, and rearranging tile, yet no structural changes. On the ground floor, the space that originally housed Southwest Pharmacy and soda fountain (6307 Yucca) transformed into a 45-seat cafe in the early 1960s. A decade later, the storefront was combined with 6309 Yucca for tenant Chao Praya, one of the first Thai restaurants in the United States⁹—and oldest in Los Angeles until it closed in 2003¹⁰. In 1983, the restaurant expanded into the west wing’s 6311 Yucca following a remodel of the space.

At the other end of the west wing, 6315 Yucca began as Harold’s Tavern but was altered to accommodate the Taft Realty Co. in 1934, the same year fire damage required a new bathroom and four new steps. Five decades later in 1989, a 600-foot mezzanine was constructed on the first floor for a new office. The east wing, which displayed a sign on its roof for decades starting in the 1930s, has also undergone minor interior remodeling such as adding/removing partitions and suspended ceilings.

When AMDA College of the Performing Arts purchased the complex in 2003, extensive renovations transformed 10,590 square feet of office space into classrooms, performance halls, rehearsal rooms, dance studios, a costume shop,

⁶ LADBS, Permit #03016-10000-10133, July 1, 2003

⁷ “No Man’s Land,” *Los Angeles Evening Express*, Feb. 21, 1931

⁸ 1995 site plan

⁹ Chao Praya, gayot.com

¹⁰ “Yucca and Vine,” Sept. 1, 2002, sunset.com

computer lab, library, and black box theater. The remodel, done by Hollywood firm Roschen Van Cleve Architects, also installed all new sinks and toilets.

Character-Defining Features

Site

The Yucca-Vine Tower is set on a north-ascending slope, evident by its east elevation along Vine. From Yucca, a plaza fronts the south entrance, set back from the sidewalk and surrounded by high hedges.

Exterior

- Art Deco eight-story tower, flanked by two-story annexes of corresponding architecture
- Yucca-Vine Plaza, spanning width of building and set 20 feet from Yucca Street
- Recessed main entrance, framed by bas-relief portraits of birds
- Divided-lite casement windows with sloped sills
- Bas-relief frieze of flora, fauna, and geometric motifs
- Cast-stone balconies
- Hexagon-shaped spandrel
- Bas-relief sculptures at roof:
 - Symbolic figures in Greek mythology: Hestia (goddess of the home and family), Hera (goddess of marriage and birth), and Apollo (god of medicine and knowledge)
 - Eight eagles flank the goddesses/god
 - Four sword-wielding guardians protect the parapet

Interior:

Extant character-defining features to be determined; unable to access the building's interior at this time.

B. STATEMENT OF SIGNIFICANCE

The Yucca-Vine Tower meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

Criterion 1: *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.*

Summary

Integral to the development of the Hollywood-Vine commercial district, the Mountain States Life Building was the first (and ultimately, only) height-limit structure built as part of its extension north to include Yucca Street.¹¹ For this reason, the building's construction was essential to the city's "Five-Finger Plan," which prepared Yucca-Vine to become one of the busiest intersections in Los Angeles. In 1930, Hollywood-Vine established a skyscraper record in the U.S., with the eight-story Mountain States Life Building noted as a contributor.

Historic Significance

The construction of the Mountain States Life Building was so crucial to Yucca-Vine's commercial development, Los Angeles City Council voted in July 1928 to rezone the northwest lot purchased from St. Stephens Episcopal Church.¹² The \$250,000 office tower would be one of 20 structures in the Hollywood-Vine vicinity built on the basis of the Five-Finger Plan, a massive project to metropolitanize Hollywood and accommodate the increased traffic by improving its busiest roads from the gateway, Cahuenga Pass—the most heavily traveled highway in the world¹³—down to Melrose Avenue.

The October 1928 groundbreaking of the Mountain States Life Building was celebrated in a ceremony attended by a distinguished group of local financiers and civic leaders, including Sam Kress, owner of Kress Drug Company on Hollywood Boulevard, and real estate businessman A. Z. Taft, notable for making Hollywood and Vine the most famous intersection in the world (Taft also owned the tower's west wing, 6311-17 Yucca). To give locals a visual of what the artistic skyscraper would look like, a sketch was published in the *Los Angeles Times*, which reported

¹¹ Historic Resources Survey Report, Hollywood Redevelopment Plan Area (2020)

¹² "Rezoning on Vine Street Is Approved," *Los Angeles Evening Citizen News*, July 10, 1928

¹³ "Valley Traffic Solution Urged," *Los Angeles Times*, Feb. 26, 1928

the structure of reinforced concrete would boast two elevators and a steam-heating unit. “It will be especially equipped for doctors and professional men.”¹⁴

Mountain State Life Building’s completion in 1929 marked “a new era” in the growth of Hollywood-Vine as a business center and contributed to a 1930 record for skyscraper development. Over the previous five years, construction at the Hollywood Boulevard-Vine Street intersection (and immediately adjacent thereto) “exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size in the United States.”¹⁵ Several of the other height-limit buildings that contributed to the record have since been designated Historic-Cultural Monuments: B.H. Dyas Building (#664, as Broadway Department Store), Hollywood Plaza Hotel (#665), Taft Building (#666), and Bank of Hollywood / Equitable Building (#1088).¹⁶

In 1934, the Art Deco tower—then known as the Postal Union Life Building—was selected as the backdrop for The Three Stooges short, *Three Little Pigskins*, costarring Lucille Ball.



1934: The Three Stooges in front of 6317 Yucca (YouTube)

¹⁴ “Ground Broken for Insurance Unit,” *Los Angeles Times*, Oct. 28, 1928

¹⁵ “Hollywood-Vine Area Establishes a New World Record for Skyscraper Development,” *Los Angeles Times*, Jan. 2, 1930

¹⁶ Los Angeles Historic-Cultural Monument [list](#)

In need of money to buy lunch, the comedic trio panhandle for spare change in front of the building. Original details, such as bas-relief and terrazzo sidewalk, are on display as Moe and Curly are positioned at the east wing on the corner of Vine and Larry covers the main entrance at 6305 Yucca. Later in the scene, a man offers the Three Stooges a day's work holding signs to advertise an upcoming college football game, which they do in front of the building's west wing (signage for 6317 Yucca is prominently visible in the background).

In later decades, the Yucca-Vine Tower made cameos on TV shows *Mission: Impossible* (1968), *Mannix* (1974), and *CHiPs* (1979), and was in the path of a special-effects tornado that ripped through Hollywood in the 2004 blockbuster *The Day After Tomorrow*.

Throughout the 1930s and 1940s, the building housed the Hollywood bureaus of *Motion Picture Daily*, *Motion Picture Herald*, and *Hollywood Screen World*. Gene Autry's Western Music Publishing Co. also had a second-floor office at 6305 Yucca, the address listed in *Modern Screen* magazine for fans to send mail to America's favorite "Singing Cowboy."¹⁷ In 1936, the tower leased an office to the Hollywood Anti-Nazi League (also known as Hollywood League Against Nazism),¹⁸ cofounded by Frederic March, Gloria Stuart, and composer Oscar Hammerstein among others. Later as the Defense of American Democracy, the league fought against the discrimination of Black teachers at predominantly-white Los Angeles public schools in 1940.

The east wing's 6301 Yucca storefront is where consumer technology was revolutionized. In 1969, the Public Computer Network unveiled "the world's largest used car lot," a memory bank organized by make, model, color, price, and other specifications. After submitting the initial request by telephone, a list of vehicles matching a user's description was printed within minutes. PCN's "computer exchange," created by Gordon Adelman, paved the way for a similar model searching job and real estate listings.¹⁹

In 1971, one of the first Thai restaurants in the United States, Chao Praya, opened its doors at 6307 Yucca. For three decades, it served up some of the best seafood in town, according to several Los Angeles dining guide books.²⁰ ²¹ In 2002, a year

¹⁷ *Modern Screen* magazine, April 1940

¹⁸ "Anti-Nazi League Organized in Hollywood," *Illustrated Daily News*, June 3, 1936

¹⁹ "Computer Serves Consumer Needs," *Valley Times*, Dec. 10, 1969

²⁰ *The Guide to Hollywood and Beverly Hills*, Charles Lockwood, 1984

²¹ *LA Restaurants and Gourmet Shops for Southern California*, Andre Gayot, 1995

before the popular location closed, Chao Praya was recognized as one of Los Angeles' oldest Thai restaurants.²²

As the Yucca-Vine area evolved over the decades, surrounding structures came and went, yet the Art Deco tower remained unscathed. In the early 1950s, the Hollywood Freeway's path was paved through the vicinity, just one block north at Franklin Avenue. In 1956, at the southeast corner of Yucca and Vine, construction was completed for the 13-story Capitol Records Building, the world's first circular office building and a designated Los Angeles Historic-Cultural Monument (#857).

Criterion 3: *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.*

The Yucca-Vine Tower is an excellent example of Art Deco architecture: vertical emphasis, zigzag elements, bas-relief sculptures, and cast-stone ornamentation—all of which remains intact nine decades later. Consistent with the time of construction in 1929, Art Deco was the popular choice for modern skyscrapers in Hollywood, as the district established itself as a chic center of commerce. The building exemplified the time's "ultra-modern period, an interesting expression of financial and commercial life today." In particular, its facade "is typical of the new spirit of progress in Hollywood, where beauty is never forgotten."²³

Even more significant, it was designed by one of the most in-demand architects of the time: Henry L. Gogerty. Throughout the 1920s, the Iowa native (with partner Carl Jules Weyl) created several Hollywood landmarks: Historic-Cultural Monument Fred C. Thomson Building (#1196), as well as Hollywood Playhouse (1735 Vine Street), Baine Building (6601 Hollywood Boulevard), and Hollywood Studios Building (6554 Hollywood Boulevard)—all Contributors to the Hollywood Boulevard Commercial and Entertainment National Register Historic District. On his own, Gogerty designed more than 350 schools and industrial buildings in Southern California, including the Playa Vista production facility for Howard Hughes' innovative aviation firm, which was added to the California Register of Historical Resources in 1991 and formally determined eligible for listing in the National Register of Historic Places.

Mountain States Life Building is particularly noteworthy for Gogerty because it was one of his first solo projects after splitting from Weyl in 1928. Furthermore,

²² "Yucca and Vine," Sept. 1, 2002, [sunset.com](http://www.sunset.com)

²³ "New Mt. States Life Insurance Building Adds Beauty to Hollywood Skyline," *Hollywood Daily Citizen*, July 31, 1929

the tower is his first completed example of Art Deco following years focused on Spanish Colonial Revival. Gogerty's ability to skillfully pivot to a modern architectural style, especially on a scale as grand as eight stories, is quite remarkable. During construction of the Hollywood tower, he also designed the Grand Central Air Terminal in Glendale—a blend of Spanish Colonial Revival and Art Deco. Distinguished as Los Angeles' first commercial airport, it was added to the National Register of Historic Places in 2017.

In the 2020 Historic Resources Survey (Hollywood Redevelopment Project Area), Yucca-Vine Tower is noted as an “Excellent example of Art Deco commercial architecture in Hollywood; work of noted Los Angeles architect Henry L. Gogerty.”²⁴ Furthermore, the building's status is listed as 3S;3CS;5S3:

3S: Appears eligible for National Register as an individual property through SurveyLA or other survey evaluation

3CS: Appears eligible for California Register as an individual property through SurveyLA or other survey evaluation

5S3: Appears to be individually eligible for local listing or designation through SurveyLA or other survey evaluation

Due to its architectural significance, the Yucca-Vine Tower is a notable stop on the Art Deco Society of Los Angeles' walking tour of Hollywood.

Commercial Development of Hollywood Boulevard

For decades at the turn of the century, Hollywood Boulevard was largely residential. Known as Prospect Avenue until 1910, the main drag was lined with stately homes such as the Janes House (HCM #227) near Hudson Avenue and French artist Paul de Longpre's garden estate at the northwest corner of Cahuenga Boulevard (demolished in 1927). Approaching the 1920s, with the establishment of the Hollywood Chamber of Commerce, Hollywood Boulevard was reimagined as a first-class shopping and business district, with the Vine Street intersection becoming the nexus of commercial development around 1922. In accordance with a 1905 ordinance (amended in 1911) that prohibited the construction of buildings in Los Angeles taller than 150 feet, Hollywood developers maximized the potential of their properties with “height-limit” structures at Hollywood-Vine such as the Taft Building (HCM #666), Hollywood Plaza Hotel (#665), and B. H. Dyas Department Store (#664, as Broadway Department Store).²⁵

²⁴ Historic Resources Survey, Individual Resources, p. 139

²⁵ Historic Resources Survey Report, Hollywood Redevelopment Plan Area, 2020

By the end of the decade, as the Hollywood-Vine commercial district expanded north to include Yucca Street—and thus, the Mountain States Life Building—the Hollywood Chamber of Commerce championed an improvement project dubbed the “Five-Finger Plan” to include widening, grading, and paving for key street locations. The five fingers—Yucca (thumb), Vine (index), Ivar (middle), Cahuenga (ring), and Wilcox (pinky)²⁶—were all broadened considerably, with Yucca brought to 94 feet. At the time, 25,600 automobiles passed through the intersection of Hollywood and Vine every 12 hours, with the bulk of the traffic on Vine. Once the Five-Finger Plan was in operation, experts predicted Yucca-Vine would rival Hollywood-Vine as one of the busiest intersections in Los Angeles.²⁷

“With Yucca Street converted into a major artery leading into Cahuenga Avenue,” explained G.R. Dexter, President of the Bank of Hollywood, “the traffic between the San Fernando Valley cities and Los Angeles will be routed through Vine Street increasing the thoroughfare’s daily traffic to record figures.”²⁸ Indeed, within months of the improvement project’s 1931 completion at the intersection, Yucca-Vine was named “one of the record traffic centers of Los Angeles.”²⁹

Vine Street between Hollywood and Yucca was specifically projected to be a high-class fashion district known as Peacock Alley. Henry L. Gogerty, architect of the Mountain States Life Building, was selected to exclusively design the style center.³⁰ In 1931, doors opened at the first of what was supposed to be a collection of specialty shops: a two-story Streamline Moderne at the southeast corner of Yucca for Jean Swartz, whose fashion pieces were tailored to “women of distinction.”³¹ By this time, however, the country was mired in an economic depression and the extravagant Peacock Alley project was abandoned—making its first concept, the Jean Swartz Building (now known as the Gogerty Building), also its last.³²

The proposed Historic-Cultural Monument Nomination site was historically occupied by the indigenous Tongva. The First Peoples of the region, they arrived circa 500 BCE and their lands encompassed the greater LA Basin and three Channel Islands.³³

²⁶ “Hollywood’s ‘Five-Finger Plan’ Aids Traffic in the 1920s-30s,” [The Daily Mirror](#), July 17, 2017

²⁷ “Formal Opening Held at Building Thursday Night,” *Hollywood Daily Citizen*, July 31, 1929

²⁸ “Development of 5-Finger Plan Is Rapid,” *Los Angeles Evening Express*, Sept. 27, 1930

²⁹ “Office Rental of Structure Near Capacity,” *Los Angeles Times*, July 5, 1931

³⁰ “Start Work on First Unit of ‘Peacock Alley,’” *Los Angeles Evening Express*, Oct. 11, 1930

³¹ Jean Swartz advertisement, *Los Angeles Times*, May 22, 1931

³² “Peacock Alley: The Pride of Vine Street,” [BeforeThe101.com](#)

³³ “We Are Still Here”: A Report on Past, Present, and Ongoing Harms Against Local Tribes

Mountain States Life Insurance Company

In March 1927, Mountain States Life Insurance Company moved its headquarters from Denver to Hollywood, becoming the very first life insurance company to establish itself in the motion picture community. In its new executive office at the Guaranty Building (6331 Hollywood Boulevard, at Ivar Avenue), success was immediate and exponential. That October, Mountain States recorded its largest production of life insurance in the company's seven-year history with \$1,381,500 worth of policies written, according to president William L. Vernon.³⁴ Five months later on March 7, 1928, Mountain States set a record for the "quickest claim ever paid by a life insurance company" when they issued a check to the beneficiary of policyholder Robert W. Berkelew within five hours of receiving proof of his death.³⁵ Within 18 months of relocating to Hollywood, the company had written \$6 million worth of policies, accounting for nearly half of its \$16 million aggregate.³⁶

The rapid growth of Mountain States Life Insurance convinced executives they had outgrown the Guaranty Building headquarters. Plans commenced to erect a magnificent symbol of the company's achievements at the northwest corner of Yucca and Vine streets: an eight-story tower of Class-A construction designed by Hollywood's most in-demand architect, Henry L. Gogerty.

