

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2006-8206-HCM

HEARING DATE: February 1, 2007
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 1760 N. Wilcox Avenue
Council District: 13
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: Lot 7 of De Longpre Block
Tract

PROJECT: Historic-Cultural Monument Application for the
MAYFAIR APARTMENTS & NEON SIGN

REQUEST: Declare the building a Historic-Cultural Monument

**APPLICANT &
OWNER:** Thomas G. Carey, Managing Member
945 East Jones, LLC
10780 Santa Monica Bl., Suite 333
Los Angeles, CA 90025

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: July 7, 2006 Historic-Cultural Monument Application

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Romanesque/Mediterranean/Renaissance-Revival architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the early development of early multi-family building types in the Hollywood area of Los Angeles.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

DISCUSSION

Built in 1925, the four-story apartment building exhibits character-defining features of Romanesque-Revival/Mediterranean/Renaissance-Revival architecture. The building plan is ‘I’-shaped with side courtyards. The plan is a double-loaded corridor with a main lobby on the ground floor. There are narrow courtyards on each side of the building. The overall composition of the front façade is rectangular with two bays flanking a narrow, center bay. The building has a strong horizontally-oriented, scored plaster rusticated base. The center bay has an arched entry and this portion of the façade has a parapet roof with decorative cornice and a metal fire escape. On either side of the central bay is a tiled shed roof beyond which is a flat roof.

Architectural features include deep recessed windows, variegated brickwork, arched and stepped gateway style entry flanked by decorative columns and patterned molding/plaster relief detailing, paired, arched windows with decorative columns on the fourth floor and simple rectangular windows with projecting brick sills. The center portion of the façade has decorative plaster quoining, narrow, spiraled columns and patterned panels. The building also has a rooftop neon sign identifying the building as the ‘Mayfair’.

The architect of the Mayfair was William Allen and the builder was the Arthur Bard Company. Allen is noted in An Architectural Guidebook To Los Angeles by Gebhard and Winter as the architect (along with George Lutzi) for Burbank City Hall (1940-41) and South Gate Civic Center (1941-42).

The Mayfair Apartments property successfully meets two of the specified Historic-Cultural Monument criteria: 1) “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” and 2) reflects “the broad cultural, economic, or social history of the nation, State or community.” As a residential apartment building designed in the Romanesque/Mediterranean/Renaissance-

Revival styles during the early development of multi-family building types in the Hollywood area, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of October 5, 2006, the Cultural Heritage Commission voted to take the application under consideration. On January 4, 2007, the Cultural Heritage Commission toured the subject property.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

DATE: October 5, 2006
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

CASE NO.: CHC-2006-8206-HCM

Location: 1760 N. Wilcox Avenue
Council District: 13
Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Legal Description: De Longpre Block Tract, Lot
7

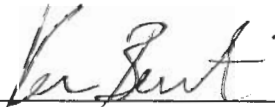
PROJECT: Historic-Cultural Monument Application for the
MAYFAIR APARTMENTS & NEON SIGN
REQUEST: Declare the building a Historic-Cultural Monument
**APPLICANT &
OWNER:** 945 East Jones, LLC, Thomas G. Carey, Managing Member
10780 Santa Monica Bl., Suite 333
Los Angeles, CA 90025

RECOMMENDATION

That the Cultural Heritage Commission:

1. **Take the building under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Section 22.125 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, Manager
Office of Historic Resources



Lambert M. Giessinger
Historic Preservation Officer

Attachments: July 7, 2006 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1925, the four-story apartment building exhibits character-defining features of Romanesque-Revival/Mediterranean/Renaissance-Revival architecture. The building plan is 'l'-shaped with side courtyards. The plan is a double-loaded corridor with a main lobby on the ground floor. There are narrow courtyards on each side of the building. The overall composition of the front façade is rectangular with two bays flanking a narrow, center bay. The building has a strong horizontally-oriented, scored plaster rusticated base. The center bay has an arched entry and this portion of the façade has a parapet roof with decorative cornice and a metal fire escape. On either side of the central bay is a tiled shed roof beyond which is a flat roof.

