August 3, 2016

Jena Choi  
**JPB Partners, Inc.**  
3470 Wilshire Boulevard, Suite 700  
Los Angeles, California 90010

**Subject:** Historical Resources Impacts Analysis for 3875 Wilshire Boulevard, Los Angeles, CA 90020

Dear Ms. Choi:

Environmental Science Associates and PCR Services Corporation ("ESA PCR") appreciates the opportunity to submit this letter report to JPB Partners, Inc. ("Client") which summarizes and documents the results of a Historical Resources CEQA Impacts Analysis ("Report") for the proposed project ("Project") located at 3875 Wilshire Boulevard, Los Angeles, California ("Project Site"), assessor parcel numbers ("APN") 5503-032-010 and 5503-032-011. The Project Site is situated in the Westminster Place Tract, Block G, Lots 13, 14, 15, and 16, at the northeast corner Wilshire Boulevard and South Andrews Place.

This Report was conducted by ESA PCR’s architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Amanda Y. Kainer, M.S., Senior Architectural Historian, and Adam F. Rajper, M.S., Assistant Architectural Historian, all of whom meet and exceed the Secretary of the Interior’s Professional Qualification Standards in history and architectural history. Professional qualifications are provided in Attachment A.

On April 12, 2016, ESA PCR conducted an intensive pedestrian survey to document the existing conditions of the Project Site and vicinity, conducted an archival records search to identify known historical resources in the vicinity that may be indirectly impacted visually by the project, and reviewed Project plans provided by the Client.

**Project Description**

This analysis is required by the City of Los Angeles as part of the review process for a Project that would redevelop the northern portion of the Project Site, currently improved with an asphalt parking lot. The southern portion of the Project Site is occupied by the fourteen-story Wilshire Professional Building designed by architect Arthur E. Harvey in the Art Deco, Zigzag Moderne style and constructed in 1929 ("Wilshire Professional Building" or "Building"). The Project would redevelop the parking lot on the Project Site with a sixteen-story multi-family residential building consisting of 196 units above a five and one-half level parking garage, with the lower two and one-half levels of the garage below grade. Amenities in the proposed building would include a lobby and lounge on the ground floor, as well as a fitness area and deck on the roof level. At approximately 183 feet tall, the proposed building on the Project Site would be approximately the same height as the Wilshire Professional Building. The proposed building would also maintain an approximately twenty foot separation from
the base of the Wilshire Professional Building. In total, the proposed building would contain approximately 205,100 square feet. The Wilshire Professional Building would be retained and not be physically altered or connected to the Project above grade level. However, the Project would construct a connection between the first subterranean parking level of the proposed building and the subterranean parking garage of the Wilshire Professional Building. Project plans are included in Attachment B.

**Historical Resources in the Project Vicinity**

Located within a dense, urban setting, with limited visibility, the archival records search was conducted within a quarter (0.25) mile radius to capture all known resources within the Project vicinity which may have views of the Project Site for the purpose of analyzing potential indirect impacts. The archival records search involved review of ESA PCR's in-house files and review of the National Register of Historic Places (“National Register”), California Register of Historical Resources (“California Register”), California Historic Resources Inventory (“HRI”), SurveyLA, and City of Los Angeles Historic-Cultural Monument (“HCM”) databases to identify previously identified historical resources within the Project vicinity. As a result, the following 14 known historical resources were identified within the project vicinity. Of these, 11 would have no views of the Project Site, one (1) would have an indirect view of the Project Site, and two (2) would have direct views of the Project Site.

One (1) property has been listed on the National Register, the California Register, and designated as an HCM:

- **652-676 South Western Avenue: Pellisser Building and Wiltern Theater, Art Deco complex designed by Morgan, Walls & Clements and constructed in 1931 (HCM 118).** Approximately 0.14 miles (740 feet) southeast of Project Site; indirect view of Project Site.

Three (3) properties have been designated as HCMs:

- **3835 West 8th Street: Arwyn Manor, Period Revival multi-family residential building designed by architect C. W. Powers and constructed in 1928 (HCM 878).** Approximately 0.25 miles (1,320 feet) southeast of Project Site; no view of the Project Site.

- **3919 West 8th Street: Richardson Apartments, Streamline Moderne multi-family residential building designed by architects H. Guthrie Thursby and Milton J. Black and constructed in 1940 (HCM 847).** Approximately 0.25 miles (1,320 feet) southwest of Project Site; no view of the Project Site.

- **535 South Gramercy Place: Art Deco multi-family residential building designed by architect Paul Kingsbury and constructed in 1931 (HCM 853).** Approximately 0.15 miles (792 feet) northwest of Project Site; no view of the Project Site.
Eight (8) properties appear eligible for the National Register (3S), California Register (3CS), and local listing (5S3) as an individual property through SurveyLA (2014-ongoing) and/or the Wilshire Center and Koreatown Recovery Redevelopment Area Historic Resources Survey (2009):

- 701 South Gramercy Drive: Ancelle, Mediterranean Revival multi-family residential building constructed in 1926. Approximately 0.16 miles (845 feet) southwest of the Project Site; no view of the Project Site.

- 729 South Gramercy Drive: Coral, Dingbat multi-family residential building constructed in 1958. Approximately 0.22 (1,162 feet) southwest of the Project Site; no view of the Project Site.

- 715 South Saint Andrews Place: Chatelauque multi-family residential building constructed in 1927. Approximately 0.18 miles (950 feet) south of the Project Site; no view of the Project Site.

- 735 South Saint Andrews Place: Case Bella, Spanish Colonial Revival multi-family residential building constructed in 1928. Approximately 0.23 miles (1,214 feet) south of the Project Site; no view of Project Site.

- 602 South Van Ness Avenue: Mediterranean Revival multi-family residential building constructed in 1929. Approximately 0.21 (1,109 feet) northwest of the Project Site; no view of the Project Site.

- 4016 West Wilshire Boulevard: French Revival single-family residence constructed in 1918. Approximately 015 miles (792 feet) west of the Project Site; no view of the Project Site.

- 4017 West Wilshire Boulevard: Mid-Century Modern commercial building constructed in 1949. Approximately 0.22 miles (1,162 feet) west of the Project Site; no view of the Project Site.

- 712 South Wilton Place: Tufford Arms Apartments, Tudor Revival multi-family residential building constructed in 1928. Approximately 0.24 (1,267 feet) southwest of the Project Site; no view of the Project Site.

Two properties (2) were identified in the California HRI as needing to be reevaluated (7N):

- 627-635 South Manhattan Place: Los Angeles Christ Church constructed in 1924. Approximately 0 miles (0 feet) east of the Project Site; direct view of the Project Site.

- 3903 Wilshire Boulevard: St. James Episcopal Church constructed in 1925. Approximately 0.01 miles (53 feet) west of the Project Site; direct view of the Project Site.
Previous Evaluations of the Wilshire Professional Building, 3875 Wilshire Boulevard

During the 1920s, commercial real estate values in the Wilshire Center soared and Wilshire Boulevard gained its moniker, “Fifth Avenue of the West.” An array of newly built commercial buildings and their associated neon signs began to visually define Wilshire Boulevard from its surroundings. The Wilshire Professional Building, designed by noted local architect Arthur E. Harvey and constructed in 1929, is one such example. This fourteen-story Zigzag Moderne commercial high-rise, mainly intended to house medical and dental offices, was also the location of Harvey’s architectural practice.

The Wilshire Professional Building was added to the City of Los Angeles’s HCM list on April 28, 2015 after it was found by the Cultural Heritage Commission ("CHC") to exhibit the character-defining features of the Art Deco, Zigzag Moderne style. Previously, during the Wilshire Center and Koreatown Recovery Redevelopment Area Historic Resources Survey (2009), the Building was assigned a California Historical Resources ("CHR") Status Code of 3CS, noting it as individually eligible for listing on the California Register under Criterion 3 (Attachment C). The Building embodies a number of distinctive Zigzag Moderne character-defining features, including a tiered massing, molded concrete cladding and metal spandrels featuring stylized geometric motifs, and steel-framed windows.

Architectural Description of the Project Site

Historic Appearance and Alterations of the Project Site

Prior to the construction of the Wilshire Professional Building, the northernmost portion of the parcel was improved with a two-story multi-family residential building. This building was demolished (probably when the Building was constructed, based upon historic photographs, Figure 1) in order to accommodate the parking lot presently on the parcel.

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3. Art Deco Society of Los Angeles (applicant) and Charles Fisher (preparer), Historic-Cultural Monument Application for the Wilshire Professional Building, September 4, 2014
4. In the Wilshire Center and Korea Recovery Redevelopment Area Survey, the Wilshire Professional Building is erroneously identified as the “Wilshire Medical Building.”
The HCM application for the Building (Attachment D) notes several alterations, which are summarized as follows.\(^5\) The Building’s ground floor and main entrance on the primary (south) elevation have been altered, and a roof-top structure has also been added to the east shoulder of the same elevation (Figures 2 and 3). The ground floor is also altered on the east and rear (north) elevations (Figures 4-7). The rear (south) entrance appears to be altered, and a concrete canopy, directly above it, may also have been added (Figure 6). Despite these alterations, the dates of which are unknown, the Building retains integrity of location, design, materials, workmanship, feeling, and association from the period of significance.