Ten months after its groundbreaking, the completion of the Mountain States Life Building was lauded throughout the city. *Los Angeles Times* splashed a photograph of the tower on the front page of its July 28, 1929 real estate section with the headline "Suburb Building to Open." The accompanying article reporting on the building's Aug. 1 grand opening—welcome to all residents of Hollywood and Los Angeles County—teased it as "a typical Hollywood gala event." *Hollywood Daily Citizen* also publicized the celebration with full-page coverage that included portraits of Mountain States Life Insurance's officers and a profile on architect Gogerty. "Completion of the Mountain States Life Building," noted the newspaper, "forges another link in the chain of circumstances which is destined to make the Hollywood Boulevard-Vine-Ivar area the permanent and foremost business center of Hollywood."³⁷

Mountain States Life Insurance certainly did its part. Two months after moving into its new headquarters, in October 1929 the company absorbed the Western Casualty Company (Denver) and Sierra Nevada Life and Casualty Company (Oakland) and relocated both to its Hollywood executive offices. To accommodate the new business,

³⁴ "Mountain States Life to Erect Office Structure," *Los Angeles Evening Citizen*, Oct. 17, 1928

³⁵ "The Quickest Claim Ever Paid," *Los Angeles Evening Citizen*, March 15, 1928

³⁶ "Insurance Concern in New Action," *Los Angeles Times*, Sept. 28, 1928

³⁷ "Formal Opening Held at Building Thursday Night," *Los Angeles Evening Citizen*, July 31, 1929

Mountain States Life Insurance built a two-story addition adjoining the east side of the tower (6301-03 Yucca / 1801-05 Vine), also designed by Gogerty.

By July 1930, the company was operating in 16 states—therefore “Mountain States” no longer accurately described its massive territory. That month, Mountain States rebranded as Pacific States Life Insurance Company. “The company has established itself on the Pacific Coast,” explained the announcement, “and is forging ahead in the fastest developing section of the United States, the west coast, and particularly Southern California.”³⁸

The following year, the building was already at full occupancy and applications from potential tenants were being declined.³⁹ But as the Great Depression ravaged the country, its impact was felt in the life insurance business, which slowed considerably. As a result, Pacific States withdrew from several western states, including California, and concentrated on territories east of Denver, its original headquarters. Although the company’s executive office would remain embedded at the corner of Yucca and Vine, in October 1933 its building was sold to Postal Union Life Insurance Company—which slapped its name on the tower’s east facade.

Art Deco Architecture

Consistent with the time of construction in 1929, the Yucca-Vine Tower employs Art Deco, the popular architectural choice for skyscrapers, especially in Hollywood as the district established itself as a chic center of commerce. “Of the various related responses to Modernism, Art Deco was among the shortest lived, its zenith cut short by the onset of the Great Depression,” according to SurveyLA’s historic context statement on L.A. Modernism, 1919-1980. “It was also the most lavish and resplendent of this family of architectural styles. Its gilded, glitzy aesthetic left an indelible imprint on the built environments of cities across the nation, and particularly in Los Angeles, between the mid-1920s and mid-1930s.”⁴⁰

Art Deco—defined by vertical/horizontal lines, geometric elements, and stylized ornamentation, like bas-relief sculptures—debuted on the world’s stage at the 1925 Paris Exposition, and swiftly made its way to the United States. In Hollywood, the Mountain States Life Building was one of the early Art Deco creations, preceding landmarks such as Pantages Theatre (HCM #193), Kress Building, J.J. Newberry, Hollywood Citizen-News (HCM #1173), Hollywood Post Office (National Register of Historic Places, architect Claud Beelman), and Montecito Apartments (HCM #1169).

³⁸ “The Mountain States Life Insurance Company,” *Hollywood Daily Citizen*, June 24, 1930

³⁹ “Office Rental of Structure Near Capacity,” *Los Angeles Times*, July 5, 1931

⁴⁰ SurveyLA’s historic context statement on L.A. Modernism, 1919-1980

The singular style of Art Deco falls under three distinct variations. The Yucca-Vine Tower exhibits arguably the most popular: Zigzag, a reinterpretation of Gothic architecture typified by vertical emphasis, setbacks, and asymmetric massing. WPA/Classical Moderne, which emerged several years into the Great Depression, relies on horizontal emphasis and is most associated with government buildings. Streamline Moderne's distinct traits incorporate ship-like elements like rounded corners and porthole windows.⁴¹

Also from SurveyLA's historic context statement on L.A. Modernism, 1919-1980:

With respect to architecture, the Art Deco style was expressed through a common set of characteristics that represented a balance of industrial technology and artistic sensibilities. Buildings designed in the style exhibited a strong vertical orientation, appearing as if they were jutting freely up into the sky. They were often composed of multiple stepped volumes, which augmented this prevailing sense of verticality and also added a dimension of visual and spatial complexity. Exterior walls were clad with terra cotta, cast stone, or another smooth material and expressed minimal depth or projection; ornament, sculpture, and other details were applied abstractly and in low relief. Classical elements like columns were stripped down to their most rudimentary forms by fluting, reeding, and other reductive methods. Buildings were often polychromatic, an effect that was achieved through means such as the use of faience and the application of hued metals. Façades were replete with abstract, eye-catching geometric motifs that exploited the decorative value of mass-produced products and provided buildings with a glitzy appearance. Ornament was applied superficially to exterior walls and acted as a decorative "skin."

The vertical forms, crisp clean lines, and geometric patterns that characterized the Art Deco style could be adapted to a variety of building types, but in Los Angeles (and elsewhere) Art Deco was predominantly a commercial idiom. By the late 1920s, the style had supplanted the Beaux Arts, Italian Renaissance Revival, and other historicist styles as the preferred idiom for office towers, skyscrapers, and other tall, monumental buildings throughout the Downtown commercial core... These buildings featured spires, towers, and other appurtenances that accentuated their verticality, and were awash in dynamic ornament and geometric motifs. Their unabashed opulence visually expressed a fresh, new approach to commercial design that reflect the optimistic spirit that defined Los Angeles in the 1920s.

⁴¹ *Art Deco 101, Art Deco Los Angeles*

Exotic motifs were often incorporated into the design of Art Deco buildings to augment their sense of sophistication and worldliness. In Los Angeles, these motifs often reflected the country's fascination with the exotic architecture of ancient Egyptian, Mesopotamian, or pre-Columbian cultures, ignited by the discovery and excavation of King Tutankhamun's tomb in Egypt in 1923. Elements of ancient cultures such as the ziggurat and the pyramids made their way into the building's physical form or its applied decoration. Locally influential cultures were also commonly referenced; in B. Marcus Priteca's Pantages Theatre in Hollywood (L.A. Historic-Cultural Monument No. 193), "sculpturally stylized images of Native American maidens." Other motifs reflecting the cultures romanticized by Hollywood included patterns of chevrons, zigzags, spirals, steps, flora, and animals, which were either applied as low relief panels or as three-dimensional sculpture.

Shortly after the style reached its zenith in the late 1920s, the stock market crashed and the Great Depression set in, and the bold, colorful, eclectic, and richly embellished aesthetic of the Art Deco style was generally seen as too ostentatious for a society mired in economic depression... Art Deco had largely faded away from American architecture by the early 1930s.⁴²

Architect Henry L. Gogerty (1894-1990)

One of the most prominent Los Angeles architects, Henry L. Gogerty left his indelible mark all over Hollywood. From 1924 to 1928, together with partner Carl Jules Weyl, he designed several Spanish Colonial Revival masterpieces, including the Hollywood Playhouse (1735 Vine Street), Baine Building (6601 Hollywood Boulevard), Hollywood Studios Building (6554 Hollywood Boulevard), Historic-Cultural Monument #1196 Fred C. Thomson Building (6536 Sunset Boulevard), and across the street at 6600 Sunset Boulevard. The Baine Building was commissioned by Colonel Harry Baine, who spearheaded the first Santa Claus Lane Parade in 1928 and earned distinction as "the first person to live in a penthouse on Hollywood Boulevard."⁴³ The building's unique architectural details inspired Disney Imagineers to replicate it at two theme parks, California Adventure and Hollywood Studios in Orlando, Florida.

After Gogerty split from Weyl—who went on to design the Brown Derby restaurant on Vine Street—one of his first solo projects was the Mountain States Life Building (Weyl was not involved, as widely claimed online and in LA City Planning reports^{44 45}).

⁴² SurveyLA's historic context statement on L.A. Modernism, 1919-1980

⁴³ *The Story of Hollywood: An Illustrated History* (2005), Greg Paul Williams

⁴⁴ Historic Resources Survey Report, Hollywood Redevelopment Plan Area, 2020

⁴⁵ Historic Resources Technical Report, Echelon Studios, 2022

Over the following years, Gogerty created several noted works in the general vicinity: Jean Swartz Building (6274-84 Yucca Street, now Gogerty Building and part of Capitol Records Complex), Van de Kamp Dutch Bakery (1775 Ivar Avenue), Mandarin Market (1234-1248 Vine Street; demolished), and storefronts at 6357-67 Yucca Street.

Beyond Hollywood, Gogerty's portfolio is as eclectic as it is impressive. During construction of the Mountain States Life Building, he also designed Los Angeles' first commercial airport, Grand Central Air Terminal in Glendale, added to the National Register of Historic Places in 2017. In 1941, he was tapped by Howard Hughes to plan and design the production facility for his Hughes Aircraft Company, which had secured military contracts during World War II. The aviation firm's Playa Vista campus, now the Hughes Industrial Historic District, was added to the California Register of Historical Resources in 1991 and formally determined eligible for listing in the National Register of Historic Places. Building 15, a 250,000-square-foot cargo plane assembly plant for Hughes' famous "Spruce Goose" flying boat, is also individually listed in the California Register within the context of engineering. Due to the shortage of industrial materials during WWII, the double-arched building was constructed entirely of wood, making it one of the largest wood structures in the world in terms of footprint dimensions, volume, and free span floor area.⁴⁶

Over Gogerty's five-decade career, the noted architect designed more than 350 schools and industrial buildings in Southern California, including Susan Miller Dorsey High School in South Los Angeles (1937), George Air Force Base School in Adelanto (1941), Allan Hancock College in Santa Maria (1960), and South Hills High School in West Covina (1963), as well as the auditorium, gymnasium, and dormitories for Pepperdine University's original location in South Los Angeles (1938), which has been preserved as the Pepperdine College Historic District. For his development of gliding acoustical walls to provide for flexible classroom construction, Gogerty received a national achievement award in the science of construction from the American Institute of Architects in 1952.

After World War II, he purchased 320 acres in Rancho Mirage and in 1951 built the Desert Air Hotel, a resort designed for aviators and a popular hotspot that attracted Hollywood celebrities Bing Crosby, Gene Autry, and Jimmy Stewart. The hotel closed in 1968 and was razed years later for new development.⁴⁷

Gogerty, an Iowa native who received a bachelor's degree in Architecture at the University of Illinois, began his career in 1916 as a junior draftsman for Sinclair Packing Company in Cedar Rapids. During World War I, he served in the U.S. Army field artillery and continued his training as an inspector. He spent a year in Fort

⁴⁶ HughesHistoric.com

⁴⁷ "Henry L. Gogerty; Architect Who Designed Gliding Classroom Walls," *LA Times*, Apr. 6, 1990

Worth, Texas working as a senior draftsman until 1920 when he headed to California, where he apprenticed for various architects in Long Beach. In 1923, he established his own firm, H. L. Gogerty, Architect, yet the following year he partnered with Weyl, designing several Hollywood historic sites as Gogerty & Weyl until 1928. Under his own firm, sometimes referred to as H. L. Gogerty Associates, Gogerty's career skyrocketed in the 1930s when he designed more than 30 schools specifically commissioned by President Franklin D. Roosevelt's New Deal-era Works Progress Administration. He became a member of the AIA in 1941, the same year he was selected to plan the innovative Hughes Aircraft campus. A decade later, the AIA honored Gogerty with election to its College of Fellows in 1953. Following his 1967 retirement at the age of 73, Gogerty was declared a member emeritus, a status he held until his 1990 death.⁴⁸

Period of Significance

Criterion 1: The period of significance for the Mountain States Life Building / Yucca-Vine Tower is defined as 1929-1946. As the preeminent life insurance authority of the Western United States, it was home to Mountain States, Pacific States, and Postal Union for two decades. Also during this period, the Hollywood Anti-Nazi League—the first American anti-Nazi organization not overtly linked to American Jews—mobilized here and fought against fascism and racism from its executive office.