Architectural features include deep recessed windows, variegated brickwork, arched and stepped gateway style entry flanked by decorative columns and patterned molding/plaster relief detailing; paired, arched windows with decorative columns on the fourth floor and simple rectangular windows with projecting brick sills. The center portion of the façade has decorative plaster quoining, narrow, spiraled columns and patterned panels. The building also has a rooftop neon sign identifying the building as the 'Mayfair'.

The architect of the Mayfair was William Allen and the builder was the Arthur Bard Company. Allen is noted in An Architectural Guidebook To Los Angeles by Gebhard and Winter as the architect (along with George Lutzi) for Burbank City Hall (1940-41) and South Gate Civic Center (1941-42). The property is located in the Hollywood Redevelopment Project Area, north of Hollywood Boulevard.

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, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his 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 is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Mayfair Apartments
2. STREET ADDRESS 1760 N. Wilcox Avenue
- CITY Los Angeles, CA ZIP CODE 90028 COUNCIL DISTRICT CD 13
3. ASSESSOR'S PARCEL NO. 5546-006-014
4. COMPLETE LEGAL DESCRIPTION: TRACT DeLongpre Block Tract
- BLOCK No LOT(S) 7 ARB. NO. 2
5. RANGE OF ADDRESSES ON PROPERTY 1760 N. Wilcox Avenue
6. PRESENT OWNER 945 East Jones, LLC, Thomas G. Carey, Managing Member
- STREET ADDRESS 10780 Santa Monica Boulevard, Suite #333
- CITY Los Angeles STATE CA ZIP CODE 90025 PHONE (310) 925-2344
- OWNER IS: PRIVATE PUBLIC
7. PRESENT USE Apartment ORIGINAL USE Apartment

DESCRIPTION

8. ARCHITECTURAL STYLE 4-5 S. Mediterranean
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- Site and structure are in good condition. The unit interiors were renovated in 2000 and 2001. New interior components and appliances were installed at that time. Carpeting has been replaced as needed upon unit turnover. The windows are articulated by original deep recesses typical of brick designs. These features have been well preserved. The major signature of the building is the neon roof sign "Mayfair", which is fully functioning.
- _____
- _____
- _____
- _____

HISTORIC-CULTURAL MONUMENT
APPLICATION

NAME OF PROPOSED MONUMENT The Mayfair Apartments

10. CONSTRUCTION DATE: FACTUAL 1925 ESTIMATED _____

11. ARCHITECT, DESIGNER, OR ENGINEER WILLIAM ALLEN

12. CONTRACTOR OR OTHER BUILDER ARTHUR BARD & CO.

13. DATES OF ENCLOSED PHOTOGRAPHS June 2006
(8X10 BLACK AND WHITE GLOSSY)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS Nov 1952 the parapet wall along Wilcox was altered. Aug 1933 the stairs outside unit #101 were modified to erect manager's office. Oct 1933 all metal neon roof sign added. Feb 1974 building made compliant with new fire code. March 1987 existing roof replaced with class "A" fiberglass cap sheet. ALSO: 1940 PERMIT ATTACHED.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER maintenance

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)

Architectural features include deep recessed windows, fire escape, decorative freeze at roof line and over front entrance, and courtyard surrounded by exposed brick walls.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)
See attached exhibit "Hollywood CRA Survey" attached.

20. DATE FORM PREPARED July 7, 2006 PREPARER'S NAME Thomas G. Carey

ORGANIZATION 945 East Jones, LLC STREET ADDRESS 10780 Santa Monica Blvd #333

CITY Los Angeles STATE CA ZIP CODE 90025 PHONE (310-470-5371)

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Mayfair Apartments IS A 4 -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

4-5 S. Mediterrainean "H" shaped / regular PLAN Apartment
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A Brick & Stucco FINISH AND wood & metal TRIM.
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S mansard / flat ROOF IS class "A" fiberglass cap sheet wood & metal
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

mixed double hung & casement with arch at the top WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A recessed center aligned door
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

4 panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE decorative wrought iron fire escape, decorative frieze at roof,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

courtyard created by building shape surrounded by exposed brick walls,
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

decorative cast stone around entry & on face of building,
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

decorative recessed main porch, arched recessed windows.
VERTICALLY; FORMALITY OR INFORMALTY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A n/a
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE exposed brick walls inside each unit,
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

carpeted lobby with decorative columns & crown molding, hardwood in hallways
ORNAID CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.
with carpet runners.