\(^5\) Art Deco Society of Los Angeles (applicant) and Charles Fisher (preparer), Historic-Cultural Monument Application for the Wilshire Professional Building, September 4, 2014

Figure 1. Wilshire Professional Building, view northeast from Wilshire Boulevard, in 1929 (Los Angeles Public Library).
Current Appearance of the Project Site

The Project Site is located at the northeast corner of the intersection of Wilshire Boulevard and South Andrews Place. The Wilshire Professional Building is situated at the southern end of the Project Site and overlooks Wilshire Boulevard and Saint Andrews Place. An asphalt parking lot, which fronts the east side of South Saint Andrews Place, occupies the northern portion of the Project Site. The parking lot is overlooked from the south by the Building (Figure 7), the east by Christ Church (constructed in 1924, Figure 8) and the north by a six-story multi-family residential building (constructed in 1926, Figure 9). Directly to the west if the Project Site, at the northwest corner of the intersection of Wilshire Boulevard and South Saint Andrews Place, stands Saint James Episcopal Church (constructed in 1925, Figure 10). Current photographs of the Project Site are presented in Figures 2 to 10 below.

The Cultural Heritage Commission describes the Wilshire Professional Building as follows in its review of the HCM application:

The Wilshire Professional Building has a regular, rectangular plan and is faced primarily with molded concrete, cast iron, and steel-framed windows. It is massed in three tiers: a one-story base extending over the parcel, a six-story, rectangular massing in the center, and a six-story, square tower on the top. It is articulated to appear as a central square tower rising from the base, flanked by two shoulders of smaller, shorter towers. Bands of steel awning windows and decorative panels, crossed by unbroken columns of thick concrete, define the bulk of the façade. The ground floor’s original face is covered in stucco cladding and contemporary signage and awnings [alternation]. The second floor, set back from the ground floor, features pairs of steel awning windows stacked upon each other between elaborate concrete pillars molded in a stylized floral motif. Running above both is a large, projecting concrete band with curving ridges and carved floral patterns on its face. Above the second floor, bands of steel awning windows run horizontally across the building. Above those are bands of decorative metal panels, cast in elaborate floral patterns. Thick, plain concrete columns, scored to resemble stone blocks, extend unbroken and divide the building vertically. The roof-line of the shoulders and the central tower are elaborately decorated with capital and pediment structures echoing forms found elsewhere on the building. The central tower is topped by a penthouse. Multiple angular, flying buttresses surround it and separate divided steel windows set in plain, segmented arches. The buttresses support a cornice below a sloping, concrete band upon which the pyramidal roof sits. Concrete flowers and a beacon stop a floral base adorn the roof.

The lower portion of the east elevation of the Building is obstructed from view from the public right of way on Wilshire Boulevard due to a contemporary commercial building which is located immediately to its east.

Art Deco Society of Los Angeles (applicant) and Charles Fisher (preparer), Historic-Cultural Monument Application for the Wilshire Professional Building, September 4, 2014
Figure 2. Contemporary view of Wilshire Professional building, view northwest from Wilshire Boulevard. Note the altered (date unknown) first floor and main entrance, as well as the rooftop structure (alteration, date unknown) added on the east side (right) (ESA PCR 2016).

Figure 3. Primary (south) elevation of Wilshire Professional Building, view north from Wilshire Boulevard, showing altered ground floor and roof-top structure (upper right, alteration) (ESA PCR 2016)
Figure 4. West elevation of Wilshire Professional Building, view east from South Saint Andrews Place, showing altered ground floor (ESA PCR 2016)

Figure 5. Rear elevation of Wilshire Professional Building, view south, showing altered ground floor (ESA PCR 2016)
Figure 6. Rear elevation of Wilshire Professional Building, view south, showing rear entrance (possibly altered) and concrete canopy (possible alteration) (ESA PCR 2016)

Figure 7. Rear (south) elevation of Wilshire Professional Building, view south from asphalt parking lot at north end of Project Site (ESA PCR 2016)
Figure 8. Project Site, view east from South Andrews Place, showing rear (east) elevation of Christ Church (center, not on Project Site) (ESA PCR 2016)

Figure 9. View north from Project Site, showing six-story multi-family residential building in distance (center, not on Project Site) (ESA PCR 2016)
Character-Defining Features of the Wilshire Professional Building, 3875 Wilshire Boulevard

The following list of character defining features is a summary of the visual character of the exterior of the Wilshire Public Building, including the site plan and landscape. According to the National Park Service, “character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.” Only significant exterior character-defining features are listed here as these are the features potentially impacted by the proposed Project.

As mentioned above, the Wilshire Professional Building is a City of Los Angeles HCM exhibiting the character-defining features of the Art Deco, Zigzag Moderne style. Previously, during the Wilshire Center and Koreatown Recovery Redevelopment Area Historic Resources Survey (2009), the Building was assigned a CHR Status Code of 3CS, noting it as individually eligible for listing on the California Register under Criterion 3 as a good example of its style.

Described below are the significant character-defining elevations and features of the Wilshire Professional Building dating from the period of significance that account for its eligibility as a historical resource. ESA PCR identified Building’s period of significance as 1929, its date of construction, as the HCM application does not specify a period of significance. Significant character-defining elevations and features represent the original period of significance, are visually prominent, and retain high integrity. Described underneath each significant or contributing elevation or feature is a list of elements or characteristics that contribute to the visual character and architectural significance of the elevation or feature from its period of significance. Non-contributing elevations and features were not identified; however, non-contributing alterations located on identified significant or contributing elevations are in italics (italics). If an elevation or feature is not listed below as significant or contributing, it can be assumed that the elevation or feature is non-contributing.

**Significant: Massing and Construction**
- Regular, rectangular plan
- Tiered massing
- Fourteen stories
- Exterior cladding materials, including stucco, molded concrete, and cast iron
- Pyramidal roof
- Flat roofs

**Significant: Site Plan and Landscape**
- Rectangular footprint
- Corner siting and setback from sidewalk
- Terrazzo sidewalk along Wilshire Boulevard

**Significant: South (Primary) Elevation**
- Symmetrical façade composition, with central tower flanked by two shoulders of smaller, shorter towers
- One-story base with stucco cladding
- Upper stories (three towers) with molded concrete (scored to resemble stone blocks) and cast iron cladding
Vertical molded concrete elements, resembling columns, dividing façade into bays and topped with stylized capitals

Metal spandrels featuring stylized geometric motifs

Steel-framed, four light awning windows

Steel-framed windows set in segmented arches (rooftop penthouse)

Angular flying buttresses (rooftop penthouse)

Molded concrete along second floor adorned with intricate, stylized geometric motifs

Molded concrete above roofline of central tower and flanking shoulders featuring stylized geometric motifs

Cornice above penthouse

Sloping concrete band, below pyramidal roof, featuring zigzag motif

(Non-contributing additions/alterations: entrance, storefronts, signage, rooftop structure on east shoulder)

**Significant: West Elevation**

Overall symmetrical façade composition with central tower rising above shorter shoulder

Symmetry offset by one-story base which extends to the west

One-story base with round corner and stucco cladding

Upper stories (towers) with molded concrete (scored to resemble stone blocks) and cast iron cladding

Vertical molded concrete elements, resembling columns, dividing façade into bays and topped with stylized capitals

Metal spandrels featuring stylized geometric motifs

Steel-framed, four light awning windows

Steel-framed windows set in segmented arches (rooftop penthouse)

Angular flying buttresses (rooftop penthouse)

Molded concrete along second floor adorned with intricate, stylized geometric motifs
Molded concrete above rooftop of central tower and flanking shoulders featuring stylized geometric motifs

Cornice above penthouse

Sloping concrete band, below pyramidal roof, featuring zigzag motif

(Non-contributing additions/alterations: storefronts, signage)

**Contributing: East Elevation**

Overall symmetrical façade composition with central tower rising above shorter shoulder

Symmetry offset by one-story base which extends to the west

One-story base with stucco cladding

Upper stories (towers) with molded concrete (scored to resemble stone blocks) and cast iron cladding

Vertical molded concrete elements, resembling columns, dividing façade into bays and topped with stylized capitals

Metal spandrels featuring stylized geometric motifs

Steel-framed, four light awning windows

Steel-framed windows set in segmented arches (rooftop penthouse)

Angular flying buttresses (rooftop penthouse)

Molded concrete along second floor adorned with intricate, stylized geometric motifs

Molded concrete above rooftop of central tower and flanking shoulders featuring stylized geometric motifs

Cornice above penthouse

Sloping concrete band, below pyramidal roof, featuring zigzag motif

(Non-contributing additions/alterations: signage, rooftop structure on east shoulder)

**Contributing: North (Rear) Elevation**

Symmetrical façade composition, with central tower flanked by two shoulders of smaller, shorter towers

One-story base with rounded corners and stucco cladding
Upper stories (three towers) with molded concrete (scored to resemble stone blocks) and cast iron cladding

Vertical molded concrete elements, resembling columns, dividing façade into bays and topped with stylized capitals

Metal spandrels featuring stylized geometric motifs

Steel-framed, four light awning windows

Steel-framed windows set in segmented arches (rooftop penthouse)

Angular flying buttresses (rooftop penthouse)

Molded concrete along second floor adorned with intricate, stylized geometric motifs

Molded concrete above roofline of central tower and flanking shoulders featuring stylized geometric motifs

Cornice above penthouse

Sloping concrete band, below pyramidal roof, featuring zigzag motif

(Non-contributing additions/alterations: entrance, concrete canopy above entrance, storefronts, fenced area at northeast corner concealing HVAC equipment, signage, rooftop structure on east shoulder)

**CEQA Analysis**

The following list of character defining features is a summary of the visual character of the exterior of the Wilshire Public Building, including the site plan and landscape. According to the National Park Service, “character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.” Only significant exterior character-defining features are listed here as these are the features potentially impacted by the proposed Project.