Criterion 3: The period of architectural significance for the Mountain States Life Building / Yucca-Vine Tower is defined as 1929-1931, from the year the skyscraper opened its doors as the premier life insurance company's Hollywood headquarters to when it gained the Yucca-Vine Plaza as a result of the Five-Finger Plan. The building is an "Excellent example of Art Deco commercial architecture in Hollywood; work of noted Los Angeles architect Henry L. Gogerty," according to the 2020 Historic Resources Survey.⁴⁹

Integrity

In addition to meeting eligibility criteria, the Yucca-Vine Tower retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or

⁴⁸ American Institute of Architects, [Gogerty membership file](#)

⁴⁹ Historic Resources Survey Report, [Hollywood Redevelopment Plan Area \(2020\)](#)

historic period.” The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.⁵⁰

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

Design: The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco building. Since the three-structure complex’s completion in 1930, the only exterior alteration has been to the storefronts facing Yucca Street, particularly the wrought-iron ornamentation that originally separated the windows of 6307-09 Yucca Street as well as the style of windows spanning the ground floor (however, original fenestration remains). The rest of the facade—cast-stone decorative panels, bas-relief sculptures, and casement windows with sloped sills—is intact and unaltered. Therefore, the building retains integrity of design.

Setting: The building is located at the intersection of Yucca and Vine streets, one block north of the famous Hollywood and Vine. Constructed in 1929, it’s one of the earliest remaining structures in the vicinity, having narrowly survived the Hollywood Freeway’s path and subsequent redevelopment. This element of integrity remains intact.

Materials: The building has experienced relatively few exterior alterations that have affected its integrity of materials. All materials dating to the building’s period of significance remain intact, including the smooth concrete cladding, steel windows, primary double doors, and decorative elements including cast-stone ornamentation. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains intact.

Workmanship: The building’s original workmanship is still evident through its overall construction method and material; minor alterations as noted above have not obscured details like vertical elements and molded Art Deco decorative elements. Because the property retains the physical characteristics from the time it was constructed, it continues to reflect the workmanship of its builders. Therefore, the building retains this element of integrity.

⁵⁰ U.S. Department of the Interior, National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington D.C.: National Park Service, 1997)

Feeling: The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Therefore, the building retains integrity of feeling.

Association: The building retains its original appearance, clearly recognizable as Art Deco and directly linked with the respective period of development in Hollywood beginning in the late 1920s. Therefore, it retains integrity of association.

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ITEMS ATTACHED

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1955

Exhibit 3. Building Permits (original, alterations, and 2003 remodel)

Exhibit 4. Newspaper Articles

Exhibit 5. Historical Photos

Exhibit 6. Contemporary Photos

Exhibit 7. Historic Survey Report

Exhibit 8. Works of Architect Henry L. Gogerty

Exhibit 9. Parcel Profile Report

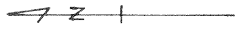
Exhibit 1. Tract Map

5546 | 3
 SCALE 1" = 60'

1984

TRACT NO. 26206
 M.B. 691 - 91 - 92

HOLLYWOOD
 MR. 28 - 59-60



CODE
 67

FOR PREV. ASSMT. SEE:
 5546 - 3

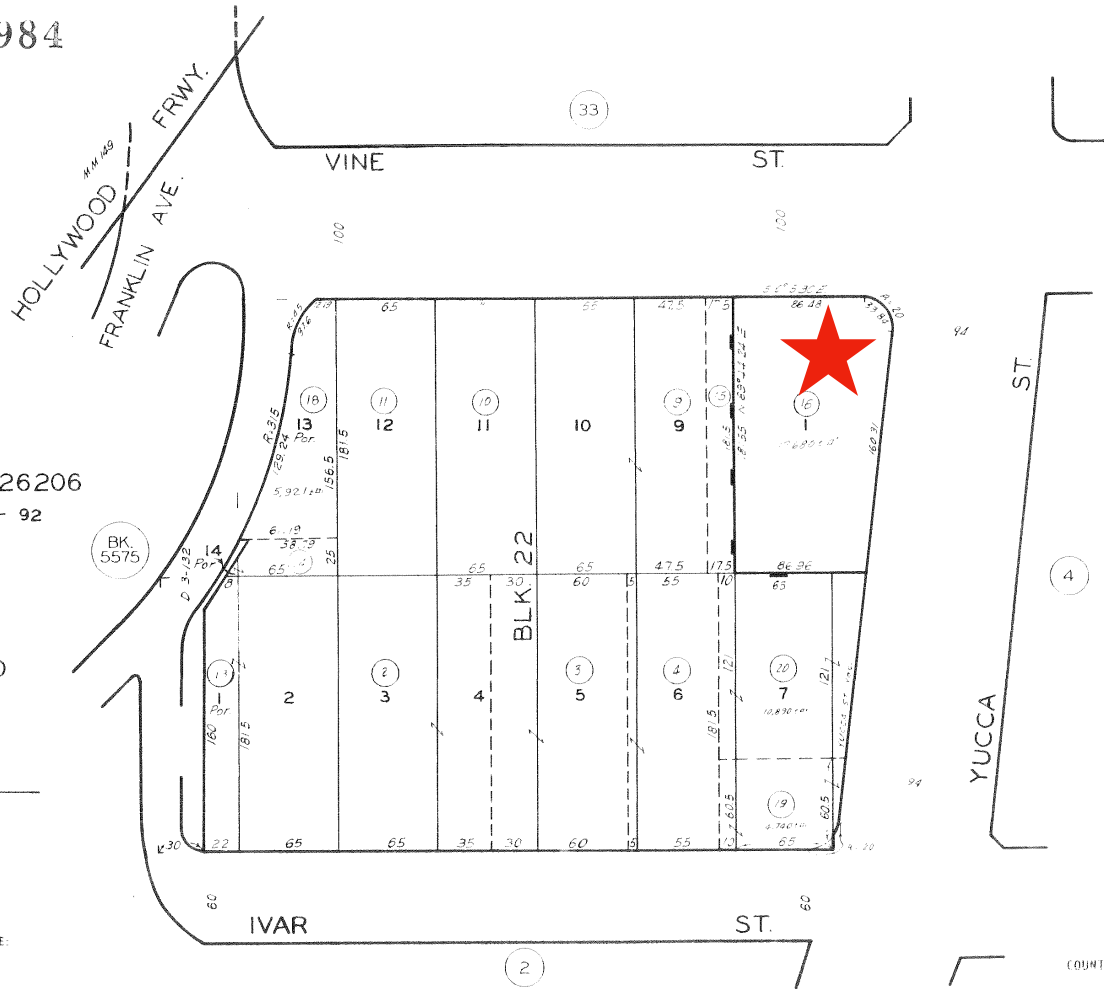


Exhibit 2. Sanborn Fire Insurance Map, 1955

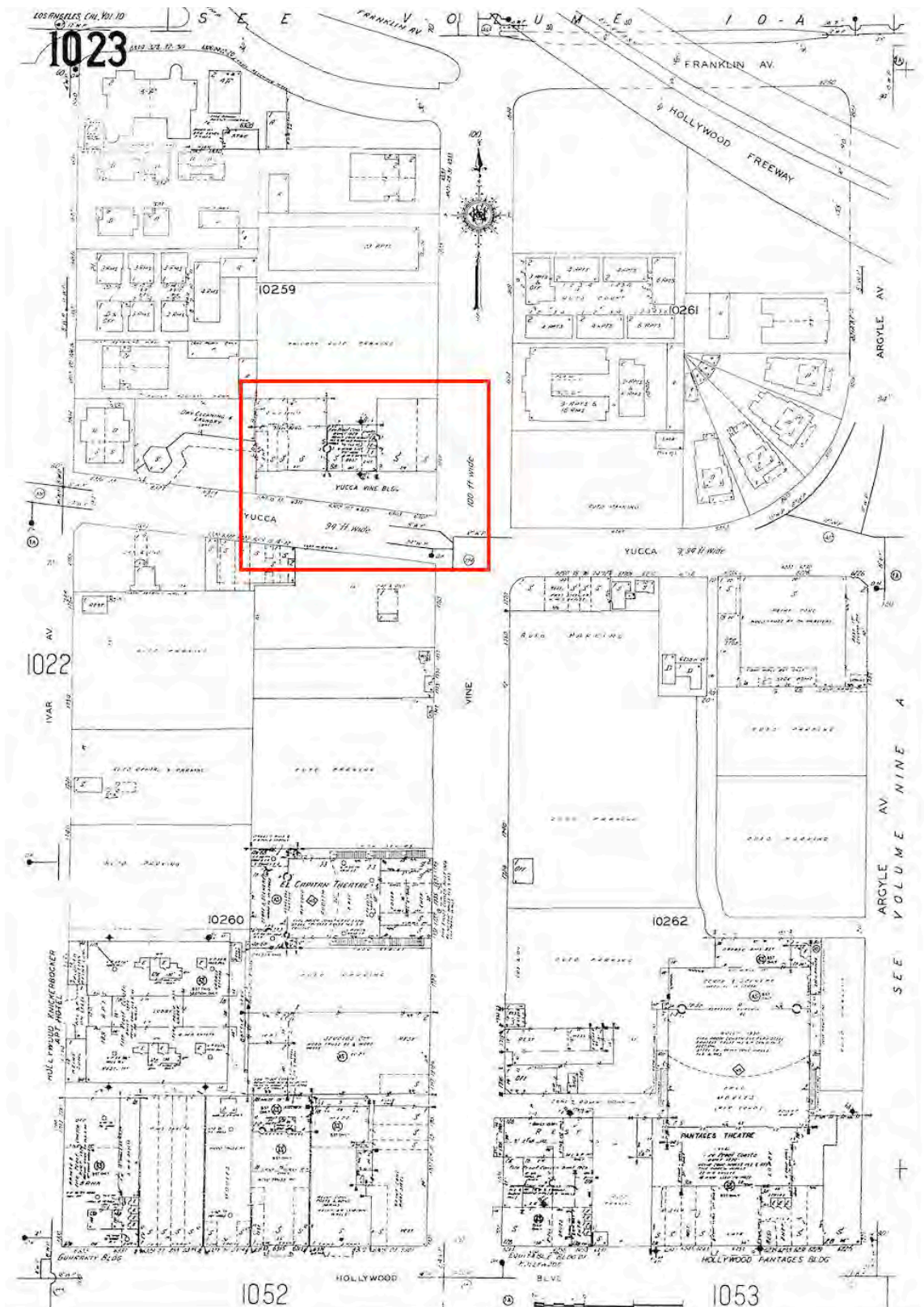


Exhibit 3. Building Permits

1 DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Buildings
CLASS "A" - "B" - "C"

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made, to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

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

Lot No. 8 and Southern 10th of Lot 9, Block 23 Hollywood
 (Description of Property) Westerly 50 feet of the East by 110 feet of Lot 8 and the westerly 50 feet of the Easterly 110 feet of the South 10 feet of Lot 9, Block 23, Hollywood tract as recorded in M.R. 28 pages 59 and 60.
 District No. 32 M. B. Page 1618 F. B. Page
 No. 6305-07-09 Yucca Street Street
 (Location of Job)
Ret Vene, Draw
 (USE INK OR INDELIBLE PENCIL)

BY [Signature] Deputy
 O. K. City Engineer
 BY [Signature] Deputy

1. Purpose of Building Stores & Office No. of Rooms 40 No. of Families 0
 2. Owner's name Mountain States Life Insurance Co. Phone Gl 1154
 3. Owner's address 6331 Hollywood Blvd.
 4. Architect's name H. L. Gogarty Phone Gl 4606
 5. Contractor's name Ben S. Houtz Phone Gr 3141
 6. Contractor's address 1735 No. Wilcox
 7. TOTAL VALUATION OF BUILDING (Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 100,000.00
 8. Any other building or permit for a building on lot at present? No. How used?
 9. Size of proposed building 50 x 46' Size of lot 50 x 75' feet
 10. Number of stories in height 8 1/2 basemat Height to highest point 119'
 11. Material of foundation Rein. Concrete Character of soil Yellow sandy clay
 12. Material of exterior walls Concrete
 13. Material of interior construction Tile, gyblock, metal lath & Plaster
 14. Material of floors concrete
 15. Material of roof Asph/Flt on concrete slab

What Zone is Property In? C-2
 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. 33172	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>11-127-128</u> <u>Makrsky</u>	Application checked and found O. K. <u>11/28/28</u> <u>ZB</u> <u>71053</u>	Stamp Here when permit is issued. NOV 28 1928
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FOR DEPARTMENT USE ONLY

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

REMARKS

Lathing and Plastering Ordinance
 will be complied with *85 TONS STEEL*
W. Rogent *1150 yds Concrete 1800 barrels Cement*
 Owner or Authorized Agent

See Board letter 11/27/28 re Street

True

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

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

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

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From No. <u>6305-7-9</u> <u>Jensen St</u>	Street _____
To No. _____	Street _____

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? store office
2. What purpose will Building be used for hereafter? office
3. Owner's name Garrett H. Jones, Jr. Phone: 9-1154
4. Owner's address 6331 Hollywood Blvd.
5. Architect's name H. L. Langerty Phone: 6-1406
6. Contractor's name Bern S. Smith Phone: _____
7. Contractor's address 1735 NE Nelson
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 25.00
9. Class of present Building A No. of rooms at present _____
10. Number of stories in height 8 1/2 Size present Building 50 x 16
11. State how many buildings are on this lot. one
12. State purpose buildings on lot are used for. Office Bldg
(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:

Change size of penthouse

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 3/11/29

930

(Sign here)

H. L. Langerty
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 7450	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>3-20-29</u> <u>[Signature]</u> City Engineer	Stamp here when permit is issued. MAR 20 1929
---------------------------	--	--	---

No. 3317

File with 3317/77 #0

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

1

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" "B" "C"

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

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

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

Lot No. W. 71.5' of Lot 8 Block (Description of Property) TAKE TO All of Lot 8 except the East 110 Ft. Thereof. 2nd FLOOR (2nd FLOOR) South 10 Feet of Lot # 9 except the East 10 Feet thereof. Block 22 Hollywood TAKE TO No. 37 M. B. Page / F. B. Page ROOM No. 5 6311-3-5-7 YUCCA Street (Location of Job) Bot Vine & Ivor (USE INK OR INDELIBLE PENCIL)

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

- 1. Purpose of Building: Stores No. of Rooms: 5 No. of Families:
2. Owner's name: A. T. Taft Jr. & Harold O. Taft. Phone No. 7091
3. Owner's address: No. Vine St. Hollywood
4. Architect's name: H. L. Gogerty Phone: 914606
5. Contractor's name: not yet selected
6. Contractor's address:
7. TOTAL VALUATION OF BUILDING: \$ 17,500.00
8. Any other building or permit for a building on lot at present? No How used?
9. Size of proposed building: 71'6 x 72'6 Size of lot: 71'7 x 75'0 feet
10. Number of stories in height: One Height to highest point: 24'
11. Material of foundation: Concrete Character of soil: sandy clay
12. Material of exterior walls: Brick & Concrete
13. Material of interior construction: wood & steel & plaster
14. Material of floors: Concrete & O.P.
15. Material of roof: Composition
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in?