IMPORTANT LANDSCAPING INCLUDES side yards have several palm trees
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

ARCHITECTURAL SIGNIFICANCE

THE **Mayfair Apartments** IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
4-5 S. Mediterrainean ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

HISTORICAL SIGNIFICANCE

THE **Mayfair Apartments** WAS BUILT IN **1925**
NAME OF PROPOSED MONUMENT YEAR BUILT

_____ WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE _____

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 5 SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

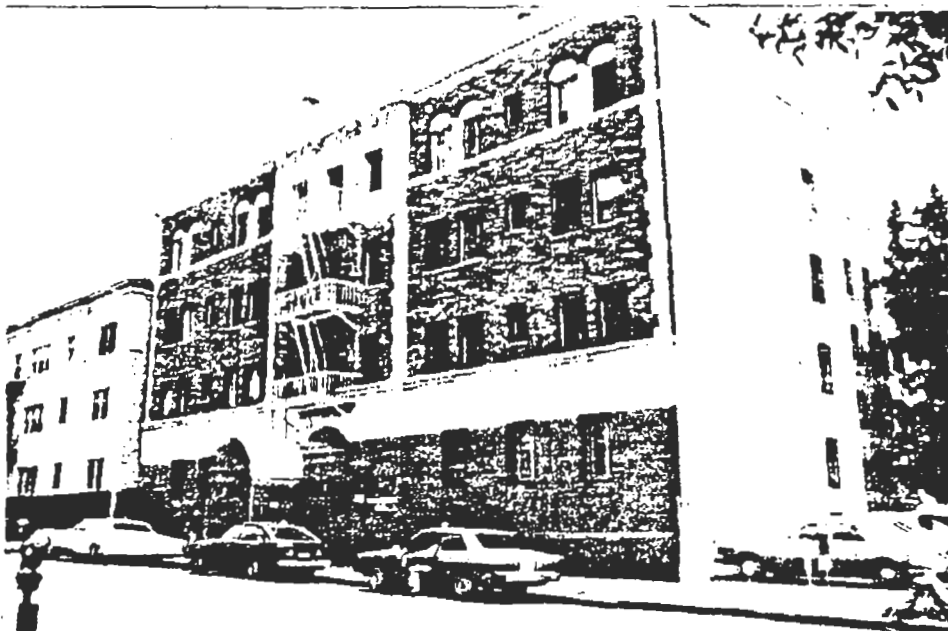
IDENTIFICATION

- 1. Common name: The Mayfair
- 2. Historic name: The Mayfair
- 3. Street or rural address: 1760 North Wilcox Avenue
City Los Angeles Zip 90028 County Los Angeles
- 4. Parcel number: 5546-6-14. De Longpre Block lot 7
- 5. Present Owner: H. Wendall & Alwynne B. Nuttall Address: 4720 St. Andrews Ave.
City Buena Park Zip 90621 Ownership is: Public _____ Private x
- 6. Present Use: Apartments Original use: Apartments

DESCRIPTION

- 7a. Architectural style: Renaissance Revival influence
- 7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

Architectural conventions culled from the Renaissance Revival distinguish this four story apartment building. Above a rusticated plaster base and stringcourse, upper stories are faced with variegated brick. Narrow, spiraled columns and quoining mark the corners and define a raised central pavilion of three bays. Three bays in an ABA scheme flank each side of the central block. Decorative detailing is found on the central arched entry, embellished with patterned moldings and clusters of columnettes, and on the fourth floor, separated by a stringcourse from the lower stories. The paired windows of the "A" bays are arched on the fourth floor and are separated by pilasters. Patterned panels between windows and a raised parapet above an overhanging cornice mark the central bays. A tiled shed roof, and a neon sign facing south cap the structure. Minor alterations to some windows and to the entry do not compromise the integrity of the design.