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A. Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5 and the City of Los Angeles CEQA Thresholds Guide. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a HCM would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.9

1. CEQA Guidelines

According to the State CEQA Guidelines, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

- The significance of a historical resource is materially impaired when a project:
  
  A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or

  B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

  C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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The **L.A. CEQA Thresholds Guide** states that a project would normally have a significant impact on a significant resource if it would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (“Standards”); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.\(^{10}\)

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations (“CFR”) Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.\(^{11}\) Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a “safe harbor” by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State CEQA Guidelines Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the **L.A. CEQA Thresholds Guide** have been reviewed and refined for this analysis.\(^{12}\) As such, the Project would have a significant impact on historic resources, if:

**HIST-I** The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource); or

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\(^{11}\) Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

\(^{12}\) As documented in the Assessment Report in Appendix F-3 of this Draft EIR, the refinements to the factors listed in the L.A. CEQA Thresholds Guide were concurred with by the City Planning Department’s Office of Historic Resources.
The Project would reduce the integrity or significance of important historic resources on the Project Site or in the vicinity such that their eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historic resource).

B. Analysis of Project Impacts

1. Project Description

The Project Site is located at the northeast corner of Wilshire Boulevard and South Andrews Place. Presently, the front (southern) portion of the Project site is improved with the Wilshire Professional Building constructed in 1929, while the rear (northern) portion is covered by an asphalt parking lot. The Project would redevelop the parking lot on the Project Site with a sixteen-story multi-family residential building consisting of 196 units above a five and one-half level parking garage, with the lower two and one-half levels of the garage below grade. At approximately 183 feet tall, the proposed building on the Project Site would be approximately the same height as the Wilshire Professional Building. The proposed building would also maintain an approximately twenty foot separation from the base of the Wilshire Professional Building (in addition, once it would climb to roughly 35 feet, the proposed building would maintain an approximately 44 foot separation from the Building). The Wilshire Professional Building would be retained and not be physically altered or connected to the Project above grade level. However, the Project would construct a connection between the first subterranean parking level of the proposed building and the subterranean parking garage of the Wilshire Professional Building. The Project would feature a contemporary design, use modern materials, and cover a total area of approximately 205,100 square feet in addition to 22,080 square feet of open space. Proposed ground floor amenities would include a lobby, lounge, planting/dog run. On the roof level, there would be fitness area and roof deck featuring a pool, spa, outdoor fitness area, outdoor kitchen, dining terrace, and fire pit. Direct and indirect impacts, potentially resulting from the Project, are assessed below.

2. Direct Impacts

The southern portion of the Project Site is improved with the fourteen-story Wilshire Professional Building constructed in 1929, with its primary (south) elevation oriented towards Wilshire Boulevard. The Building is a designated HCM exemplifying the Art Deco, Zigzag Moderne style and has also been identified as individually eligible at the state level. The construction of the Project would not materially destroy or alter the Building or any of its character-defining features. The Project would also not be physically connected to the Building above grade level, and would be built approximately twenty feet north of its rear (north) elevation. Although the Project would construct a connection between the first subterranean parking level of the proposed building and the parking garage beneath the Wilshire Professional Building, this would not result in any material impairment of historic features. Furthermore, although the Project would partially obstruct the rear elevation of the Building, the rear elevation has been identified as contributing, as it is not a primary elevation, and would still be partially visible from the public right of way along Saint Andrews Place due to the approximately twenty foot setback of
the Project from the Building. The primary elevation, which fronts Wilshire Boulevard, would remain fully visible, as would the west elevation along Saint Andrews Place. As the Building itself would not be altered and would retain all of its exterior character-defining features, it would remain eligible as a historical resource upon Project completion. Finally, the Project is in conformance with Standards 9 and 10, as outlined in the Standards review below. Therefore, there are no direct impacts to historical resources on the Project Site pursuant to CEQA.

3. Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of the resources and their immediate surroundings that would detract from the significance of historical resources within a quarter-mile radius of the Project. In the Project vicinity there is one property that has been listed on the National Register, California Register, and been designated locally as an HCM; are three locally designated HCMs; and are eight potentially eligible historical resources identified by SurveyLA. None of these properties have a direct view of the Project. However, there is one property that has an indirect view of the Project Site property that has been listed on the National Register, the California Register, and designated as an HCM. Additionally, there are two properties that have direct views of the Project Site that have been identified as needing to be reevaluated. For the purpose of this assessment, these properties are assumed to be potential historical resources pursuant to CEQA.

652-676 South Western Avenue

652-676 South Western Avenue (Pellisser Building and Wiltern Theater, an Art Deco complex designed by Morgan, Walls & Clements and constructed in 1931) is located approximately 0.14 miles (740 feet) southeast of Project Site, at the southeast corner of the intersection of Wilshire Boulevard and South Western Avenue. This property has an indirect view of the Wilshire Professional Building’s primary (south) elevation, but does not have a direct or indirect view of the Project. Furthermore, due to later infill in the surrounding area, 652-676 South Western Avenue’s historic context has already been eroded. Therefore, 652-676 South Western Avenue would remain eligible as a potential historical resource and there would be no direct or indirect impacts to this resource pursuant to CEQA.

627-635 South Manhattan Place

627-635 South Manhattan Place (Christ Church, designed by architects Norman W. Alpaugh and Clarence H. Russel in the Beaux Arts Renaissance Revival style and constructed in 1924) is located immediately to the east of the Project Site, at the northwest corner of the intersection of Wilshire Boulevard and South Manhattan Place. Due to its situation adjacent to the Project Site, Christ Church would theoretically have a direct view of the Project. However, 627-635 South Manhattan Place does not have any fenestration along its west (rear) elevation, which faces the Project Site, and therefore has a limited view of the Project. The immediate setting around Christ Church has already been eroded due to later infill as well as the substantial alteration of the remaining
historic buildings in the surrounding setting. The primary (east) elevation of Christ Church, which overlooks South Manhattan Place, would remain in full view and would not be obstructed by the Project. Furthermore, the Project would maintain a sixteen foot setback from Christ Church and would not physically affect or materially destroy or alter any of its character-defining features. Therefore, 627 South Manhattan Place would remain eligible as a potential historical resource and there would be no direct or indirect impacts to this potential resource pursuant to CEQA.

3903 Wilshire Boulevard

3903 Wilshire Boulevard (Saint James Episcopal Church, designed by architect Norman Benjamin G. McDougall in the Gothic Revival style and constructed in 1925) is located approximately 0.01 miles (53 feet) west of the Project Site, at the northwest corner of the intersection of Wilshire Boulevard and Saint Andrews Place. Due to its situation adjacent to the Project Site, on the opposite (east) side of Saint Andrews Place, Saint James Episcopal Church has a direct view of the Project. As in the case of Christ Church discussed above and located to the east, the immediate setting around Saint James Episcopal Church has already been compromised due to later infill. Saint James Episcopal Church’s primary (south and west) elevations, which overlook Wilshire Boulevard and Saint Andrews Place, respectively, would not be obstructed by the Project. Therefore, 3903 Wilshire Boulevard would remain eligible as a potential historical resource and there would be no direct or indirect impacts to this potential resource pursuant to CEQA.

Secretary of the Interior’s Standards Reviews

As mentioned above, under CEQA, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the Historical Resource. New construction adjacent to a historical resource is considered “related new construction” and numbers nine and ten of the Standards apply to this Project. Therefore, the Project was assessed for conformance to Standards nine and ten regarding “related new construction” constructed adjacent or in the vicinity of other historical resources.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

13 California Environmental Quality Act, 15064.5 (3).
The Project would be constructed adjacent to the Wilshire Professional Building. No new additions, exterior alterations, or related new construction would destroy any historic materials that characterize the property. The Project would be set back away from the Wilshire Professional Building and would have no physical or material impact and would not detract from designated or eligible historical resources, and historical resources would remain eligible after project completion. The Project would not destroy or alter any of the Wilshire Professional Building’s character-defining features, which would be retained intact. Furthermore, the Project would not physically affect in any way nor destroy or alter any other historical resources in the Project vicinity.

New construction under the Project would be differentiated from the Wilshire Professional Building and would be compatible with the massing, size, scale, and architectural features of the Wilshire Professional Building and would protect the historic integrity of the historic property and its environment. The Project would not destroy or alter the Wilshire Professional Building or any of its character-defining features. The Project would not be physically attached to the Building and would maintain an approximately twenty foot setback from its base. Additionally, once it would climb to roughly 35 feet, the proposed building would maintain an approximately 44 foot separation from the Building. Moreover, the Project would not obstruct the Building’s primary (south and west) elevations, which overlook Wilshire Boulevard and Saint Andrews Place, respectively. Moreover, the Project is of a contemporary design that is clearly differentiated from the Art Deco, Zigzag Moderne style of the Building. At sixteen stories with a regular, rectangular massing, the Project is, furthermore, of a similar height and size and therefore is compatible with the scale and massing of the fourteen-story Wilshire Professional Building. The Project would be approximately the same height as the Building and consist of a tower situated above a wider base, maintaining continuity with the formal composition of the Building. Therefore, the Project is in conformance to Standard 9 and is keeping with the intent of the Standards, which is to minimize impacts to historical resources.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If removed in the future, the essential form and integrity of the Wilshire Professional Building and other potential historical resources in the Project vicinity would be unimpaired, as the Project would not physically alter or be connected to the Building above grade level or other designated or eligible historical resources. The proposed Project therefore conforms to Standard 10.