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 4/15/29 380 (Sign Here) J. H. Soyety (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 14923 Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Application checked and found O. K. Stamp here when permit is issued JUN 4 1929

Ord 61549 over 36

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	O.K.
ZONING	O.K. Ord # 61549 and Board Letter 5/31/29
SET-BACK LINE	O.K. CP
ORD. 33761 (N. S.)	O.K. CP
FIRE DISTRICT	O.K. CP

5/31/29
RSC

REMARKS

4 Tons Reinforcing Steel.
150 Bbls of Cement.

All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Building CLASS "D"

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

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot No. Block (Description of Property) Entirely 60 ft of Lot 8 and the South 10 ft of the East 60 ft of Lot 9 Block 22 Hollywood Street as recorded in M.R. 25 pages 19 & 20
District No. M. B. Page F. B. Page
No. 1801-03 N. Vine St and 6301-03 Yucca St Street (Location of Job)
N. U. Co. Vine & Yucca

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

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building Office No. of Rooms 40 No. of Families
2. Owner's name M. T. State Oil Co. Phone 98 1154
3. Owner's address 6305 Yucca
4. Architect's name H. J. Sargent (PROPERTY) Phone 92 4606
5. Contractor's name Ben S. Harty Phone 98 1154
6. Contractor's address 6305 Yucca St
7. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equip., etc. and Appliances in Completed Building) \$ 2000
8. Is there any existing building or permit for a building on lot? No How Used?
9. Size of proposed building 60 x 72'8" Height to highest point 39' feet
10. Number of Stories in height 2 Character of ground Sandy loam
11. Material of foundation Concrete Size of footings 18" size of wall 18" Depth below ground 2' min
12. Material of chimneys Number of Inlets to five Interior size of flues X
13. Material of exterior walls 2 x 6 studs + Plaster + Wire mesh
14. Give sizes of following materials: REDWOOD MUDSILLS 2x6 x Girders 2x6
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2x6 Second floor joists 2 x 12 Specify material of roof Composition
15. Will all provisions of State Housing Act be Complied with? Yes
16. What Zone is Property in? B

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) H. J. Sargent (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Table with 4 columns: PERMIT NO. (25462), Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. (Kam Plan Examiner), Application checked and found O. K. (White Clerk), Stamp here when permit is issued (OCT 2 1929)

Handwritten notes: 2 FR. Stair by Harry Carpenter 35-25, 64891, 61549-

FOR DEPARTMENT USE ONLY

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

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? *yes*

Board letter re wall 8/27/29
OK APC - 8/27/29 *Stores & Office*

~~*This bid will be used for office purposes only*~~
~~*of H. H. Loyalty by [Signature]*~~
~~*Robert Bryan*~~

Valuation reduced on account of previous permit for foundation

All Applications Must be Filled Out by Applicant

Reg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

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

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

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

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by 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. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot <i>PART OF 849</i> Block <i>22</i>	Lot _____ Block _____
	Tract <i>Hollywood</i>	Tract _____
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book <i>28</i> Page <i>59/60</i> F. B. Page _____	Book _____ Page _____ F. B. Page _____
	From No. <i>6317 YUCCA STREET</i>	Street _____
	To No. <i>Bot Vine & Dear</i>	Street _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? *STORES & MARKET*
- What purpose will Building be used for hereafter? *STORES, MARKET & OFFICES*
- Owner's name *H. O. TART* Phone *HO. 7190*
- Owner's address *6317 YUCCA ST.*
- Architect's name *H. L. GOGERTY BRYAN* Phone *CH. 4606*
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. } \$ *8000.00*
- Class of present Building *"C"* No. of rooms at present *4*
- Number of stories in height *ONE* Size of present Building *71'-5" x 73'-0"*
- State how many buildings are on this lot *ONE*
- State purpose buildings on lot are used for *STORES & MARKET ZONE*
(Apartment House, Hotel, Residence, ~~Other~~ purpose)

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

SECOND FLOOR, CLASS "C" ADDITION, TO BE USED FOR OFFICES. 71'-5" x 44'-7"

ORIGINAL BLDG. PERMIT No. 14923 V - JUN 4th 1929

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 *5/13/30* (Sign here) *H. L. Gogerty* Architect
(Owner or Authorized Agent.)

PERMIT NO. 19083	FOR DEPARTMENT USE ONLY	
	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>8-14-30</i> <i>ZC</i> <i>[Signature]</i> Clerk

Stamp: **RECEIVED** AUG 14 1930

G. J. Owens, 61549
H. J. Bullman, 1022

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

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

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

Present location of building

N.W. 6315 Yucca St Hollywood, Corner of Vine & Yucca Sts

Approved by City Engineer.

New location of building

(House Number and Street)

Deputy.

Between what cross streets

1. Purpose of PRESENT building Stores + Apt Families..... Rooms.....

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

3. Owner (Print Name) HAROLD O. TAFT Phone.....

4. Owner's address 6315 YUCCA ST

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

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

7. Contractor..... State License No..... Phone.....

8. Contractor's address.....

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building \$ 50

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

11. Size of existing building.....x.....Number of stories high 2 Height to highest point.....

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

Describe briefly and fully all proposed construction and work: Replace lath + plaster, Replace 4 new steps + Floor Damage

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 1878 FOR DEPARTMENT USE ONLY. Includes fields for Plans, Specifications, Zone, Fire District, and a date stamp FEB - 6 1934.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot Tract (Form for location details)

Present location of building } 6301 Yucca St (House Number and Street)
New location of building } (House Number and Street)
Between what cross streets } N.W. Cor. Yucca & Vine

Approved by City Engineer.

Deputy.

- 1. Purpose of PRESENT building Office & Store Families Rooms
2. Use of building AFTER alteration or moving Same Families Rooms
3. Owner (Print Name) Hollywood Herald Phone
4. Owner's address 6301 Yucca St
5. Certificated Architect State License No. Phone
6. Licensed Engineer Blaine Noice State License No. 97 Phone CL 0371
7. Contractor Electrical Products Corp State License No. 12588 Phone PR 0371
8. Contractor's address 1128 Venice Blvd.
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) \$300.00
10. State how many buildings NOW on lot and give use of each Office & Store
11. Size of existing building x Number of stories high 2 Height to highest point 30'-0"
12. Class of building C Material of existing walls Masonar Exterior framework Wood or Steel

Describe briefly and fully all proposed construction and work:

Add all metal roof sign.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 9602 FOR DEPARTMENT USE ONLY 4752
Plans checked, Zone C3, Fire District No. 1, Bldg. Line, Street Widening, Application checked and approved, JUL 27 1934, Inspector [Signature]

Fee 2.50

Stamp here when Permit is issued

JUL 27 1934

Inspector

[Signature]

10

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

NEW CONSTRUCTION

Size of Addition None x Sign 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 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 Blaine Noice (Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY
Application Fire District Bldg. Line Termite Inspection
Construction Zoning Street Widening Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement
Tons of Reinforcing Steel

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

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

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

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITES INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.
OWNER OR AUTHORIZED AGENT

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:

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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 } 6311 Yucca Street (House Number and Street)
New location of building }
Between what cross streets } Vina Street and Iyar Street
Approved by City Engineer. Deputy.

1. Purpose of PRESENT building Stores and Offices Families 0 Rooms 10 (Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving no change Families..... Rooms.....

3. Owner (Print Name) Postal Union Life Ins. Co. Phone.....

4. Owner's Address 6305 Yucca St

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

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

7. Contractor KAHN CONSTRUCTION CO State License No. 559 Phone. GL 1989

8. Contractor's Address 6769 Lexington Ave

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) \$300.00 OKWAT

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

11. Size of existing building 65 x 75 Number of stories high 2 Height to highest point 30

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

Describe briefly and fully all proposed construction and work:

Build balcony (Mezzanine) (entirely within one store room) to be used for office purposes, so that ground floor can be used for display of merchandise No existing walls to be changed--no bearing partitions altered. No partitions above or below mezzanine.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 2585 FOR DEPARTMENT USE ONLY
Plans and Specifications checked WMT Taggart
Zone 63 Fire District No. 210
Corrections verified WMT Taggart Bldg. Line 200 Street Widening
Plans, Specifications and Applications checked and approved 1/24/34
Inspector CH. West 15

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

NEW CONSTRUCTION

Size of Addition... 20 x 45... no additional ground area to be covered... Size of Lot... x... Number of Stories when complete... x

Material of Foundation... entirely within store room... 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... Kahn Construction Co. (Owner or Authorized Agent)

By... [Signature]

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application (WMT), Fire District, Bldg. Line, Termite Inspection; Construction (WMT), Zoning (WMT), Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE none 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 Hollywood Boulevard Street Sign Here... Kahn Const. Co. [Signature] (Owner or Authorized Agent)

(3) No required windows will be obstructed. Kahn Construction Co Sign Here... [Signature] (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... Kahn Construction Co. [Signature] (Owner or Authorized Agent)

REMARKS: All timber will be above first finish floor: no pressure treated material necessary. No plastering.

Kahn Construction Co., by [Signature]

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP	1. LEGAL LOT 8 & 9	BLK. 22	TRACT Hollywood Tract
ZONE	2. BLDG. ADDRESS 6301-17 Yucca St.		APPROVED
FIRE DIST.	3. BETWEEN CROSS STS. Vine Street AND Ivar		
INSIDE KEY	4. PRESENT USE OF BLDG. Stores & Offices	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Turner Investment Co.		
REV. COR. LOT SIZE	6. OWNER'S ADDRESS 6305 Yucca St.		
REAR ALLEY	7. CERT. ARCH.		
SIDE ALLEY	8. LIC. ENG.		
BLDG. LINE	STATE LICENSE NUMBER		
AFFIDAVITS	9. CONTRACTOR Wms. Waterproofing & Painting		STATE LICENSE NUMBER
BLDG. AREA	10. SIZE OF EX. BLDG. 72 x 74 STORIES 2 HEIGHT		
SPRINKLERS REQ'D SPECIFIED	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER

3 6301-17 Yucca St.

VALIDATION	LA 38571	WAR-22-56	40945	B - 2 CS	3.00
TYPE	GROUP	MAX. OCC.			
IIIA	G-1	No Change	WAR-22-56	40946	B - 1 CS 6.90
DIST. OFFICE					
G. OF O. ISSUED	P.C. 3.00 B.P. 6.90.				

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 1300.00	VALIDATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: Parapet wall corr. Yucca St. rear exit courts & exposure of finials	PLANS CHECKED
FILE WITH	MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> CONC. PARAPET	CORRECTIONS VERIFIED
CONT. INSP.	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. <i>James Beath</i> SIGNED	PLANS APPROVED
	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED

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

3 FOR INSPECTION 2 3 3 2060 400 1 0 4

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1	BLOCK -	TRACT 26206	COUNTY REF. NO. MP 691-91/92	DIST. MAP 150-185
2. PRESENT USE OF BUILDING	'16' Retail/offices			NEW USE OF BUILDING	'16' retail/offices
3. JOB ADDRESS	6315 Yucca St.				FIRE DIST. TT
4. BETWEEN CROSS STREETS	Vine St/Ivar St.				COUN. DIST. 13
5. OWNER'S NAME	De Pietro Corporation			PHONE 213/461-4253	LOT TYPE Corner
6. OWNER'S ADDRESS	6305 Yucca St. Hollywood			CITY	LOT SIZE Irreg.
7. ENGINEER	Robert De Pietro			BUS. LIC. NO. C24653	PHONE 461-4253
8. ARCHITECT OR DESIGNER	Dennis De Pietro			BUS. LIC. NO. C9502	PHONE 461-4253
9. ARCHITECT OR ENGINEER'S ADDRESS	6305 Yucca St. Hollywood			CITY	ZIP 90028
10. CONTRACTOR	Frank De Pietro & Sons			BUS. LIC. NO. B 518607	PHONE 461-4253
11. SIZE OF EXISTING BLDG.	WIDTH 70	LENGTH 70	STORIES 2	HEIGHT 35	NO. OF EXISTING BUILDINGS ON LOT AND USE one
12. FRAMING MATERIAL OF EXISTING BLDG.	Masonry		EXT. WALLS	ROOF wood	FLOOR wood
13. JOB ADDRESS	6315 Yucca St.				STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 35,000				60000
15. NEW WORK (Describe)	Construct 600 sq. ft. mezzanine @ first story for new office				DIST. OFF. EA
					P.C. REQ'D Yes
					GRADING Yes
					SEISMIC --
					HWY. DEED. Yes
					FLOOD --
					FILE WITH
NEW USE OF BUILDING	Retail Office		SIZE OF ADDITION	11'10" 15' x 55'	STORIES 2
					HEIGHT 35
DWELL UNITS	MAX OCC. 16		FLOOR AREA	1610	
				TOTAL 16	
GUEST ROOMS	PARKING REQ'D 11		PARKING PROVIDED	STD. 1 COMP.	
				INSPECTION ACTIVITY	
				CS GEN. MAJ.S. EQ.	
P.O.	188.40		G.P.I.	42.00	
S.P.O.	123.72		F.M.	7.34	
S.P.	367.20		E.I.	9.00	
I.F.			F.H.	132.00	
S.D.	158.60		S.O.S.	4.67	
ISSUING OFFICE	IA		S.O.S.S.	12.79	
P.C. NO.	AA 6856		ENERGY	YES	
			DAS	YES	
<p>Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced</p> <p>810.65</p>					
<p>CASHIER'S USE ONLY</p> <p>B-PC 180.00 B-PC 123.72</p> <p>42.00 GP1- 367.20</p> <p>4.67 OSS 7.34</p> <p>F 760 1 06/27/89. 835.01 CHYB</p> <p>B & SB-3 (R.9/84)</p> <p>B-PC 123.72</p> <p>BP-R 367.20</p> <p>FIRE 158.60</p> <p>PL-M 7.34</p> <p>EI-C 9.00</p> <p>FIRE 132.00</p> <p>OSS 12.79</p> <p>412604</p> <p>CHECK 810.65</p> <p>SEP-6 89#777N4806 11:29R</p> <p>N 4806</p> <p>9-6-89</p> <p>89LA 41260</p>					

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

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

Date 7/25/89 Lic. Class B Lic. Number 518607 Contractor (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, 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.

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).