- 8. Construction date:
Estimated _____ Factual 1925
- 9. Architect William Allen
- 10. Builder Arthur Bard
- 11. Approx. property size (in feet)
Frontage 80 Depth 196.75
or approx. acreage _____
- 12. Date(s) of enclosed photograph(s)
April, 1984

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Entry; some windows re-glazed
5. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: _____
16. Threats to site: None known ___ Private development ___ Zoning X Vandalism X
Public Works project ___ Other: Metro Rail
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

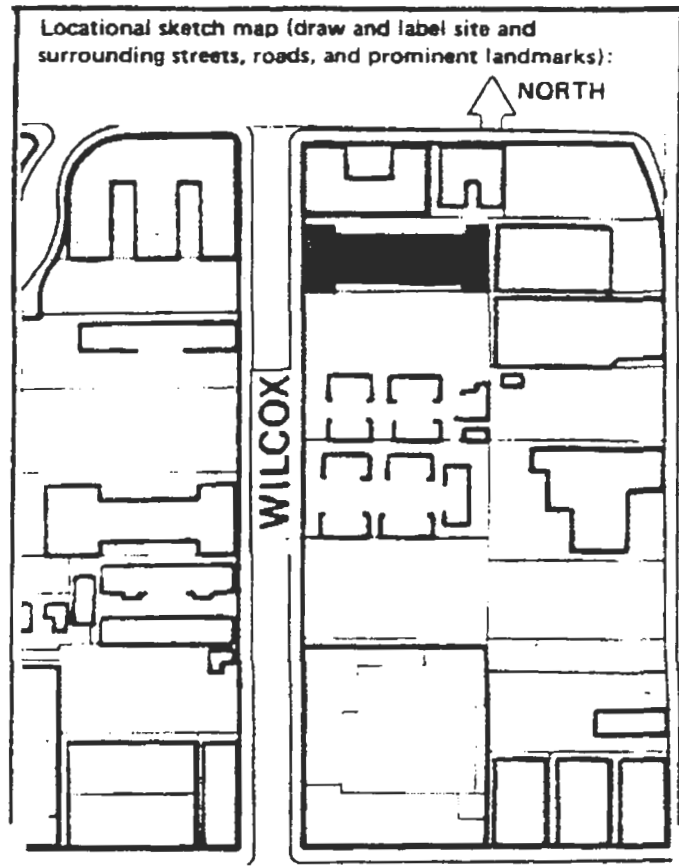
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Mayfair was designed by William Allen and built by Arthur Bard, the same architect and contractor responsible for the Shelton across the street. Also like the Shelton, the Mayfair is designed in a classical revival style, giving it a layer of urbanity and sophistication that contrasted with the more characteristically Southern California one and two story bungalows. Apartment houses such as the Mayfair often provided a temporary home for transplants from east coast cities, who came to Hollywood to work in the fledgling film industry. Several such buildings are clustered around Yucca and Wilcox, creating a recognizable architectural identity for the area.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture X Arts & Leisure ___
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).
 City of Los Angeles Building Permits
 City of Los Angeles LUPAMS Files
 Chamber of Commerce, Hollywood, California, November 1927.

22. Date form prepared April, 1984
 By (name) L. Heumann, C. McAvoy
 Organization Hollywood Heritage/CRA
 Address: P. O. Box 2586
 City Hollywood Zip 90078
 Phone: (213) 874-4005



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 551

* Resource Name or #: 1760 NORTH WILCOX AVENUE

B1. Historic Name: Wilcox-Hollywood Co. Apartments

B2. Common Name _____

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Eclectic Revival

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

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

* B8. Related Features: _____

B9a. Architect: William Allen b. Builder: Arthur Bard & Co.

* B10. Significance: Theme Hollywood Apartments Area Hollywood

Period of Significance 1925 Building Per Property Type Apartment Applicable Criteria CRHP 3

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

This resource is an intact example of an early twentieth century Revival style apartment complex. Intact examples of this type of architecture, once prevalent, are becoming rarer in Hollywood. As such, it appears eligible for the California Register under Criterion 3.

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

* B12. References: _____

Building Permit # 21435.

(Sketch map with north arrow required)

B13. Remarks: _____

Image Not Found

* B14. Evaluator: Catherine Barrier

Date of Evaluation: _____

(This space reserved for official comments.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5S1

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: _____

P1. Other Identifier: 1760 NORTH WILCOX AVENUE

* P2. Location: Not for Publication Unrestricted a. County Los Angeles
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1760 NORTH WILCOX AVENUE City Los Angeles Zip _____
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as appropriate)

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Resource is a four story Revival style apartment building designed in two bays around a narrow central entry bay. The first floor is defined by masonry courses punctuated by arched fenestration on the top floor and rectangular fenestration on the remaining floors. The upper stories are of rustic red brick, pierced by rectangular windows and accented by a heavy masonry cornice and quoins. The entry is marked by a stepped roman arch.