Conclusion

The locally designated Building, which is located on the Project Site directly to the south of the Project, would be fully protected. Additionally, the eligibility and designation of historical resources on the Project Site and in the Project vicinity would not be compromised, as they would not be physically or materially affected, destroyed, or altered in any way by the Project. All of the existing exterior character-defining features of the Building that
contribute to its eligibility as a historical resource would remain intact. All of the primary views of the Building from Wilshire Boulevard would be protected. While the Project would partially obscure views of the rear (north) elevation (which ESA PCR identified as contributing), this is a secondary and not a primary elevation and there would be a twenty foot setback between the Building and the Project that would still allow for visibility of the north elevation from the public right-of-way on South Saint Andrews Place. Furthermore, the historic setting of the Building is already eroded and does not contribute to the eligibility of the Wilshire Professional Building or any surrounding historical resources identified in the vicinity. As demonstrated in the analysis above, the Project is in full compliance with Standards 9 and 10 as they relate to new construction adjacent to a historical resource. Upon completion of the Project, the Building would remain eligible as a historical resource. Therefore, the Project would have no adverse impacts to historical resources on the Project Site. Furthermore, the Project would have no direct or indirect impacts to known historical resources identified in the project vicinity. In the Project vicinity, one designated historical resource (652-676 South Western Avenue) would have an indirect view of the Project Site, and two potentially eligible historical resources (627-635 South Manhattan Place and 3903 Wilshire Boulevard) would have direct views of the Project Site. The existing setting of these three properties does not contribute to their designation or eligibility as historical resources due to substantial later infill and alterations of their surroundings. Thus the Project would have no impact to any historical resources in the vicinity and would not visually obscure or physically alter any of their character-defining features. Therefore, the Project would protect historical resources and would not compromise the eligibility of any historical resources either on the Project Site or in the project vicinity.

In summary, as a result of its investigations, ESA PCR concludes that the Project would have no adverse impact to historical resources under CEQA because the existing eligibility and designations of historical resources on the Project Site and in the Project vicinity would remain unchanged after Project completion, and no further evaluation of historical resources would be required. ESA PCR recommends that, during Project construction, measures be taken to ensure that excavation and other work does not adversely impact the Wilshire Professional Building.

Sincerely,

ESA PCR

Dr. Margarita C. Jerabek
Director of Historic Resources
LIST OF ATTACHMENTS
Attachment A: Professional Qualifications
Attachment B: Project Plans
Attachment C: DPR Form, Koreatown Recovery Redevelopment Area Historic Resources Survey (2009)
Attachment D: HCM Application (2015)
Attachment A
Professional Qualifications
Margarita Jerabek, Ph.D.

ASSOCIATE PRINCIPAL, DIRECTOR OF HISTORIC RESOURCES

SUMMARY

Margarita Jerabek has 25 years of professional practice in the United States with an extensive background in historic preservation, architectural history, art history and decorative arts, and historical archaeology. She specializes in Visual Art and Culture, 19th-20th Century American Architecture, Modern and Contemporary Architecture, Architectural Theory and Criticism, Urbanism, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior’s Professional Qualification Standards in History, Archaeology, and Architectural History. She has managed and conducted a wide range of technical studies in support of environmental compliance projects, developed preservation and conservation plans, and implemented preservation treatment projects for public and private clients in California and throughout the United States.

EXPERIENCE

Dr. Jerabek has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area and Southern California counties. She provides expert assistance to public agencies and private clients in environmental review, from due diligence through planning/design review and permitting and when necessary, implements mitigation and preservation treatment measures on behalf of her clients. As primary investigator and author of hundreds of technical reports, plan review documents, preservation and conservation plans, HABS/HAER/HALS reports, construction monitoring reports, salvage reports and relocation plans, she is a highly experienced practitioner and expert in addressing historical resources issues while supporting and balancing project goals.

She is an expert in the evaluation, management and treatment of historic properties for compliance with Sections 106 and 110 of the NHPA, NEPA, Section 4(f) of the Department of Transportation Act, CEQA, and local ordinances and planning requirements. Dr. Jerabek regularly performs assessments to ensure conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and assists clients with adaptive reuse/rehabilitation projects by providing preservation design and treatment consultation, agency coordination, legally defensible documentation, construction monitoring and conservation treatment.

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States. She currently manages PCR’s on-call preservation services with the City of Santa Monica, County of San Bernardino Department of Public Works, City of Hermosa Beach, Los Angeles Unified School District, and Long Beach Unified School District.

Education

Ph.D., Art History, University of California, Los Angeles, 2005
M.A., Architectural History, School of Architecture, University of Virginia, Charlottesville, 1991
Certificate of Historic Preservation, School of Architecture, University of Virginia, Charlottesville, 1991
B.A., Art History, Oberlin College, Oberlin, Ohio, 1983

Awards/Recognition

2014 Preservation Award, The Dunbar Hotel, L.A. Conservancy
2014 Westside Prize, The Dunbar Hotel, Westside Urban Forum,
2014 Design Award: Tongva Park & Ken Genser Square, Westside Urban Forum
2012 California Preservation Foundation Award, RMS Queen Mary Conservation Management Plan, California Preservation Foundation

Professional Affiliations

California Preservation Foundation
Santa Monica Conservancy
Los Angeles Conservancy
Society of Architectural Historians
National Trust for Historic Preservation Leadership Forum
American Institute of Architects (AIA), National Allied Member
American Architectural Foundation
Association for Preservation Technology
Amanda Kainer, M.S.

Senior Architectural Historian

Summary
Amanda Kainer has more than eight years of professional and academic experience in the practice of historic preservation and architectural history. Ms. Kainer has conducted extensive archival research, field observation, recordation, and prepared survey documentation and assisted in database management for numerous PCR historic resources projects. She has training and substantial experience in the evaluation and conservation of art and architecture and passion for interior design.

Experience
Ms. Kainer has completed and co-authored a wide range of architectural investigations including historic resources assessment and impacts analysis reports for compliance with CEQA, character-defining features reports, plan reviews, investment tax credit applications, Section 106 significance evaluations, and HABS documentations. She has also performed extensive research, survey work, and prepared numerous landmark and preliminary assessment reports as a part of PCR’s On-Call Historic Preservation Contract with the City of Santa Monica.

She is involved a diverse set of projects and analyses. These include anything from a California Register nomination for the UCLA Faculty Center to a paint analysis for a Churrigueresque style 1920s commercial building in Santa Monica. She has co-authored Section 106 reports for the residential development in Thousand Oaks, Santa Monica Pier, Avalon Fuel Dock on Catalina Island, and a Mid-Century roadside motel in Bakersfield. For LAUSD, Ms. Kainer authored a character-defining features analysis for seven historic schools, provided historic analysis for an MND, and preliminary resource evaluations and plan reviews for various historic schools.

Historic Resources Assessments: Ms. Kainer has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with CEQA. Ms. Kainer has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, banks, commercial buildings, schools, hotels, and cultural landscapes in Beverly Hills, Venice, Los Angeles, and Santa Monica.

Large Scale Survey Experience: She was a contributing author for three major Community Redevelopment Agency of the City of Los Angeles–Adelante Eastside, Wilshire Center/Koreatown, and Normandie 5 Redevelopment Areas. Ms. Kainer also served as PCR Survey Team Leader and co-author for the comprehensive survey of over 4,000 objects of fine and decorative arts aboard the RMS Queen Mary in Long Beach. Additionally, Ms. Kainer helped complete the district-wide survey and evaluation of the Long Beach Unified School District and a windshield survey of Hermosa Beach for the Historic Resources Chapter of the Hermosa Beach General Plan Update.

Education
M.S., Historic Preservation
B.S., Design (Emphasis: Interior Architecture), University of California, Davis, 2002
B.A., Art History, University of California, Davis, 2002

Awards/Recognition
Joel Polsky Academic Achievement Award, American Society of Interior Designers, 2008

Continuing Education
CEQA and Historic Resources: Thresholds, Mitigation & Case Studies, California Preservation Foundation Workshop, March 2011

Professional Affiliations
California Preservation Foundation
Los Angeles Conservancy
Santa Monica Conservancy
(Volunteer Docent for the Shotgun House)
Docomomo SoCal
Association of Preservation Technology Western Chapter
Adam F. Rajper

ARCHITECTURAL HISTORIAN TECHNICIAN

SUMMARY
Adam Rajper is an architectural historian experienced in the research and education of cultural resources in the United States and abroad. His combination of degrees provides him with a broad and advantageous skill set, including strong documentation and research skills, as well as the ability to approach preservation from an interdisciplinary perspective.

EXPERIENCE
Mr. Rajper has worked as an assistant in architectural firms throughout Southern California, most recently KTGY Group, Inc. in Irvine, as well as a preservation consultant in South Asia and the Middle East. While receiving his architectural training, Mr. Rajper interned at the Los Angeles Conservancy where he helped prepare National Register Nominations.

Mr. Rajper has a strong interest in the history and theory of historic preservation, both in the United States and abroad. In 2012, he completed a course offered by the Critical Conservation Program at Harvard's Graduate School of Design and taught by Philadelphia-based architects and cultural and architectural historians, Susan Snyder and Dr. George Thomas. As part of that course, Mr. Rajper examined the origins of the preservation movement in the American Southwest, including Southern California. Mr. Rajper also has a passion for earthen architecture. As a graduate student, he documented historic mud brick palaces in Tārim, Yemen under the auspices of the Samuel H. Kress Foundation and Columbia University. He has conducted extensive research on adobe buildings throughout Southern California and is currently receiving training in earthen construction through Adobe in Action, a New Mexico-based non-profit organization.