Policy No. MCP 01294A Insurance Company PACIFIC RIM

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

Date 7/25/89 Applicant's Signature (Signature)

Applicant's Mailing Address 6305 YUCCA STREET LA 90028

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

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

Signed (Owner or agent having property owner's consent) PARTNER Position 7/25/89 Date

25300400105

Bureau of Engineering NO DED REQ'D IMPROVEMENTS TO BE DETERMINED	ADDRESS APPROVED		Dmisa 6-26-89
	DRIVEWAY		
	HIGHWAY	<input checked="" type="checkbox"/> REQUIRED	Ken AL 8/10/89
	DEDICATION	<input checked="" type="checkbox"/> COMPLETED	<i>[Signature]</i>
FLOOD CLEARANCE			
SEWERS RES. NO. R89510449 CERT NO. C8951554	<input checked="" type="checkbox"/>	SEWERS AVAILABLE	HUBT 9-6-89
	<input checked="" type="checkbox"/>	NOT AVAILABLE	Elvera 6-27-89
	<input checked="" type="checkbox"/>	SFC PAID	HUBT 9-6-89
	<input checked="" type="checkbox"/>	SFC DUE	6-27-89
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE # P. CEMENT 3d. EA 2717 NA <i>[Signature]</i> 8/10/89		
Transportation	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION SD.-61070.26 = 158.60

OK TO ISSUE PERMIT 9/6/89
BY *[Signature]*

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

THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES, CALIFORNIA

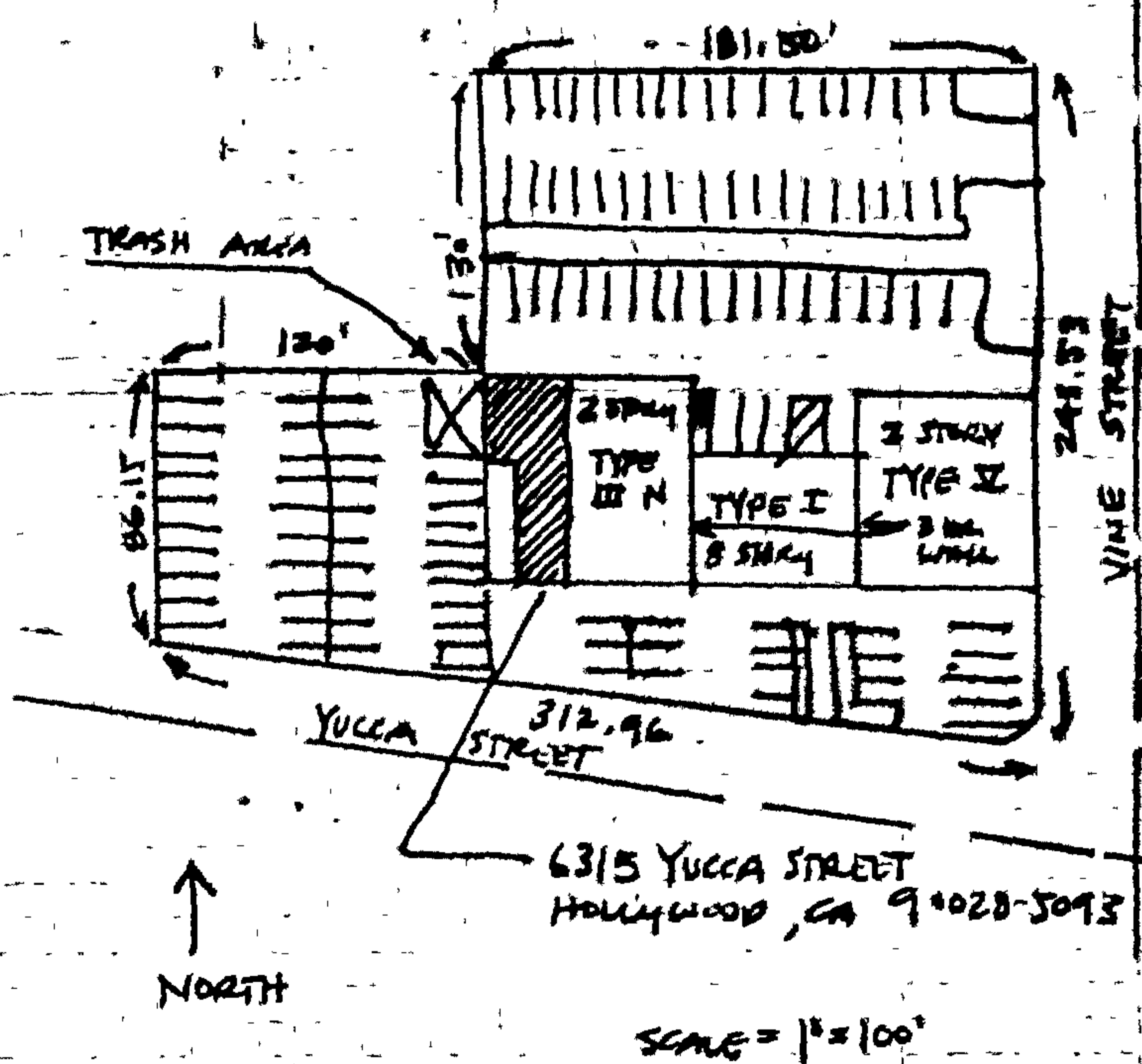
THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE
WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT MEZZANINE RECON. 6315 Yucca A/D

BY *[Signature]*
TITLE *[Signature]* DATE 8/10/89
CEQA CLEARED

ENTIRE PROPERTY IS ZONED C4-4

↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE





Bldg-Alter/Repair Commercial Regular Plan Check Plan Check Submittal	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 07/01/2003
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 26206		LT 1		M B 691-91/92	150A187 330	5546 - 003 - 016
 *P030161000010133FN*						

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 4 Certified Neighborhood Council - Hollywood United Community Plan Area - Hollywood	Census Tract - 1902.000 District Map - 150A187 Energy Zone - 9 Fire District - 2 Fire District - FBZ	Hillside Grading Area - YES Near Source Zone Distance - 0.5 Thomas Brothers Map Grid - 593-F4
ZONE(S): C4-2D /		

4. DOCUMENTS			
ZI - ZI-1352 ZI - ZI-1802 ZI - ZI-1812 ZI - ZI-2277	ZA - ZA-2947 SPA - Adaptive Reuse Incentive Areas ORD - ORD-165659 ORD - ORD-173562	ORD - ORD-174995 CRA - ZI 1352 HOLLYWOOD CPC - CPC-1986-835-GPC CPC - CPC-1999-2293-ICO	CPC - CPC-1999-324-ICO CPC - CPC-2002-141-CA CDBG - LARZ-Central City

5. CHECKLIST ITEMS	
Fabricator Req'd - Shop Welds Fabricator Req'd - Structural Steel Special Inspect - Anchor Bolts	Special Inspect - Structural Observation

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s): De Pietro Corp	6305 Yucca St	HOLLYWOOD CA 90028	
Tenant: Applicant: (Relationship: Architect) Peggy Pailian -	1650 N. Vine St.	LOS ANGELES, CA 90028	(323) 464-1816

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office (17) Restaurant	(13) Office (17) Restaurant (18) School - dance	CHANGE 10590 SF OF OFFICE TO DANCE SCHOOL INCLUDING INTERIOR AND EXTERIOR REMODELING.

9. # Bldgs on Site & Use: 1-OFFICE/RESTAURANT

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Frank Liu OK for Cashier: Abram Bass Signature: <i>ABASS for Liu, F.</i>	DAS PC By: Wai Lau Coord. OK: _____ Date: 07-01-03

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

For Cashier's Use Only W/O #: 31610133

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$300,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,913.57
Permit Fee Subtotal Bldg-Alter/Repa	1,625.63
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep	0.00
Off-hour Plan Check	0.00
Plan Maintenance	32.51
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	63.00
O.S. Surcharge	34.42
Sys. Surcharge	103.27
Planning Surcharge	49.74
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

LA Department of Building and Safety
LA 03 28 087448 07/01/03 11:06AM

BUILDING PERMIT COMM	\$1,625.63
PLAN MAINTENANCE	\$32.51
EI COMMERCIAL	\$63.00
ONE STOP SURCH	\$34.42
SYSTEMS DEVT FEE	\$103.27
CITY PLANNING SURCH	\$49.74
MISCELLANEOUS	\$5.00

Total Due:	\$1,913.57
Check:	\$1,913.57

03LA 44508

12. ATTACHMENTS	
CEQA Notice of Exemption	<i>AB</i>
Plot Plan	<i>N</i>

101061420045053

13. STRUCTURE INVENTORY

03016 - 10000 - 10133

(NC) B Occupancy 10,590 Sqft Max Occ.

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. ** 5/28/03 A. WONG - For this change of use, Sea Fan has agreed that no structural upgrade is required. All work are interior. New footings are confined within footprint of existing bldg.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(A) Van, Cleve Christi Anne	1650 N. Vine Street,	Los Angeles, CA 90028		C17116	323-464-1816
(C) Interscape Construction Inc	2047 Montrose Avenue,	Montrose, CA 91020	B	504720	818-249-1324

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by 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 Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 504720 Contractor: Interscape Construction Inc.

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: State Comp Ins. Fund Policy Number: 1672752-03

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

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

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

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

21. FINAL DECLARATION

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

By signing below, I certify that:

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

Print Name: SERGIO LINARES Sign: [Signature] Date: 7/1/03 Contractor Authorized Agent

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES

California Environmental Quality Act
(CEQA)

NOTICE OF EXEMPTION

(Article III, Section 3 - CRA CEQA Guidelines)

TO: County Clerk, County of Los Angeles
12400 E. Imperial Hwy
Norwalk, California, 90650

DATE: 6/25/03

FROM: Community Redevelopment Agency
354 S. Spring Street
Los Angeles, California, 90013

Permit Application:
03016-10000-10133

REDEVELOPMENT AREA: HOLLYWOOD ZI: CD:

PERMIT FOR: INTERIOR REMODELING & REPLACE STOREFRONT SYSTEM

PROJECT ADDRESS: 6305 W. YUCCA

Description of Nature, Purpose & Beneficiaries of the Project: (Use) SEE ABOVE
Tenant, Owner, & Community will benefit from this Project:

Name of Person or Entity carrying out the Project: Owner Architect, Engineer, Contractor, Other
If other than Lead City Agency:

EXEMPT STATUS (Check One)

GENERAL EXEMPTION CRA CEQA GUIDELINES STATE GUIDELINES

GENERAL EXEMPTION Art. III, Sec. 1 Sec. 15061(b)(3)

CATEGORICAL EXEMPTION Art. VII, Sec. 1 Sec. 15300

Class (Category): a (CRA CEQA Guidelines) # 15331 of State Guidelines

CRA HISTORICAL HISTORICAL CULTURAL MONUMENT NO.

JUSTIFICATION FOR PROJECT EXEMPTION:

interior remodeling and replacement of non-historic storefront system will have no impact on the character defining features of the building

Name of Person Preparing Cat. Exemp.