* P3b. Resource Attributes: (List attributes and codes) HP3

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

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



P5b. Description of Photo: (View, date, etc.)
Ben\DCP_0400
4/3/2002

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1925 Building Permit
* P7. Owner and Address:

* P8. Recorded by: (Name, affiliation, address)
Catherine Barrier
Myra L. Frank & Associates, Inc.
811 West 7th St., Ste. 800
Los Angeles, CA 90017

* P9. Date Recorded: _____
* P10. Survey Type: (Describe)
Reconnaissance Survey
CEQA Review
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") City of Los Angeles Community Redevelopment Area
Historic Survey, Hollywood Redevelopment Plan Update EIR, 2002

* Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) Previous DPR 523 Form

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5S1

* Resource Name or #: 1760 NORTH WILCOX AVENUE

B1. Historic Name: Wilcox-Hollywood Co. Apartments

B2. Common Name _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Eclectic Revival

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

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

* B8. Related Features: _____

B9a. Architect: William Allen

b. Builder: Arthur Bard & Co.

* B10. Significance: Theme Hollywood Apartments Area Hollywood

Period of Significance 1925 Building Per Property Type Apartment Applicable Criteria CRHP 3

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

This resource is an intact example of an early twentieth century Revival style apartment complex. Intact examples of this type of architecture, once prevalent, are becoming rarer in Hollywood. As such, it appears eligible for the California Register under Criterion 3.

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

* B12. References:

Building Permit # 21435.

(Sketch map with north arrow required)

B13. Remarks: _____

* B14. Evaluator: Catherine Barrier

Date of Evaluation: _____

(This space reserved for official comments.)





3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

USE INK OR
INDELIBLE PENCIL

NO PLOTS

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM _____ REMOVED TO _____
Lot _____
Tract _____
Present location of building } 1760 1/2 W. Walnut (House Number and Street)
New location of building } Same (House Number and Street)
Between what cross streets } _____
Approved by City Engineer _____
Deputy _____

- 1. Purpose of PRESENT building Apartment building Families 54 Rooms 136
(Store, Residence, Apartment House, Hotel, or any other purpose)
- 2. Use of building AFTER alteration or moving Same Families 54 Rooms 136
- 3. Owner (Print Name) TTN Construction Phone 774 7811
- 4. Owner's Address 424 Pacific Mutual Bldg
- 5. Certified Architect Norman Anderson State License No. _____ Phone _____
- 6. Licensed Engineer _____ State License No. _____ Phone _____
- 7. Contractor Shang Kubert State License No. 1793 Phone PE 5829
- 8. Contractor's Address 1102 S. Diamond OK
- 9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and or elevator equipment thereon or thereof) \$ 1100
- 10. State how many buildings NOW on lot and give use of each 1 Apt. Bldg (Residence, Hotel, Apartment House, or any other purpose)
- 11. Size of existing building 50 x 120 Number of stories high 4 Height to highest point 60'
- 12. Class of building C Material of existing walls Brick Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:
See Plan
New Partition, Plaster, Wiring, etc.
Plumbing