In addition to his experience in architecture and preservation, Mr. Rajper has taught undergraduate and graduate seminars on architectural history in Cairo, Egypt. He has also worked as a research and teaching assistant, under the direction of faculty affiliated with the History, Theory, and Criticism of Architecture Program at the Massachusetts Institute of Technology. At Columbia, he focused on architectural conservation and studied under noted conservators, Dr. George Wheeler and Norman Weiss.

Education
- Bachelor of Architecture, California State Polytechnic University, Pomona, 2004

Professional Affiliations
- Preservation Alumni Society of Architectural Historians

Awards/Recognition
- Robert C. Weinberg Award for Excellence in Preservation Planning and Design, 2008
- William Kinne Fellows Traveling Prize, 2008
- Alpha Rho Chi Medal for Leadership, Service, and Merit, 2004
Attachment B
Project Plans
### OPEN SPACE CALCULATION

#### [See Sheet A1.03 FOR FULL EMBRASSMENT OF PROPOSED OPEN SPACE]

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### PARKING SUMMARY

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### BUILDING AREA SUMMARY

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### UNIT TYPE SUMMARY

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### PROJECT DATA

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### PRODUCT APPROVALS

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### SEPARATE PERMITS REQUIRED

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### RESIDENTIAL BICYCLE PARKING

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### PROJECT TEAM

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### CONSTRUCTION PERMITS/PROJECT APPROVALS

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</tr>
<tr>
<td>Total Parking</td>
<td>122</td>
<td>4%</td>
</tr>
<tr>
<td>Non-Parking (Permitted)</td>
<td>196</td>
<td>54%</td>
</tr>
<tr>
<td>Non-Parking (Non-Permitted)</td>
<td>196</td>
<td>54%</td>
</tr>
<tr>
<td>Total Non-Parking</td>
<td>392</td>
<td>108%</td>
</tr>
</tbody>
</table>
OPEN SPACE CALCULATIONS

a. REQUIRED OPEN SPACE PER L.A. PLANNING & ZONING CODE (SEC. 12.21G)

1. LESS THAN 3 HABITABLE ROOMS (1B) = 100 SF x 122 UNITS = 12,200 SF
2. 3 HABITABLE ROOMS (1 BDRM+F / 2 BDRM / PH) = 125 SF x 74 UNITS = 9,250 SF

TOTAL OPEN SPACE REQUIRED: 21,450 SF

(b) OPEN SPACE PROVIDED:

1. COMMON AREA OPEN SPACE
   - CLUB 3,237 SF
   - PLANTING / DOG RUN 1,000 SF
   - TOTAL 4,237 SF

2. ROOF DECK / PH LEVEL
   - FITNESS 1,864 SF
   - ROOF DECK 6,179 SF
   - TOTAL 8,042 SF

TOTAL OPEN SPACE PROVIDED: 22,080 SF

** NOTE: BALCONIES/PATIO ARE COUNTED FOR 50 SF EACH MAX.

* NOTE: TOTAL INTERIOR SPACE PROVIDED:
   - CLUB 3,237 SF
   - FITNESS 1,864 SF
   - TOTAL 5,101 SF < 5,362.50 MAX. ALLOWED

** NOTE: TOTAL INTERIOR SPACE ALLOWED 5,362.50 MAX. ALLOWED

** NOTE: TOTAL OPEN SPACE PROVIDED 22,080 SF
2HR FIRE RATED WALL
PARTY WALL - 1HR FIRE RATED
CORRIDOR WALL - 1HR FIRE RATED
TYPICAL INTERIOR PARTITION
CONCRETE MASONRY UNIT (SEE STRUCTURAL FOR SIZES)
CONCRETE MASONRY UNIT WITH FURRED WALL

NOTES:
- SEE SHEETS A9.02 AND A9.03 FOR MORE INFORMATION REGARDING WALL TYPES CALL-OUTS.
- HORIZONTAL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- FOR EXTERIOR WALLS - SEE A9.02, A5.10 - A5.13 FOR ALL OTHER WALL TYPES - SEE A9.02 & A9.03
- EXIT DOORS TO BE MIN. 3' IN NOMINAL WIDTH BY 6' - 8" IN NOMINAL HEIGHT, WITH A CLEAR WIDTH OPENING NOT LESS THAN 32".
- ANY HAZARDOUS MATERIALS STORED IN GROUP S STORAGE AREAS TO COMPLY WITH 414.2.5, AND TABLES 414.2.2 & 414.2.5(1).
- NO HAZARDOUS MATERIALS TO BE USED AND/OR STORED ANYWHERE ELSE WITHIN THE BUILDING.

CONCRETE WALL
- MAINTAIN 8' - 2" MIN. CLEAR HEIGHT ABOVE THE HANDICAP ACCESS PARKING SPACES AND DRIVE AISLES ACCESSING THOSE SPACES. MAINTAIN 7' - 0" CLEAR HEIGHT ALLOTHER AREAS.
- SEE SHEET A5.01 FOR PARKING AREA DETAILS.

ALL GARAGE FLOOR AREAS NOT TO EXCEED 5% SLOPE (TYP.).

• SEE SHORING DRAWINGS FOR SHORING AND TIEBACK INFORMATION.
• SEE CIVIL DRAWING FOR GRADING AND DRAINAGE
• ( ) = FINISH GRADE ELEVATION PER CIVIL DRAWINGS
• SEE METHANE GAS CONTROL PLANS FOR METHANE CONTROL AND SUBTERRANEAN WATERPROOFING.
• SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
NOTES:
- SEE SHEETS A9.02 AND A9.03 FOR MORE INFORMATION REGARDING WALL TYPES CALL-OUTS.
- HORIZONTAL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- FOR EXTERIOR WALLS - SEE A9.02, A5.10 - A5.13 FOR ALL OTHER WALL TYPES - SEE A9.02 & A9.03
- EXIT DOORS TO BE MIN. 3' IN NOMINAL WIDTH BY 6' - 8" IN NOMINAL HEIGHT, WITH A CLEAR WIDTH OPENING NOT LESS THAN 32".
- ANY HAZARDOUS MATERIALS STORED IN GROUP S STORAGE AREAS TO COMPLY WITH 414.2.5, AND TABLES 414.2.2 & 414.2.5(1).
- NO HAZARDOUS MATERIALS TO BE USED AND/OR STORED ANYWHERE ELSE WITHIN THE BUILDING.

CONCRETE WALL
- MAINTAIN 8' - 2" MIN. CLEAR HEIGHT ABOVE THE HANDICAP ACCESS PARKING SPACES AND DRIVE AISLES ACCESSING THOSE SPACES. MAINTAIN 7' - 0" CLEAR HEIGHT ALLOTHER AREAS.
- SEE SHEET A5.01 FOR PARKING AREA DETAILS.

ALL GARAGE FLOOR AREAS NOT TO EXCEED 5% SLOPE (TYP.).
- SEE SHORING DRAWINGS FOR SHORING AND TIEBACK INFORMATION.
- SEE CIVIL DRAWING FOR GRADING AND DRAINAGE.
- ( ) = FINISH GRADE ELEVATION PER CIVIL DRAWINGS
- SEE METHANE GAS CONTROL PLANS FOR METHANE CONTROL AND SUBTERRANEAN WATERPROOFING.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.
GROUND LEVEL - G1
200' - 0"

2ND LEVEL
245' - 6"

3RD LEVEL
255' - 6"

4TH LEVEL
265' - 6"

ROOF LEVEL
355' - 6"

5TH LEVEL
275' - 6"

6TH LEVEL
285' - 6"

7TH LEVEL
295' - 6"

8TH LEVEL
305' - 6"

9TH LEVEL
315' - 6"

11TH LEVEL
335' - 6"

UPPER ROOF
377' - 6"

ROOF DECK / PH LEVEL
361' - 6"

1ST/PODIUM LEVEL
235' - 6"

PARKING LEVEL - G2
210' - 6"

EXISTING
14 STORY OFFICE BUILDING (N.A.P)

DRIVEWAY
STORM WATER
PLANTING

EXISTING
6 STORY COMMERCIAL BUILDING (N.A.P)

10TH LEVEL
325' - 6"

12TH LEVEL
345' - 6"

LOW POINT ELEVATION - SEE SITE PLAN AND GROUND FLOOR PLAN
EL.= 200' - 0"
EL.= 198' - 10 3/4"

183' - 7 1/4" OVERALL BUILDING HEIGHT
20' - 0" ±
23.87' EXISTING
44' - 0" ±
3' - 4" ±

WALKWAY
4' - 0 7/8"1' - 9 5/8"
26' -5" CLEAR

DRIVEWAY
19' - 0" CLEAR

4" ±

25' - 0"
10' - 6"

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or reuse by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in Getman Master Planning Architects/GMP Architects-LA, Incorporated without prejudice. Visual contact with these plans & specifications shall constitute prima facie evidence of these restrictions.