Michael Mead

Principal
Asst. Planner
CRA/LA

1952
Phone: (213) 977-1776

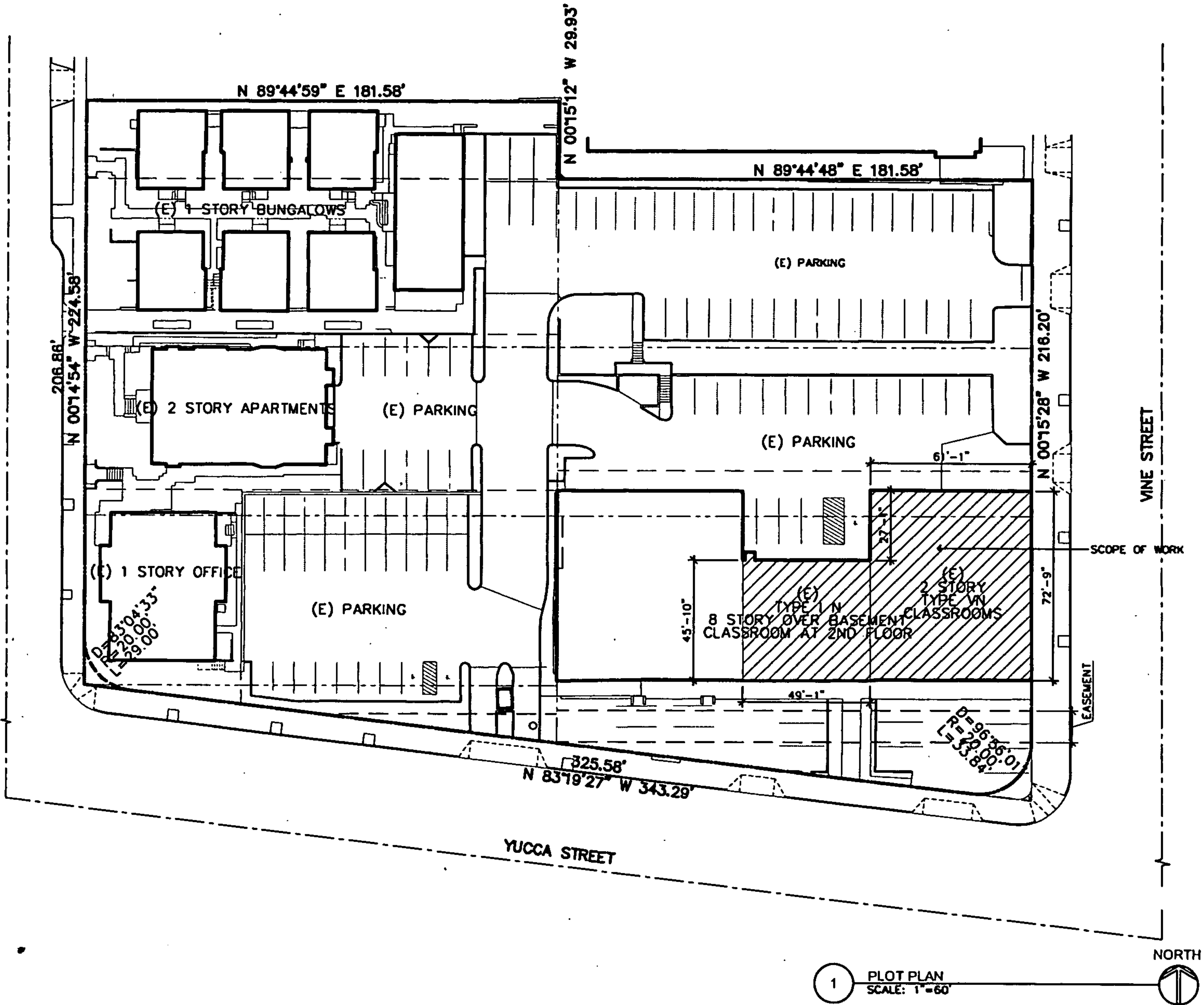
Pauline Lewicki

101061420045053

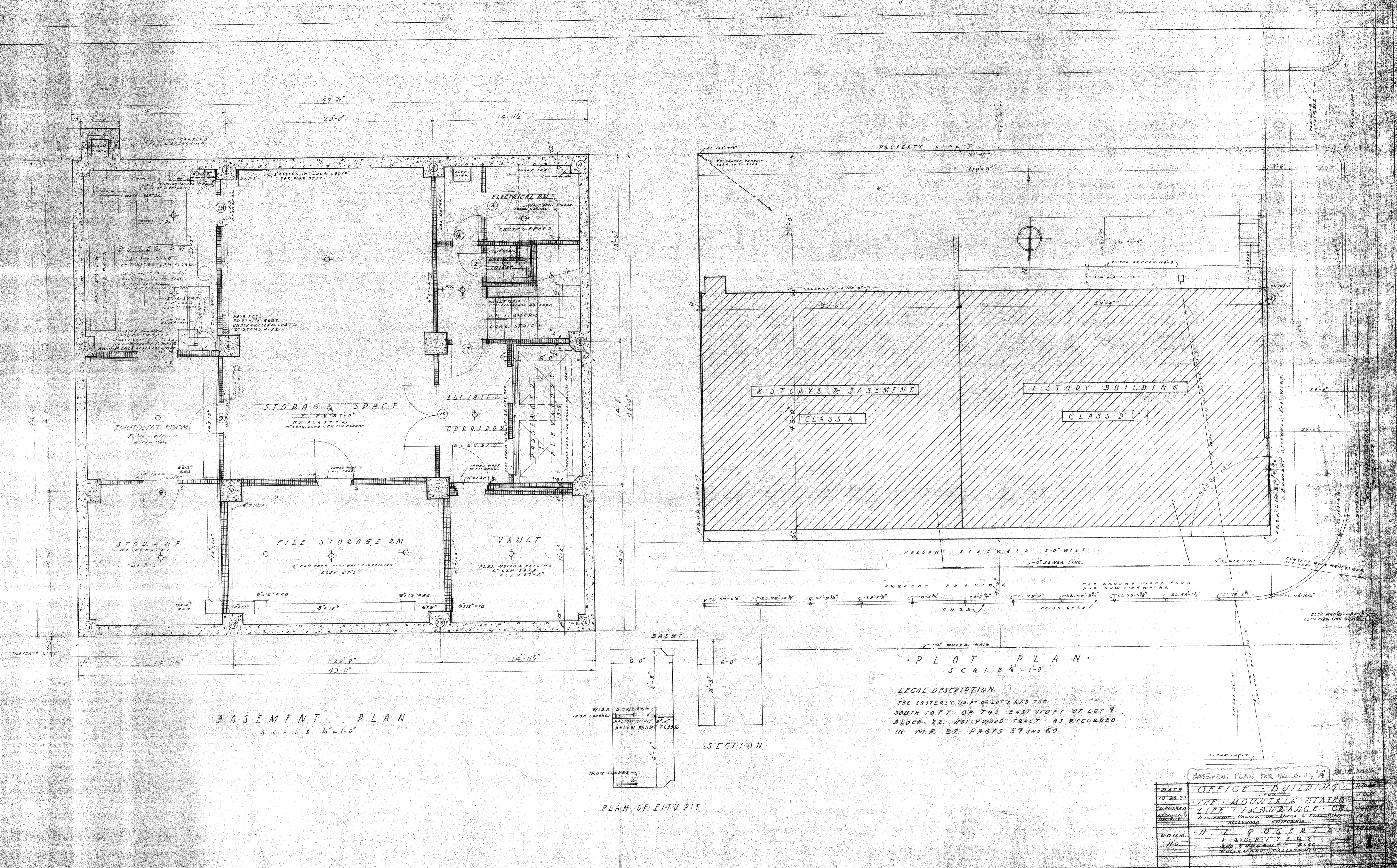
PLOT PLAN ATTACHMENT

101061420045053

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Henry L. Gogerty's original plan



BASEMENT PLAN
SCALE 1/4" = 1'-0"

PLOT PLAN
SCALE 1/4" = 1'-0"

LEGAL DESCRIPTION
THE EASTERLY 1/2 OF LOT 8 AND THE
SOUTH 1/2 OF THE EAST 1/2 OF LOT 9
BLOCK 22, HOLLYWOOD TRACT AS RECORDED
IN M.R. 28, PAGES 59 AND 60.

PLAN OF ELEV. PIT

BASEMENT PLAN FOR BUILDING "A" 21128 2205

DATE	OFFICE BUILDING	DATE
10-30-22	THE MOUNTAIN STATES	7-2-23
APPROVED	LIFE INSURANCE CO.	APPROVED
DESIGN	ENGINEER, CORNER OF JACKSON & FINE STS.	DESIGN
	BALTIMORE, MARYLAND	
COMM.	H. L. GOGERTY	DESIGNED
N.O.	ARCHITECT	
	BY CONTRACT	
	HOLLYWOOD, CALIFORNIA	

Exhibit 4. Newspaper Articles

Los Angeles Times

GROUND BROKEN FOR INSURANCE UNIT

Office Building to Go Up at Vine and Yucca Streets



CONSTRUCTION of the Mountain States Life Building, an eight-story office structure to be built on the northwest corner of Vine and Yucca streets, Hollywood, was started yesterday.

Ground-breaking ceremonies were attended by a distinguished group of Hollywood financiers and civic leaders, including Gilbert H. Beesmyer, G. G. Greenwood, G. R. Dexter, Sam Kress, A. Z. Taft, H. L. Gogerty, architect for the building; Clarence Jones, S. H. Allen, Carl Bush, J. B. Irsfeld, R. N. Stevenson, Harry E. Jones, William L. Vernon, F. W. Beck and J. W. Miller.

The Mountain States Life corner is 110 by 75 feet. Fifty feet of the frontage will be occupied by the eight-story building and one-story store buildings will be erected on the remaining sixty feet. The structure will be of reinforced concrete with two elevators and a steam-heating unit. It will be especially equipped for doctors and professional men.

The building is in the heart of the \$3,000,000 "five-finger plan" improvement, Yucca street, on which it faces, being one of the Hollywood thoroughfares which will be converted into broad boulevards under the widening program. With the completion of the Mountain States

Mountain States Life Structure

Los Angeles Times, Oct. 28, 1928

Rezoning On Vine Street Is Approved

Rezoning of property at Vine Street and Yucca Street today was voted by the city council in order that the Mountain States Life Insurance Company, which now has an office in Hollywood, might erect a two-story business building there.

The action was taken on recommendation of the council's city planning committee.

The property formerly was owned by St. Stephens' Episcopal Church.

Hollywood Citizen News, July 10, 1928

10 **The Quickest Claim Ever Paid
by any Life Insurance Company**

*Claim paid in five hours by
Mountain States Life Insurance
Company*

Proofs of death of Robert W. Barkelew, holder of Policy No. 8083, were received at 10:30 A. M. on March 7, 1928, duly approved and a check delivered to the beneficiary at 3:15 P. M. on the same day. This policy was issued on November 15th, 1927, and one semi-annual premium only paid.

5th Floor Guaranty Bldg. Hollywood, Calif.

Hollywood Citizen News, March 15, 1928

Mountain States Insurance Co. Builds Eight Story Home

THE advantage and desirability of home institutions is clearly demonstrated by the success of California life insurance companies. The Mountain States Life Insurance Company of Hollywood has just closed a very successful year and has already become an important factor in the financial world of Southern California. Prompt service to policyholders and no red tape has resulted in considerably increased business and the necessity for larger quarters. The home office building now being erected on the northwest corner of Yucca and Vine Streets in Hollywood will consist of eight stories and will be especially equipped to facilitate the proper functioning of each department of the organization.

Life insurance today is the largest institution we have for the systematic cultivation of thrift. The men who promote it do an invaluable service.

Evening Express, Feb. 28, 1929

New Buildings

It was pointed out by Mr. Wood that in the Hollywood Boulevard-Vine Street area alone 20 buildings had been constructed on the basis of the early development of the "five finger plan." Included in these are:

Warner Brothers Theater	\$2,500,000
Security Apartments	2,000,000
Dyas Department Store	1,000,000
Plaza Hotel	750,000
Bank of Hollywood	500,000
Hollywood Playhouse	400,000
Vine Street Theater	350,000
Mt. State Life Building	250,000

Gordon Whitnall, manager of the city planning commission, said "The significance of the "five finger plan" under the major traffic street plan may only be fully appreciated by visualizing the composite picture of the whole system of traffic flow it is intended to accommodate. The Cahuenga Pass road is the key to the whole situation."

**Hollywood Citizen News,
Aug. 4, 1928**

VALLEY TRAFFIC SOLUTION URGED

Prompt Action on Five-Finger Plan Sought

Final Ordinance Approved; Cost \$3,000,000

Project Importance Stressed by City Official

To meet the ever-increasing flow of traffic to and from San Fernando Valley, Hollywood civic leaders and the Hollywood Chamber of Commerce have united in urging the vital importance of starting immediately the construction of the Hollywood portion of the first unit of the major traffic street program known as the "Five-Finger Plan." The final ordinance has passed the City Council, and the estimated cost of the improvement is \$3,000,000.

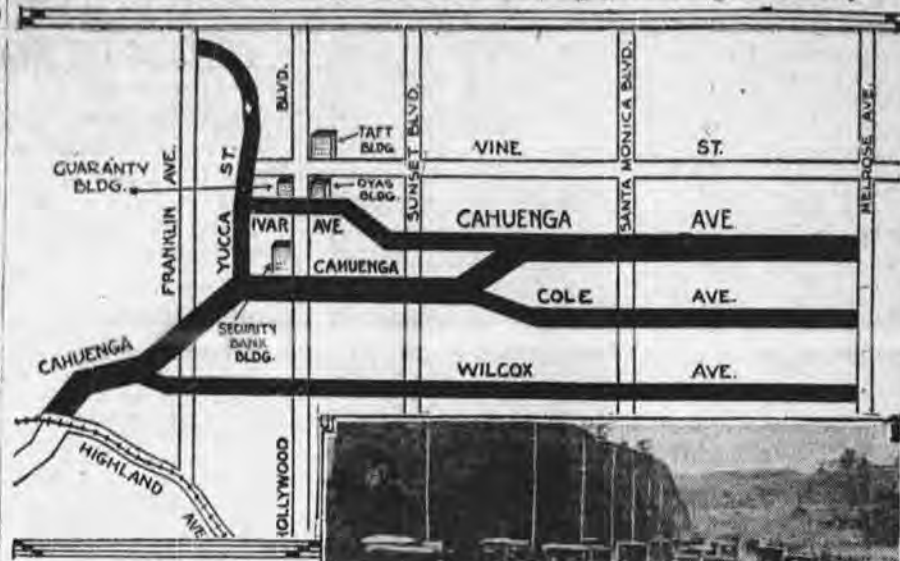
With Cahuenga Pass widened to a seventy-four-foot roadway to meet the 600 per cent increase in the valley's population, no streets of sufficient carrying capacity to provide an adequate outlet for the enormous increase in traffic will be available until the "Five Finger Plan" is in operation.

Checks made by the Major Traffic Bureau show that 37,210 automobiles go through Cahuenga Pass on week days, and on Sundays and holidays an average of 51,000. Records indicate that 62,000 cars have traveled through the pass on certain Sundays. Traffic experts declare that the seventy-four-foot Cahuenga Pass road is the most heavily traveled highway in the world, with practically no outlet for the traffic. With production started in April at the huge Sennett production plant in Studio City, and Famous Players-Lasky additional traffic will be created.

"GIGANTIC BOTTLE"

"The situation is like a gigantic bottle. We have widened its neck but have left the funnel the same old size. Now we must provide a funnel large enough to care for the increased flow from the big neck of the bottle. The Five-Finger Plan is the new funnel and we need it quickly," B. H. Dyas declared yesterday.

Revised Five-Finger Plan Calling for Huge Outlay



Passed by City Council

Above is the revised "Five-Finger Plan," a \$3,000,000 improvement, passed by the City Council to provide streets of such carrying capacity as will provide an outlet for traffic through Cahuenga Pass, which is declared by experts to be the most heavily traveled highway in the world. A section of Cahuenga Pass is in the lower inset.

Monica Boulevard to Melrose avenue.

Cole avenue is to be opened as a new street from Cahuenga avenue at De Longpre to Santa Monica Boulevard at a width of eighty feet and is to be widened to eighty feet from Santa Monica Boulevard to Melrose.

Ivar avenue is to be widened to seventy feet from Yucca to Hollywood Boulevard and is to be opened as a new street from Hollywood Boulevard to Sunset at a width of seventy feet, thence connecting with the present Cahuenga avenue south of Sunset Boulevard, which is to be widened to sixty-five feet to a connection with the new Cahuenga avenue at Homewood avenue.

Yucca street is to be widened to ninety-four feet from Cahuenga avenue to Franklin avenue by way of Argyle avenue.

HUNTINGTON DRIVE NORTH PLANS LAID

Roadway to Be Widened to

PICTORIAL MAP DRAWN OF GARDENS

Visualization of Canyon as It Will Appear Later Being Distributed



Los Angeles Times, Feb. 26, 1928

NEW MT. STATES LIFE INSURANCE BUILDING ADDS BEAUTY TO HOLLYWOOD'S SKYLINE

FORMAL OPENING SCHEDULED FOR THURSDAY NIGHT

Important Personalities To Celebrate Gala Housewarming

Formal opening ceremonies of Mountain States Life Insurance building will be held on Thursday night, August 1st, at 8 o'clock, at the new structure. The ceremony will be held at the new structure, which is located at the corner of Hollywood and Vine streets. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline.

With the Mountain States Life building, the Hollywood skyline is being transformed. The new structure is a landmark in the city and will be a source of pride for the community. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline.

GOBERTY DESIGN USED IN BUILDING

The design of the Mountain States Life building is a masterpiece of modern architecture. It is a fine example of the Goberly design, which is characterized by its clean lines and functional layout. The building is a landmark in the city and will be a source of pride for the community.

TWILIGHT TEAS WILL BE KNICKERBOCKER FEATURE

The new building will be a landmark in the city and will be a source of pride for the community. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline.

OFFICERS TO DEDICATE NEW BUILDING TOMORROW NIGHT



Officers of the Mountain States Life Insurance Company will dedicate their new building at the formal opening which is scheduled for Thursday evening, August 1st. The promoter of many local personalities are in attendance. Officers of the company include: President, W. L. Vernon; Vice President, J. E. Allen; Secretary, J. E. Allen; Treasurer, J. E. Allen; and others.

Intensive Building Program Is Foreseen By Walter Muller

Walter Muller, of Muller Brothers, Inc., predicts an intensive building program for the future. He believes that the city will see a significant increase in construction activity, particularly in the commercial and residential sectors. This will lead to a more modern and vibrant city.

RISING SKYLINE SWELLS VALUES

The rising skyline of Hollywood is swelling property values. As new buildings are constructed, the demand for real estate increases, leading to higher prices. This is a sign of a thriving and growing city.

Pharmacy Has Branch In New Structure

A new pharmacy branch has opened in a modern structure. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline. The pharmacy is a convenient location for the community and will provide quality services.

Trunk Store Company Reports Big Business

The Trunk Store Company reports a significant increase in business. This is due to the company's expansion and the growing demand for its products. The company is a major player in the industry and is committed to providing quality services.

SECTION GAINS IN IMPROVEMENTS

A section of the city has seen significant improvements. The new buildings and infrastructure have enhanced the area's appearance and functionality. This is a testament to the city's commitment to progress and development.