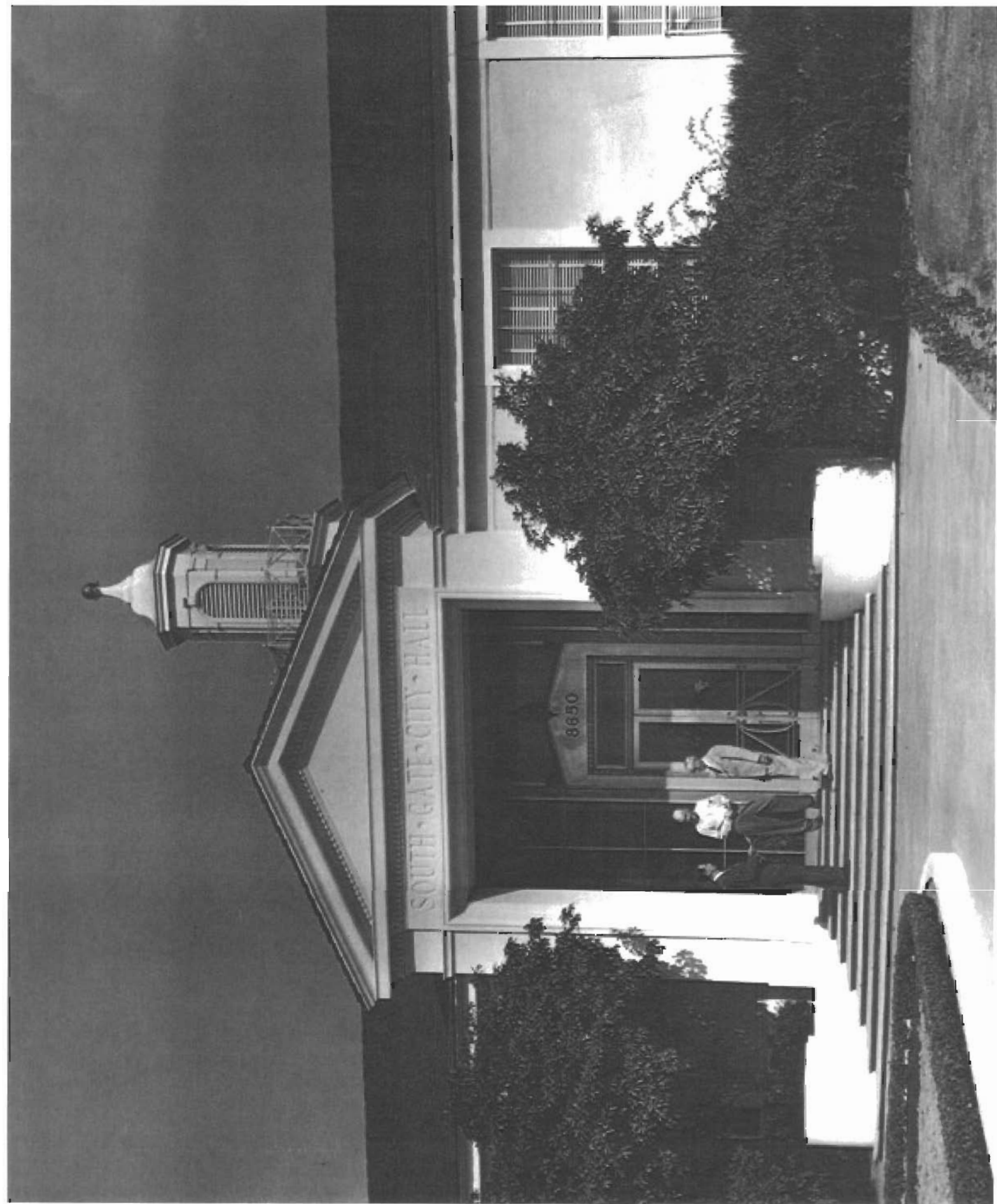
5-12-40 Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO. 20087	FOR DEPARTMENT USE ONLY			Stamp here when Permits are issued MAY 22 1940
	Plans and Specifications checked	Zone <u>R-4</u>	Fire District No. <u>16</u>	
	Correction verified	High. Exp. <u>No</u>	Street Widening <u>No</u>	
PLANS	Plans, Specifications and Applications checked and approved <u>Byron</u>	Application checked and approved <u>Byron</u>	Inspector <u>H.S. Brown</u>	

CERTIFICATE NO. 7835



CITY HALL BURBANK, CALIF.





**City of Los Angeles
Department of City Planning**

09/19/2006

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1760 N WILCOX AVE

ZIP CODES

90028

RECENT ACTIVITY

Adaptive Reuse Incentive Spec.
Plan-Ord 175038
Hollywood Signage SUD

CASE NUMBERS

CPC-2003-2115-CRA
CPC-2002-4173-SUD
CPC-1999-324-ICO
CPC-1999-2293-ICO
CPC-1986-835
ORD-176172
ORD-173562
ORD-165659
ENV-2003-1377-MND

Address/Legal Information

PIN Number: 150A187 375
Area (Calculated): 15,807.0 (sq ft)
Thomas Brothers Grid: PAGE 593 - GRID E4
PAGE 593 - GRID F4
Assessor Parcel Number: 5546006014
Tract: DE LONGPRE BLOCK
Map Reference: M B 6-153
Block: None
Lot: 7
Arb (Lot Cut Reference): None
Map Sheet: 150A187