JOB NO.
SHEET TITLE
SHEET NO.
OWNER
DATE
SEAL
PROJECT TEAM
ISSUE DATES
STATUS

3875 WILSHIRE
BLVD.
3875 WILSHIRE BLVD. LOS ANGELES
JPB Partners, Inc.

7.18.2016
ENTITLEMENT SUBMITTAL
082614
A3.01

SCALE
1/8" = 1'-0"
ROOF ALUMINUM GLASS SCREEN WALL - FRAME CLEAR ANODIZED ALUMINUM FINISH
ALUMINUM METAL PANELS REYNOBOND - LIGHT BRONZE ANODIZED
SMOOTH CEMENT PLASTER - WHITE ACRYLIC FINISH
ALUMINUM WINDOW WALL SYSTEM WITH LOW 'E' GREY TINT GLASS - FRAME LIGHT BRONZE ANODIZED FINISH
LED LIGHT PANEL
FRAMELESS GLASS & ALUMINUM RAIL SYSTEM - FRAME CLEAR ALUMINUM ANODIZED FINISH
ALUMINUM METAL PANELS REYNOBOND - LIGHT BRONZE ANODIZED
SMOOTH CEMENT PLASTER - WHITE ACRYLIC FINISH
OPEN WOVEN METAL MESH PANEL SYSTEM - LIGHT BRONZE FINISH
STONE TILE VENEER WITH INTEGRAL LIGHT STRIPS

3875 WILSHIRE BLVD.
JPB Partners, Inc.
3875 WILSHIRE BLVD. LOS ANGELES

JOB NO.
SHEET TITLE
SHEET NO.
OWNER
DATE
SEAL
PROJECT TEAM
ISSUE DATES
STATUS

EXTERIOR FINISHES
082614
A3.05

EXTERIOR SUBURTS

ENTITLEMENT SUBMITTAL
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or reuse by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in Getman Master Planning Architects/GMP Architects-LA, Incorporated without prejudice. Visual contact with these plans & specifications shall constitute prima facie evidence of these restrictions.

OWNER
JPB Partners, Inc.

DATE
7.18.2016

SCALE
1/8" = 1'-0"

3875 WILSHIRE BLVD.

BLVD.

ENTITLEMENT SUBMITTAL

ISSUE DATES

STATUS

7/20/2016 10:58:31 AM
C:\Users\gmparch\Documents\3875 WILSHIRE_CENTRAL_new_detached_gmparch_HD.rvt
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or reuse by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in Getman Master Planning Architects/GMP Architects-LA, Incorporated without prejudice. Visual contact with these plans & specifications shall constitute prima facie evidence of these restrictions.

OWNER: JPB Partners, Inc.

DATE: 7/20/2016

SEAL:

PROJECT TEAM:

ISSUE DATES:

STATUS:

SCALE: 1/8" = 1'-0"

BUILDING SECTION

3875 WILSHIRE BLVD.

3875 WILSHIRE BLVD. LOS ANGELES

DATE: 7/18/2016

ENTITLEMENT SUBMITTAL

BUILDING SECTION KEYPLAN

W I L S H I R E    B L V D.

S T.    A N D R E W S    P L.

EXISTING

14 STORY OFFICE BLDG. (N.A.P)
The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or reuse by any method, in whole or in part, is prohibited. Title to the plans and specifications remain in Getman Master Planning Architects/GMP Architects-LA, Incorporated without prejudice. Visual contact with these plans & specifications shall constitute prima facie evidence of these restrictions.
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JOB NO. 82614
Sheet Title: BUILDING SECTION
Sheet No: A4.04
Owner: JPB Partners, Inc.
Date: 7/20/2016
Description: 3875 WILSHIRE BLVD.
Contactor: 3875 WILSHIRE BLVD. LOS ANGELES

Scale: 1/8" = 1'-0"
Attachment C
DPR Form, Koreatown Recovery Redevelopment Area Historic Resources Survey (2009)
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Other Listings
Review Code  Reviewer  Date

Page 1 of 3  
*Resource Name or #: (Assigned by recorder)  Wilshire Medical Building

P1. Other Identifier:

*P2. Location:  ***Not for Publication***  X  Unrestricted  *a. County  Los Angeles County  
and (P2b and P2c or P2d.  Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:  Hollywood  Date:  1996  
c. Address:  3875 WILSHIRE BLVD  City:  LOS ANGELES  Zip:  90010  
d. UTM: (Give more than one for large and/or linear resources)  Zone:  ______________ mE/ ______________ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  Elevation:  ______________

APN: 5503032011

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


*P3b. Resource Attributes:  (List attributes and codes)  HP07

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

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

P5b. Description of photo:  
(View, data, accession #)

View to the Northeast, 09/03/08

*P6. Date Constructed/Age and Sources:  X Historic  
Prehistoric  Both  
1934  
Assessor

*P7. Owner and Address:  
JAMISON 3875 WILSHIRE LLC  
3807 WILSHIRE BLVD (NO 300)  
LOS ANGELES, CA  90010

*P8. Recorded by:  
Peter Moruzzi  
PCR Services Corporation  
233 Wilshire Boulevard, Suite 130  
Santa Monica, CA  90401

*P9. Date Recorded:  09/08/2008  
*P10. Survey Type:  (Describe)  Intensive

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


*Attachments:  None  Location Map  X Sketch Map  X Continuation Sheet  X Building, Structure, and Object Record  
X Archeological Record  ___ District Record  ___ Linear Feature Record  ___ Milling Station Record  
___ Rock Art Record  ___ Artifact Record  ___ Photograph Record  __ Other (List):  ______________

DPR 523A (1/95)  
*Required Information
Attachment D
HCM Application (2015)
At the Cultural Heritage Commission meeting of February 5, 2015, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Scrafano
Ayes: Commissioner Irvine, Milofsky, and Barron

Vote: 5-0
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council’s Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard
Seconded: Commissioner Scrafano
Ayes: Commissioners Irvine, Milofsky, and Barron

Vote: 5 - 0

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Herb J. Wesson, Jr., Tenth Council District
Charles J. Fisher
GIS
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
        200 N. Spring Street
        Los Angeles, CA 90012

CUL TURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-3202-HCM
          ENV-2014-3203-CE

Location: 3875 Wilshire Boulevard
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center - Koreatown
Legal Description: WESTMINSTER PLACE, Block
                  G, Lots 14, 15, 16

PROJECT: Historic-Cultural Monument Application for the
          WILSHIRE PROFESSIONAL BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): 3875 Wilshire Company
          3875 Wilshire Boulevard
          Los Angeles, CA 90010

          Jamison 3875 Wilshire LLC.
          c/o Thomson Reuters, Inc.
          PO Box 847
          Carlsbad, CA 92018

APPLICANT: Art Deco Society of Los Angeles
           Charles Fisher
           140 S. Avenue 57
           Highland Park, CA 90042

APPLICANT:

RECOMMENDATION

That the Cultural Heritage Commission:

1. Declare the subject property a 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.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Nels Youngborg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
FINDINGS

- The property 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 the Art Deco style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, 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.

SUMMARY

The 13-story Wilshire Professional Building was constructed in 1929 and exhibits character-defining features of the Art Deco, Zigzag Moderne style. The building has a regular, rectangular plan and is faced primarily with molded concrete, cast iron, and steel-framed windows. It is massed in three tiers: a one-story base extending over the parcel, a six-story, rectangular massing in the center, and a six-story, square tower on the top. It is articulated to appear as a central square tower rising from the base, flanked by two shoulders of smaller, shorter towers. Bands of steel awning windows and decorative panels, crossed by unbroken columns of thick concrete, define the bulk of the façade. The ground floor's original face is covered in stucco cladding and contemporary signage and awnings. The second floor, set back from the ground floor, features pairs of steel awning windows stacked upon each other between elaborate concrete pillars molded in a stylized floral motif. Running above both is a large, projecting concrete band with curving ridges and carved floral patterns on its face. Above the second floor, bands of steel awning windows run horizontally across the building. Above those are bands of decorative metal panels, cast in elaborate floral patterns. Thick, plain concrete columns, scored to resemble stone blocks, extend unbroken and divide the building vertically. The roof-line of the shoulders and the central tower are elaborately decorated with capital and pediment structures echoing forms found elsewhere on the building. The central tower is topped by a penthouse. Multiple angular, flying buttresses surround it and separate divided steel windows set in plain, segmented arches. The buttresses support a cornice below a sloping, concrete band upon which the pyramidal roof sits. Concrete flowers and a beacon atop a floral base adorn the roof.

The subject building was designed by prominent local architect Arthur E. Harvey who designed the Chateau Elysee (HCM #329), the Crocker Bank Building (HCM #298), Villa Carlotta (HCM #315), the Hollywood Woman's Club (HCM #604), and the American Storage Company Building (1928).

There are noticeable alterations to the first floor and the main entrance, and structures on top of the east shoulder of unknown date and configuration.
DISCUSSION

Wilshire Professional Building successfully meets one 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." The subject property demonstrates an array of high quality details, including the terrazzo sidewalk, that make it an architectural specimen inherently valuable for the study of Art Deco style in Los Angeles.

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 Wilshire Professional Building as a 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 a 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 irreplaceable historic structures. The Secretary of the Interior’s Standards of 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 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 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.