NEW ERA SEEN IN COMPLETION OF STRUCTURE

Gilbert H. Besenmyer Traces Growth Of New Area

The completion of the Mountain States Life building marks a new era in the city's development. It is a landmark in the skyline and a source of pride for the community. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline.

The new building is a landmark in the city and will be a source of pride for the community. The building is a fine example of modern architecture and will add to the beauty of Hollywood's skyline.

Branch Banking Held Necessary To Growth

Branch banking is essential for the growth of the city. It provides convenient services for the community and supports the local economy. The new building is a landmark in the city and will be a source of pride for the community.

KEN MAYNARD WILL BE TEXAS PICNIC SPEAKER

Ken Maynard will be the speaker at the Texas picnic. He is a well-known figure in the community and will provide an interesting and informative presentation. The picnic is a great opportunity for the community to come together and enjoy the outdoors.

Hollywood Citizen News, July 31, 1929

THE HOLLYWOOD-VINE AREA ESTABLISHES A NEW WORLD RECORD FOR SKYSCRAPER DEVELOPMENT



Skyscraper construction at the Hollywood Boulevard-Vine Street intersection and immediately adjacent thereto, during the last five years, has exceeded that of any similar area in Los Angeles and has surpassed the limit-height building record of any district of its size in the United States, according to available data assembled by Gilbert H. Beesmyer, secretary of the Guaranty Building and Loan Association, who built Hollywood's first limit-height structure. The Guaranty and affiliated associations start 1930 with resources exceeding \$37,000,000. Mr. Beesmyer is president of the United States Guaranty Corporation, Chairman of the Board, Bank of Hollywood, and a director in a score of major Southern California corporations.

With the limit-height Bank of Hollywood, Knickerbocker Hotel and Mountain States Life buildings recently opened; the Guaranty, Taft, Dyas and Plaza Hotel structures in operation; the \$1,250,000 Pantages theatre and office building under way, and the limit-height \$1,000,000 Central Funding Company's hotel ready to start construction, 1930 will see the nest of skyscrapers in the Hollywood-Vine area increased to nine towering structures representing a building and ground valuation of approximately \$20,000,000.

"The construction of this notable nest of skyscrapers in a hitherto undeveloped district during a five-year period, and the tremendous, rapid building expansion in the area surrounding it, furnish a story with a background of such vastness as to possess almost an epic quality. It establishes a new all-time record for communities located outside of downtown metropolitan areas," Mr. Beesmyer declared.

The Bank of Hollywood, Mountain States Life and Knickerbocker Hotel buildings were opened in 1929; Plaza Hotel in 1925; Dyas building in 1928; Guaranty and Taft buildings in 1924. Construction of the Pantages building is under way, with completion set for early in 1930. The first unit of this immense structure calls for two stories, with provisions made for future additions bringing it up to limit height. Central Funding Company's limit-height hotel will be ready for occupancy by June, 1930.

The story of the gains in property values at the corners on Hollywood Boulevard and on Vine Street furnishes one of the most amazing chapters in the history of American real estate. The thirty-six corners on Hollywood Boulevard between Vine Street and Highland Avenue have registered individual increases in assessed valuation ranging as high as 27,139 per cent during the last ten years, the average individual increase for the corners being 3,319 per cent, or 311.9 per cent annually. The sixty-eight corners on Vine Street between Hollywood Boulevard and Melrose Avenue showed individual increases up to 4,709 per cent for the ten-year period, averaging 2,545.2 per cent, or 254.5 per cent annually.

Los Angeles Times, Jan. 2, 1930

(*Announcement*)

Pacific States Life Insurance Company
 is the new name adopted by the
Mountain States Life Insurance Company
 Effective July 1, 1930

With more than \$23,000,000 of life insurance in force, **PACIFIC STATES LIFE** is operating in sixteen states, with executive offices in the new Pacific States Life Building, Yucca and Vine streets, Hollywood.

The personnel of officials and employees, and the financial structure of the company are unchanged.

Pacific States Life Insurance Company
 WILLIAM L. VERNON, President

Evening Express, July 5, 1930

**POSTAL UNION LIFE
 INSURANCE COMPANY
 ANNOUNCES**

That it has purchased the Pacific States Life Building in Hollywood for its home offices. This building since it was completed in 1928 has registered an average occupancy factor of 95 per cent. It has 25,000 square feet of office space. Postal Union Life begins business with \$6,000,000.00 of life insurance in force, all of which is carried by Californians, and with annual health and life premiums totaling \$250,000. Capital and assets, approximately \$650,000.00.

Frank M. Shallue, **R. N. Stevenson,**
 President Vice-President and General Manager

Harold D. Kelly,
 Secretary-Treasurer

Los Angeles Times, Nov. 8, 1933

Anti-Nazi League Organized in Hollywood

Organization of the Hollywood League Against Nazism was announced yesterday by the executive committee, with headquarters in the Postal Union Life Building in Hollywood.

Purpose of the organization is "to combat Nazism and its agents in the United States by literature, meetings, discussions and the dramatization of anti-Nazi material."

The group also will seek "moral and financial aid" for victims of Nazism in Germany.

The executive committee, with Donald Ogden Stewart, writer, as chairman, and Allan Campbell, also a writer, as secretary, includes—Gloria Stuart, Mrs. Frank Tuttle, Edwin Justus Mayer, Dorothy Parker, Viola Brothers Shore, Moss Hart, Charles Katz, Morrie Ryskind, Herbert Biberman and Mr. and Mrs. Fredric March.

The drive for members will be inaugurated today, with the mailing of thousands of letters.

**Illustrated Daily News,
June 3, 1936**

**AGENCY OFFICES
FOR RENT**

We offer for occupancy on April 1, 1948
the entire second floor of the beautiful

YUCCA VINE BUILDING
(formerly Postal Union Life Building)

comprising approximately 8100 square feet. Large, light, airy work room and a series of comfortable, daylight private suites. Cheerful surroundings—complete service—available to all transportation—ample parking facilities—in the studio area. Ideally suited for large advertising agency or insurance company home offices.

Write or telephone Michael J. Fasman

6305 Yucca Street • Los Angeles 28 • HE. 5118

Los Angeles Times, Jan. 11, 1948

A NEW SERVICE

Computer Serves Consumer Needs

HOLLYWOOD — The computer is going public.

After serving business and industry needs since the days of its inception shortly after World War II, the computer has at last been programmed to fill the demands of the consumer.

Public Computer Network of 6301½ Yucca St., has developed a plan whereby a person can phone in a request for a used car with certain specifications and a given price, and by the next morning he will receive the rundown on a whole series of cars meeting his requirements, including the phone numbers and addresses of the sellers

He pays no fee for the service. Fees come from the individuals selling the car. Cost is \$10 per listing, a one-time charge.

Started in July, Public Computer Network now has an inventory of \$15 million worth of autos programmed into its computer memory bank. The build-up has been so rapid that

Gordon Adelman, president, is now planning to utilize his computer system for the sale of real estate, employment, collector's items such as rare stamps and coins, antiques, and a number of other products.

Adelman spent eight years in computer management before establishing the Public Computer Network.

"Business has computers," he said. "But the consumer has not been able to benefit from any of its advantages until now.

"The way this business has developed I can foresee its eventually becoming a fourth public utility. A person will be able to call for a housekeeper, baby-sitter, gardener, ask about some specialized piece of furniture they want to buy, and maybe check on a stamp to fill in on his collection.

"The computer matches people's needs to available product. Our product is information."

AMC To Buy

Valley Times, Dec. 10, 1969

Exhibit 5. Historical Photos



**1929: Looking west at Mountain States Life Building, before the east wing
(University of Southern California Digital Library)**



**1929: Mountain States Life Building and Piggly-Wiggly (6311 Yucca)
(University of Southern California Digital Library)**



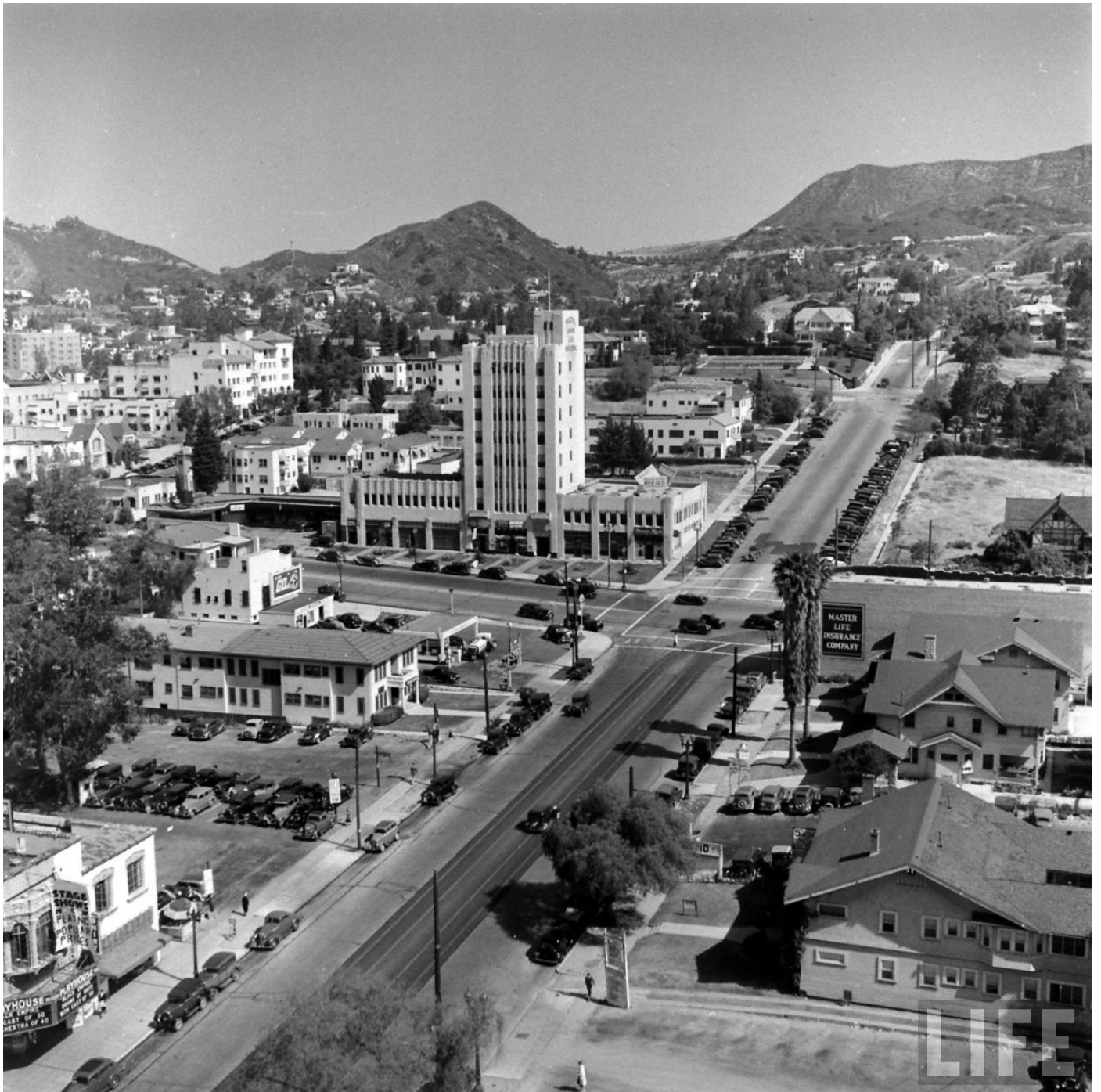
**1930: Mountain States Life Building and its new east wing
(California State Library)**



**1930: The building's main entrance, framed by bas-relief
(California State Library)**



**1938: rear/north elevation of the building, looking south on Vine Street
(HollywoodPhotographs.com)**



**circa 1940: Following the Five-Finger Plan's widening of Yucca Street
—and before the Hollywood Freeway (*LIFE* magazine)**



**1955: Amid Capitol Records construction
(HollywoodPhotographs.com)**



**Late 1950s: Neighboring new Capitol Records
Building (Los Angeles Public Library)**



**circa 1940s: Looking north up Vine Street from Hollywood Boulevard
(LIFE magazine)**

Exhibit 6. Contemporary Photos



2023: Looking northwest at the Yucca-Vine Tower

Photo: Kathleen Perricone



2022: Glimpse over hedges at Yucca-facing plaza
Photo: CBREdealflow.com real estate listing



2023: View of the building's upslope along Vine Street
Photo: Kathleen Perricone



2022: Architectural details of west wing (Google Maps)



2022: Architectural details of east wing (Google Maps)



2023: west wing architectural details at 6317 Yucca
Photo: Kathleen Perricone



2023: east wing corner details
Photo: Kathleen Perricone



2023: 1805 Vine Street entrance, on east elevation
Photo: Kathleen Perricone



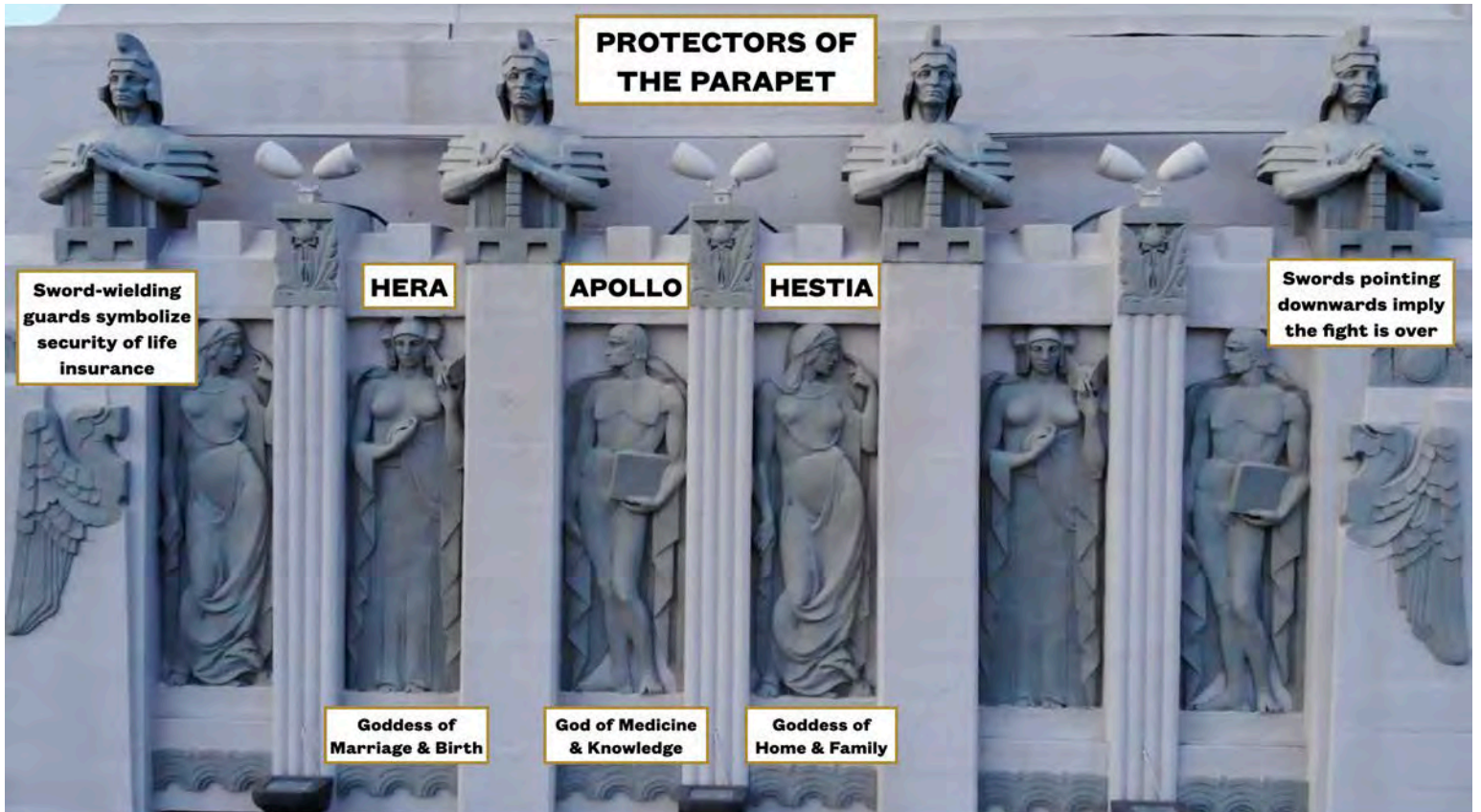
2023: looking up at the architectural details of the tower's south elevation
Photo: Kathleen Perricone