Jurisdictional Information

Community Plan Area: Hollywood
Area Planning Commission: Central
Neighborhood Council: Hollywood Hills West
Council District: CD 13 - Eric Garcetti
Census Tract #: 1902.00
LADBS District Office: Los Angeles Metro
Building Permit Info: View

Planning and Zoning Information

Special Notes: None
Zoning: C4-2D-SN
Zoning Information (ZI): ZI-2331 Hollywood Signage
Supplemental Use District (CRA
Area)
ZI-1802 Hillside Grading
Ordinance Exemption Area
ZI-1352 Hollywood
Redevelopment Project
ZI-2277 Hollywood
Redevelopment Project
Regional Center Commercial
See Plan Footnotes
Hollywood
None
None
None
None
None
None
None
None
None
No
Hollywood Signage Supplemental
Use District (CRA Area)
Adaptive Reuse Incentive Areas
Specific Plan
Eligible
Hollywood Redevelopment Project
No
No
None
None
None

General Plan Land Use:
Plan Footnote - Site Req.:
Additional Plan Footnotes:
Specific Plan Area:
Historic Preservation Overlay Zone:
Historical Cultural Monument:
Mills Act Contract Number:
POD - Pedestrian Oriented Districts:
CDO - Community Design Overlay:
Streetscape:
Sign District:
Adaptive Reuse Incentive Area:
35% Density Bonus:
CRA - Community Redevelopment Agency:
Central City Parking:
Downtown Parking:
Building Line:
500 Ft School Zone:

Assessor Information

Assessor Parcel Number: 5546006014
L.A. County Ownership Info: 945 EAST JONES LLC
10780 SANTA MONICA BLVD
LOS ANGELES CA 90025

City Clerk Ownership Info:	945 EAST JONES LLC 10780 SANTA MONICA BLVD STE 333 LOS ANGELES CA 90025
Parcel Area (Approximate):	15,681.6 (sq ft)
Use Code:	0500 - 5 or more units (4 stories or less)
Building Class:	C75
Assessed Land Val.:	\$5,202,000
Assessed Improvement Val.:	\$2,330,496
Year Built:	1925
Last Owner Change:	02/01/05
Last Sale Amount:	\$7,240,072
Number of Units:	55
Number of Bedrooms:	16
Number of Bathrooms:	55
Building Square Footage:	41,800.0 (sq ft)
Tax Rate Area:	200
Deed Reference No.:	236007

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	Yes
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	Yes
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	0.46252 (km)
Landslide:	No
Liquefaction:	Yes

Economic Development Areas

Business Improvement District:	Hollywood Entertainment
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Hollywood
Report District:	636
Fire Information:	
District / Fire Station:	Fire Station 33
Division:	1
First-in Batallion:	5
First-in Engine:	27

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2003-2115-CRA
Required Action(s): CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s): First Amendment to the Hollywood Redevelopment Plan

Case Number: CPC-2002-4173-SUD
Required Action(s): SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
Project Description(s): Data Not Available

Case Number: CPC-1999-324-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): Data Not Available

Case Number: CPC-1999-2293-ICO
Required Action(s): ICO-INTERIM CONTROL ORDINANCE
Project Description(s): INTERIM CONTROL ORDINANCE.

Case Number: CPC-1986-835
Required Action(s): Data Not Available
Project Description(s): PLAN AMENDMENTS AND ZONE CHANGES FOR THE HOLLYWOOD COMMUNITY
PLAN REVISION/ZONING CONSISTENCY PROGRAM

Case Number: ENV-2003-1377-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Description(s): Approval of a proposed Sign Supplemental Use District pursuant to Section 13.11 of the
LAMC for the Hollywood Redevelopment Project Area

DATA NOT AVAILABLE

Adaptive Reuse Incentive Spec. Plan-Ord 175038
Hollywood Signage SUD
ORD-176172
ORD-173562
ORD-165659

ZIMAS INTRANET

09/19/2006

City of Los Angeles
Department of City Planning



Address: 1760 N WILCOX AVE

APN: 5546006014

PIN #: 150A187 375

Tract: DE LONGPRE BLOCK

Block: None

Lot: 7

Arb: None

Zoning: C4-2D-SN

General Plan: Regional Center Commercial