BACKGROUND

On December 4th, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 15th, a subcommittee of the Commission
Consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.
HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT: WILSHIRE PROFESSIONAL BUILDING

2. STREET ADDRESS: 3875 WILSHIRE BOULEVARD
   CITY: LOS ANGELES
   ZIP CODE: 90010
   COUNCIL DISTRICT: 10

3. ASSESSOR'S PARCEL NO.: 5503-032-011

4. COMPLETE LEGAL DESCRIPTION: TRACT WESTMINSTER PLACE, AS PER MAP IN BOOK 9, PAGES 61 OF MAPS FILED IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.
   BLOCK: N/A
   LOT(S): 14, 15, AND 16
   ARB. NO.: N/A

5. RANGE OF ADDRESSES: 3869 THRU 3881 WILSHIRE BOULEVARD AND 631 THRU 651 S. ST ANDREWS PLACE

6. PRESENT OWNER: JAMISON 3875 WILSHIRE LLC, C/O THOMSON REUTERS, INCORPORATED
   STREET ADDRESS: P. O. BOX 847
   CITY: CARLSBAD STATE CA
   ZIP CODE: 92018
   PHONE: (213) 382-5124
   EMAIL: ________________________
   OWNER IS: PRIVATE X PUBLIC

7. PRESENT USE: OFFICE BUILDING
   ORIGINAL USE: OFFICE BUILDING

DESCRIPTION

8. ARCHITECTURAL STYLE: ART DECO

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)

   (SEE DESCRIPTION WORKSHEET)
HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT  WILSHIRE PROFESSIONAL BUILDING

10. CONSTRUCTION DATE: FACTUAL _______ 1929  ESTIMATED _______

11. ARCHITECT, DESIGNER, OR ENGINEER:  ARTHUR E. HARVEY

12. CONTRACTOR OR OTHER BUILDER:  LUTHER T. MAYO, INC.


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


15. THREATS TO SITE:  NONE KNOWN  PRIVATE DEVELOPMENT  VANDALISM  PUBLIC WORKS PROJECT

16. IS THE STRUCTURE  ❑  ON ITS ORIGINAL SITE  MOVED  ❑  UNKNOWN

17. SIGNIFICANCE


18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)


DATE FORM PREPARED  APRIL 13, 2014  PREPARER'S NAME  CHARLES J. FISHER

ORGANIZATION  ART DECO SOCIETY OF LOS ANGELES  STREET ADDRESS  140 S, AVENUE 57

CITY  HIGHLAND PARK  STATE  CA  ZIP CODE  90042  PHONE  (323) 256-3593

E-MAIL ADDRESS:  ARROYOCSECO@HOTMAIL.COM
DESCRIPTION WORK SHEET

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

THE WILSHIRE PROFESSIONAL BUILDING IS A 13 STORY,

ART DECO/ZIG ZAG MODERNE, RECTANGULAR PLAN OFFICE BUILDING

WITH A CONCRETE FINISH AND STEEL TRIM.

ITS PYRAMIDAL ROOF IS COVERED WITH WHITE SLATE, GLASS AND STEEL.

Steel transom over fixed pane with vertical split lights are part of the design.

The entry features a rectangular inset porch with the main entry to the left

With a double steel framed glass commercial type door. Additional character defining elements

Of the structure are a two tiered building with a central square 6-story tower above a 7-story main

Rectangular base. The symmetrical design includes vertical banded rows of windows with custom

Identical metal grilles, depicting unfurling tall leafed plants and various geometric patterns atop square

Concrete recessed panels below each window above the third floor. A decorative three-dimensional band is at

The base of the third floor windows, which again displays a symmetrical abstract plant design as does an

Additional defining elements

Elaborate pediment at the main roofline. A large central penthouse is set in the center of the roof, which is

Bracketed with multiple squared flying buttresses' that flank each of the four six light windows that are on

Each facade of the penthouse. Four additional brackets are placed angularly at the corners of the penthouse

Additional defining elements

These buttresses have inverse then outward curve as they reach the base of the penthouse roof. A double arch

Additional defining elements

Design just under the rounded concrete fave, above which are five triangular panels on each face, topped by

Additional defining elements

Cast concrete flowers at the edge of the white patterned pyramidal roof, which is topped by a circular beacon

Additional defining elements

Set upon a decorative deco-designed concrete base, a parking garage, which is entered at the rear of

Additional defining elements

The building, on St. Andrews Place, is located under the building. The first floor storefront level is

Covered over with later stone or concrete panels, but missing sections of that paneling reveal verti-

Additional defining elements

CAl lined flat pilasters under the current facade. An early photo shows a dark tile bulkhead at the

Additional defining elements

Base, decorative grilles above the windows and a triangular rounded themed band above the first floor

Additional defining elements

Secondary buildings consist of. There are no secondary buildings.

Identify original features, such as wood paneling, moldings and trim, special glass windows

Significant interior spaces include. An arched elevator lobby with square deco light fixtures

HISTORIC-CULTURAL MONUMENT APPLICATION
CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET

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

ARCHITECTURAL SIGNIFICANCE

The Wilshire Professional Building is an important example of Art Deco-Zig Zag Moderne architecture and meets the cultural heritage ordinance because of the high quality of its design and the retention of its original form, detailing and integrity.

HISTORICAL SIGNIFICANCE

The Wilshire Professional Building was built in 1929. The architect, Arthur Harvey and Art Deco Architecture was important to the development of Los Angeles because The Wilshire Professional Building was one of the most significant buildings that was designed during the development of the Wilshire Center Area, along Wilshire Boulevard. Built concurrently with, but completed before, the nearby Pellissier Building (HCM 118), it was the first of a series of "height limit" skyscrapers to be constructed on Wilshire at the end of the thoroughfare's first major period of development just before the advent of the Great Depression. The wedding cake like massing of the building provides it with one of the most recognizable designs along the boulevard. The architect, Arthur Edward Harvey, was at the height of his early solo career, having previously designed several Los Angeles icons, such as the Chateau Elysee (HCM 329), Villa Carlotta (HCM 315) and the American Storage Building on Beverly Boulevard. Harvey had recently left the firm of Morgan Walls and Clements, where he had worked on the design of the iconic Atlantic Richfield Tower (demolished in 1969). Along with the American Storage Building, the Wilshire Professional Building has never been officially recognized locally. It is, however, listed with a potential National Register eligibility (3CS) rating by PCR Services Corporation in the Historic Resources Survey for the Wilshire/Koreatown Recovery Redevelopment Project Area. The survey erroneously lists it as the "Wilshire Medical Building", which actually stands...
AT 1930 Wilshire Boulevard. The subject building was designed as a facility for physicians as well, but remains to the present day, an office building not only used by doctors, dentists, chiropractors as well as several medical schools, but was and is presently also used by other professionals such as lawyers and architects, travel agents and acting agents. A biography of the architect, showing his life and career in more detail, is attached to this nomination. The building is a significant example of the Art Deco style which first began to appear in France after World War I, flourishing internationally in the 1920s, 1930s and 1940s before its popularity waned after World War II. It is an eclectic style that combines traditional craft motifs with Machine Age imagery and materials. The style is often characterized by rich colors, bold geometric shapes, and lavish ornamentation. The style is found throughout the United States, mostly in larger cities, especially New York, Chicago and particularly in Miami, Florida. The style was first referred to as "Art Deco" in 1925 by the architect Charles-Édouard Jeanneret-Gris, better known as "Le Corbusier", who wrote a series of articles for his journal "L'Esprit Nouveau" under the section "1925 Expo: Arts Déco". He was referring to the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes (International Exposition of Modern Decorative and Industrial Arts), which was held that year. The term was popularized in 1966 to best describe the motif, which was directly descended from the earlier French Art Nouveau. The Art Deco elements became so common on the buildings that they began to take on the high number of details that were found on the earlier Beaux Arts designs. As the Great Depression progressed, the Art Deco style began to lose its popularity, partly due to the cost of producing the opulent designs. It was supplanted by the less detailed Streamline Moderne, that incorporates the fluid line of Art Deco without the ornate detailing. The Wilshire Professional Building also displays Zigzag Moderne elements in its banding and lines, utilizing through geometric design, in this case, the triangulation of the upper and lower bands that is found in that style, the name of which was coined by Occidental College architectural historian Robert W. Winter, while serving on the Los Angeles Cultural Heritage Commission. The building was constructed for developer Preston S. Wright and Associates by the construction firm of Luther T. Mayo, Incorporated. Arthur Harvey did several major designs for the Mayo company during this period. Preston Wright was also an architect, who specialized in designing upscale homes. He had invested in a number of lots in nearby Windsor Square, designing and building high end speculative housing. This was not his company's first major commercial project and they apparently had contracted with the Mayo company due to their experience in constructing the larger buildings. Mayo worked with Harvey as their certified architect and utilized his office for the design. The building was a major component as the commercial development of Wilshire Boulevard rapidly moved to the West. Interestingly, the Mayo using Harvey had recently completed another job for Wright on the other end of Wilshire Boulevard, the Santa Monica Professional Building (Santa Monica Landmark No. 66). The Wright Co.
CHC-2014-3202-HCM
Declaration Letter Mailing List
MAILING DATE: 02/17/2015
3875 Wilshire Company
3875 Wilshire Boulevard
Los Angeles, Ca 90010

Jeff Bissiri
12460 Weddington Street, #4
Valley Village, Ca 91607

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Jamison 3875 Wilshire LLC
c/o Thomson Reuters, Inc.
PO Box 847
Carlsbad, Ca 92018

Council District 10
City Hall, Room 430
Mail Stop 217

Art Deco Society Los Angeles
Charles Fisher
140 S. Avenue 57
Highland Park, Ca 90042
Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

HEARING DATE: February 5, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

PROJECT: Historic-Cultural Monument Application for the
WILSHIRE PROFESSIONAL BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S):
3875 Wilshire Company
3875 Wilshire Boulevard
Los Angeles, CA 90010

APPLICANT: Art Deco Society of Los Angeles
Charles Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION
That the Cultural Heritage Commission:

1. Declare the subject property a 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.

MICHAEL J. LOGRANDE
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Nels Youngberg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
FINDINGS

- The property 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 the Art Deco style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, 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.