2021: Architectural details of roof (AMDA video tour / [Vimeo](#))



2021: Architectural details of roof (AMDA video tour / [Vimeo](#))



2021: Greek goddesses/god bas-relief sculptures at roof
Video Still: AMDA video tour / Vimeo



2021: Guardians bas-relief sculpture at roof
Video Still: AMDA video tour / Vimeo

Exhibit 7. Historic Survey Report

Historic Resources Survey, Hollywood Redevelopment Project Area Individual Resources – 01/28/20



Primary Address: 6305 W YUCCA ST
 Other Address: 1801 N VINE ST
 1805 N VINE ST
 6301 W YUCCA ST
 6303 W YUCCA ST
 6307 W YUCCA ST
 6309 W YUCCA ST
 6311 W YUCCA ST
 6313 W YUCCA ST
 6315 W YUCCA ST
 6317 W YUCCA ST

 Name: Mountain States Life Building
 Year built: 1929
 Architectural style: Art Deco

Context 1:

Context:	Architecture and Engineering, 1850-1980
Sub context:	L.A. Modernism, 1919-1980
Theme:	Related Responses to Modernism, 1926-1970
Sub theme:	Art Deco, 1926-1939
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of Art Deco commercial architecture in Hollywood; work of noted Los Angeles architect Henry L. Gogerty.

Exhibit 8. Works of Architect Henry L. Gogerty



**Hollywood Playhouse / 1735 Vine Street
Henry L. Gogerty and Carl Jules Weyl, architects (1926)
Photo: California State Library**



**Baine Building / 6601 Hollywood Boulevard
Gogerty & Weyl (1926)
Photo: University of Southern California Digital Library**



**California Adventure replica
Photo: Yesterland.com (2008)**



**Disney's Hollywood Studios replica
Photo: Yesterland.com (2007)**



**Fred C. Thomson Building / 6536 Sunset Boulevard
Gogerty & Weyl (1927)
Photo: California State Library**



**6600 Sunset Boulevard / Gogerty & Weyl (1927)
Photo: 6600Sunset.com (circa 2016)**



**Hollywood Studios Building / 6554 Hollywood Boulevard
Gogerty & Weyl (1927)
Photo: loopnet.com (circa 2022)**



**Van de Kamp Dutch Bakery / 1775 Ivar Avenue
Gogerty (1931)
Photo: HollywoodHistoricPhotos.com**



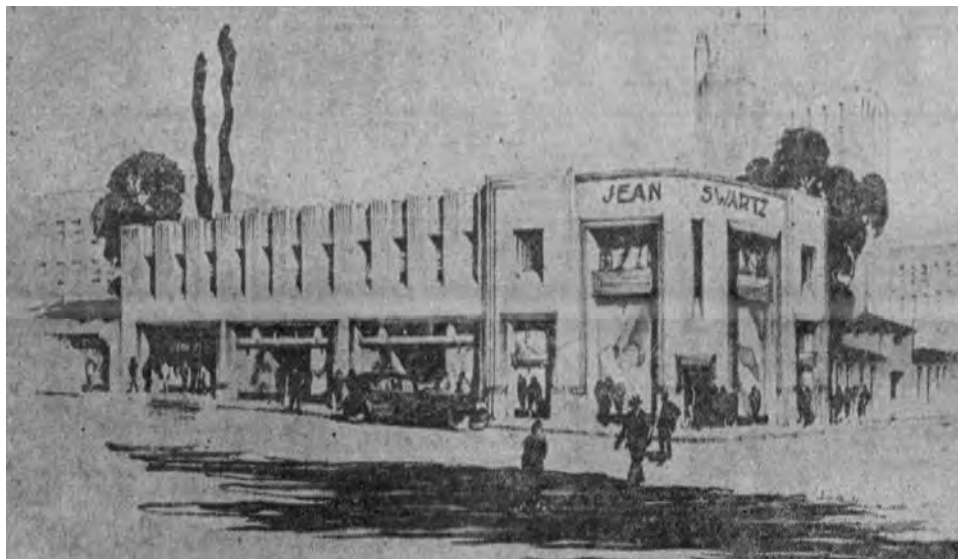
**Grand Central Air Terminal, Glendale
Gogerty (1929)
Photo: Huntington Library**



**Mandarin Market / 1234-48 Vine Street (demolished)
Gogerty (1929)
Photo: California State Library**



Gogerty Building / 6274-84 Yucca St Gogerty (1930)
Photo: LADWP (1958)



(originally) Jean Swartz Building
Evening Express, Oct. 11, 1930



**Susan Miller Dorsey High School, South Los Angeles
Gogerty (1937)**

Photo: Art Deco Architecture on Tumblr



**Hughes Aircraft, Playa Vista
Gogerty (1941-1943)**

Photo: HughesHistoric.com



City of Los Angeles Department of City Planning

11/13/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1805 N VINE ST
1801 N VINE ST
6309 W YUCCA ST
6303 W YUCCA ST
6301 W YUCCA ST
6307 W YUCCA ST
6313 W YUCCA ST
6311 W YUCCA ST
6305 W YUCCA ST
6315 W YUCCA ST
6317 W YUCCA ST

ZIP CODES

90028

RECENT ACTIVITY

ENV-2023-7509-CE
CHC-2023-7508-HCM

CASE NUMBERS

ADM-2020-5376-RDP
CPC-2018-6005-CA
CPC-2016-1450-CPU
CPC-2013-3169
CPC-2007-5866-SN
CPC-2003-2115-CRA
CPC-2002-4173
CPC-2002-1128-CA
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1986-835-GPC
ORD-181340
ORD-176172
ORD-175038
ORD-173562
ORD-165659-SA240
ORD-129279
ZA-19XX-2947
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-1451-EIR
ENV-2013-3170-CE
ENV-2003-1377-MND
ENV-2002-4174
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information

PIN Number 150A187 330
Lot/Parcel Area (Calculated) 17,723.7 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID F4
Assessor Parcel No. (APN) 5546003016
Tract TR 26206
Map Reference M B 691-91/92
Block None
Lot LT 1
Arb (Lot Cut Reference) None
Map Sheet 150A187

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Hollywood United
Council District CD 13 - Hugo Soto-Martinez
Census Tract # 1902.01
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2020-5376-RDP

Planning and Zoning Information

Special Notes None
Zoning C4-2D-SN
Zoning Information (ZI)
ZI-2488 Redevelopment Project Area: Hollywood
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2330 Sign District: Hollywood Signage (CRA Area)
ZI-2331 Sign District: Hollywood Signage (Media District)
ZI-2492 Hollywood Redevelopment Project Area Individual Historic Resources
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2512 Housing Element Inventory of Sites
ZI-2441 Alquist-Priolo Earthquake Fault Zone
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Regional Center Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area ADAPTIVE REUSE INCENTIVE AREAS
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

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

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	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Hollywood Signage (CRA Area) Hollywood Signage (Media District)
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 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Hollywood
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)	5546003016
Ownership (Assessor)	
Owner1	AMDA INC
Address	211 W 61ST ST 3RD FLR NEW YORK NY 10023
Ownership (Bureau of Engineering, Land Records)	
Owner	HOLLYWOOD NORTH VINE INC C/O DAVID SILVERMAN
Address	2109 BROADWAY STE 207 NEW YORK NY 10023
APN Area (Co. Public Works)*	0.398 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$2,301,090
Assessed Improvement Val.	\$5,807,992
Last Owner Change	04/15/2005
Last Sale Amount	\$9
Tax Rate Area	200
Deed Ref No. (City Clerk)	8-331 2937 1899166
Building 1	
Year Built	1929
Building Class	C6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	35,492.0 (sq ft)
Building 2	No data for building 2

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Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5546003016]

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	No
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)	Yes
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.4399788
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
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)	No [APN: 5546003016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes

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Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	1.48 Units, Above Moderate
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	636

Fire Information

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

CASE SUMMARIES

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

Case Number:	ADM-2020-5376-RDP
Required Action(s):	RDP-REDEVELOPMENT PLAN PROJECT
Project Descriptions(s):	REDEVELOPMENT PLAN COMPLIANCE
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-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
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-2007-5866-SN
Required Action(s):	SN-SIGN DISTRICT
Project Descriptions(s):	HOLLYWOOD SIGN SUD AMENDMENT
Case Number:	CPC-2003-2115-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	First Amendment to the Hollywood Redevelopment Plan
Case Number:	CPC-2002-4173
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1999-324-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1986-835-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY PLAN REVISION/ZONING CONSISTENCY PROGRAM
Case Number:	ZA-19XX-2947
Required Action(s):	Data Not Available
Project Descriptions(s):	
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

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

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-2016-1451-EIR

Required Action(s): EIR-ENVIRONMENTAL IMPACT REPORT

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

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-2003-1377-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the LAMC for the Hollywood Redevelopment Project Area

Case Number: ENV-2002-4174

Required Action(s): Data Not Available

Project Descriptions(s):

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-181340

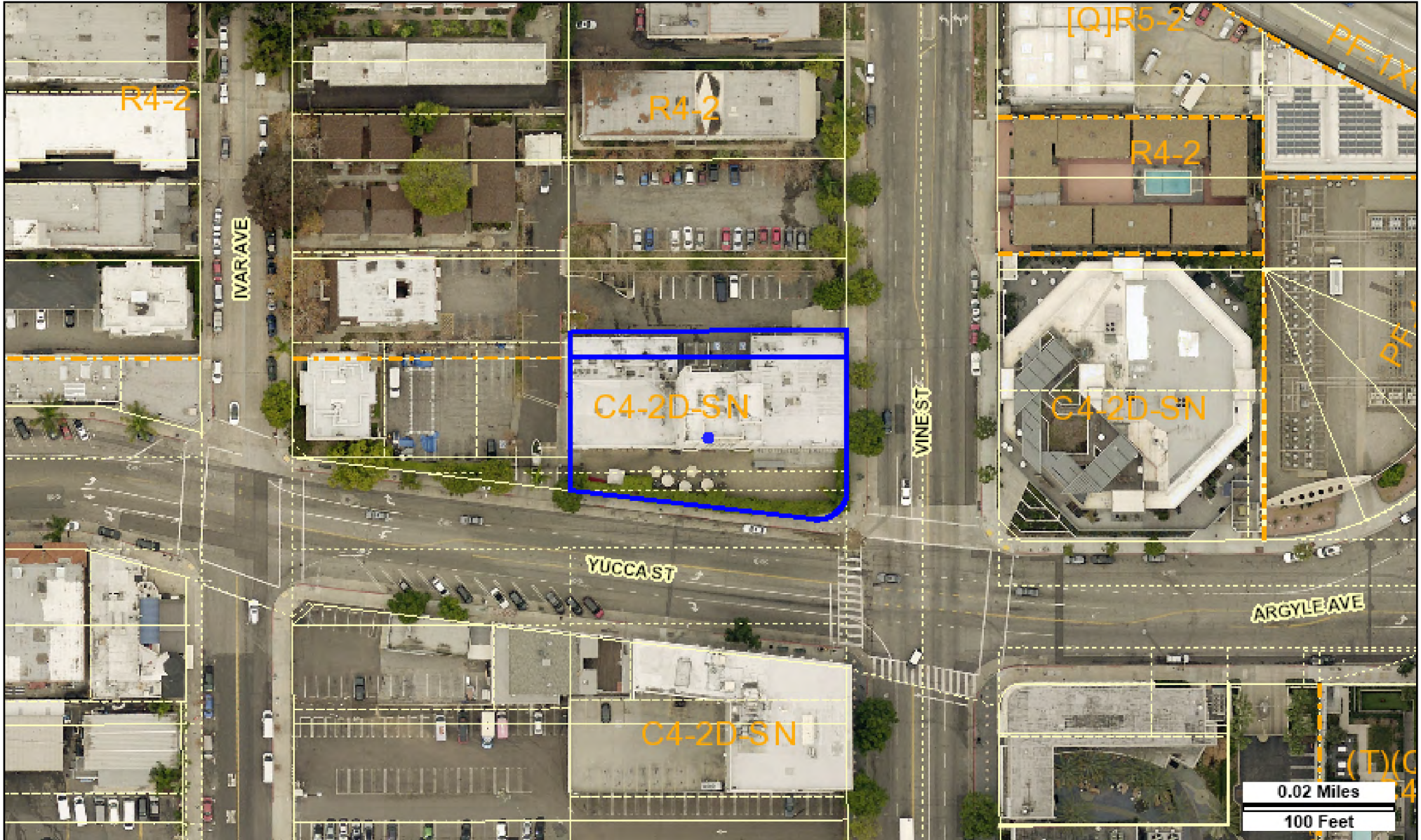
ORD-176172

ORD-175038

ORD-173562

ORD-165659-SA240

ORD-129279



Address: 1805 N VINE ST
 APN: 5546003016
 PIN #: 150A187 330

Tract: TR 26206
 Block: None
 Lot: LT 1
 Arb: None

Zoning: C4-2D-SN
 General Plan: Regional Center Commercial