SUMMARY

The 13-story Wilshire Professional Building was constructed in 1929 and exhibits character-defining features of the Art Deco, Zigzag Moderne style. The building has a regular, rectangular plan and is faced primarily with molded concrete, cast iron, and steel-framed windows. It is massed in three tiers: a one-story base extending over the parcel, a six-story, rectangular massing in the center, and a six-story, square tower on the top. It is articulated to appear as a central square tower rising from the base, flanked by two shoulders of smaller, shorter towers. Bands of steel awning windows and decorative panels, crossed by unbroken columns of thick concrete, define the bulk of the façade. The ground floor’s original face is covered in stucco cladding and contemporary signage and awnings. The second floor, set back from the ground floor, features pairs of steel awning windows stacked upon each other between elaborate concrete pillars molded in a stylized floral motif. Running above both is a large, projecting concrete band with curving ridges and carved floral patterns on its face. Above the second floor, bands of steel awning windows run horizontally across the building. Above those are bands of decorative metal panels, cast in elaborate floral patterns. Thick, plain concrete columns, scored to resemble stone blocks, extend unbroken and divide the building vertically. The roof-line of the shoulders and the central tower are elaborately decorated with capital and pediment structures echoing forms found elsewhere on the building. The central tower is topped by a penthouse. Multiple angular, flying buttresses surround it and separate divided steel windows set in plain, segmented arches. The buttresses support a cornice below a sloping, concrete band upon which the pyramidal roof sits. Concrete flowers and a beacon atop a floral base adorn the roof.

The subject building was designed by prominent local architect Arthur E. Harvey who designed the Chateau Elysee (HCM #329), the Crocker Bank Building (HCM #298), Villa Carlotta (HCM #315), the Hollywood Woman’s Club (HCM #604), and the American Storage Company Building (1928).

There are noticeable alterations to the first floor and the main entrance, and structures on top of the east shoulder of unknown date and configuration.
DISCUSSION

Wilshire Professional Building successfully meets one 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." The subject property demonstrates an array of high quality details, including the terrazzo sidewalk, that make it an architectural specimen inherently valuable for the study of Art Deco style in Los Angeles.

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 Wilshire Professional Building as a 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 a 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 irreplaceable historic structures. The Secretary of the Interior's Standards of 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 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 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.

BACKGROUND

On December 4th, 2014 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On January 15th, a subcommittee of the Commission
consisting of Commissioners Barron and Irvine toured the property accompanied by a staff person from the Office of Historic Resources.
HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ________________________
   Wilshire Professional Building

2. STREET ADDRESS ________________________
   3875 Wilshire Boulevard
   CITY ________________________
   Los Angeles
   ZIP CODE ________________________
   90010
   COUNCIL DISTRICT ________________________
   10

3. ASSESSOR’S PARCEL NO. ________________________
   5503-032-011

4. COMPLETE LEGAL DESCRIPTION: TRACT ________________
   Westminister Place, as per map in Book 9, Pages 61 of Maps filed, in
   the Office of the Los Angeles County Recorder.
   BLOCK ________
   N/A
   LOT(S) ________________
   14, 15 AND 16
   ARB. NO. ________
   N/A

5. RANGE OF ADDRESSES ________________________
   3869 thru 3881 Wilshire Boulevard and 631 thru 651 S. St Andrews Place

6. PRESENT OWNER ________________________
   Jamison 3875 Wilshire LLC, c/o Thomson Reuters, Incorporated
   STREET ADDRESS ________________________
   P. O. Box 847
   CITY ________________________
   Carlsbad
   STATE CA
   ZIP CODE ________________________
   92018
   PHONE ________________________
   (213) 382-5124
   EMAIL ________________________
   OWNER IS: PRIVATE X PUBLIC

7. PRESENT USE ________________________
   Office Building ORIGINAL USE ________________________
   Office Building

DESCRIPTION

8. ARCHITECTURAL STYLE ________________________
   Art Deco

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORKSHEET)
   (SEE DESCRIPTION WORKSHEET)

   __________________________________________________________
   __________________________________________________________
   __________________________________________________________
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   __________________________________________________________
HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT: WILSHIRE PROFESSIONAL BUILDING

10. CONSTRUCTION DATE: FACTUAL ______________ ESTIMATED __________________

11. ARCHITECT, DESIGNER, OR ENGINEER: ARTHUR E. HARVEY

12. CONTRACTOR OR OTHER BUILDER: LUTHER T. MAYO, INC.


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


15. THREATS TO SITE: ☐ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT

16. IS THE STRUCTURE ☐ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN


18. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES): LOS ANGELES CITY BUILDING PERMITS PER ATTACHED. LA COUNTY ASSESSORS RECORDS, RECORDED DEEDS, CENSUS RECORDS, LOS ANGELES COUNTY SUBDIVISION MAPS, LOS ANGELES TIMES ARTICLES, ARCHITECTURE IN LOS ANGELES: A COMPLEAT GUIDE, ANGELS WALK, WILSHIRE GUIDE AND THE PCR SERVICES CORP. HISTORIC RESOURCES SURVEY OF THE WILSHIRE CENTER/KOREATOWN RECOVERY CRA PROJECT AREA

DATE FORM PREPARED: APRIL 13, 2014 PREPARATOR'S NAME: CHARLES J. FISHER

ORGANIZATION: ART DECO SOCIETY OF LOS ANGELES STREET ADDRESS: 140 S. AVENUE 57

CITY: HIGHLAND PARK STATE: CA ZIP CODE: 90042 PHONE: (323) 256-3593

E-MAIL ADDRESS: ARROYOSECO@HOTMAIL.COM
THE ______________

WILSHIRE PROFESSIONAL BUILDING

IS A ____________ STORY,

ART DECO/ZIG ZAG MODERNE, Rectangular Plan, Office Building

ARCHITECTURAL STYLE: DECO, EXTERIOR & ABOVE

PLAN SHAPE: BAS CHATE

STRUCTURE USE: RESIDENCE, ETC.

WITH A ____________ FINISH AND __________________ TRIM.

MATERIAL: INDOOR, WOOD, STUCCO, ETC.

ITS ____________ ROOF IS ____________ COVERED WITH WHITE SLATE, GLASS AND STEEL.

STEEL TRANSOM OVER FIXED PANE WITH VERTICAL SPLIT LIGHTS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A ____________ RECTANGULAR INSET PORCH WITH THE MAIN ENTRY TO THE LEFT.

DOOR LOCATION: INSET, CENTERED, OFF-CENTER CORNERS, ETC.

DOOR TYPE: SEE CHART

ENTRY DOOR STYLE: SEE CHART

OF THE STRUCTURE ARE A TWO TIERED BUILDING WITH A CENTRAL SQUARE 6-STORY TOWER ABOVE A 7-STORY MAIN

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART), BALCONIES, PALMERS AND SHAPE OF DORMERS (SEE CHART).

RECESSED PANELS BELOW EACH WINDOW ABOVE THE THIRD FLOOR. A DECORATIVE THREE-DIMENSIONAL BAND IS AT

VERTICALITY, TURNING OF INFINITY, CARVEN WALLS, ETC.

CONCRETE RECESSED PANELS BELOW EACH WINDOW ABOVE THE THIRD FLOOR. WHICH AGAIN DISPLAYS A SYMMETRICAL ABSTRACT PLANT DESIGN AS DOES AN

ADDITIONAL DEFINING ELEMENT.

ELABORATE PEDIMENT AT THE MAIN ROOFLINE. A LARGE CENTRAL PENTHOUSE IS SET IN THE CENTER OF THE ROOF, WHICH IS

ADDITIONAL DEFINING ELEMENT.

BRACKETED WITH MULTIPLE SQUARED FLYING BUTTRESSES' THAT FLANK EACH OF THE FOUR SIX LIGHT WINDOWS THAT ARE ON

ADDITIONAL DEFINING ELEMENTS.

EACH FACADE OF THE PENTHOUSE. FOUR ADDITIONAL BRACKETS ARE PLACED ANGULARLY AT THE CORNERS OF THE PENTHOUSE

ADDITIONAL DEFINING ELEMENTS.

THESE BUTTRESSES HAVE INVERSE THEN OUTWARD CURVE AS THEY REACH THE BASE OF THE PENTHOUSE ROOF. A DOUBLE ARCH

ADDITIONAL DEFINING ELEMENTS.

DESIGN JUST UNDER THE ROUNDED CONCRETE EAVE. ABOVE WHICH ARE FIVE TRIANGULAR PANELS ON EACH FACE. TOPPED BY

ADDITIONAL DEFINING ELEMENTS.

CAST CONCRETE FLOWERS AT THE EDGE OF THE WHITE PATTERNED PYRAMIDAL ROOF, WHICH IS TOPPED BY A CIRCULAR BEACON

ADDITIONAL DEFINING ELEMENTS.

SET UPON A DECORATIVE DECO-DESIGNED CONCRETE BASE. A PARKING GARAGE WHICH IS ENTERED AT THE REAR OF

ADDITIONAL DEFINING ELEMENTS.

THE BUILDING, ON ST. ANDREWS PLACE, IS LOCATED UNDER THE BUILDING. THE FIRST FLOOR STOREFRONT LEVEL IS

ADDITIONAL DEFINING ELEMENTS.

COVERED OVER WITH LATER STONE OR CONCRETE PANELS, BUT MISSING SECTIONS OF THAT PANELING REVEAL VERTI-

ADDITIONAL DEFINING ELEMENTS.

CAL LINED FLAT PILASTERS UNDER THE CURRENT FAÇADE. AN EARLY PHOTO SHOWS A DARK TILE BULKHEAD AT THE

ADDITIONAL DEFINING ELEMENTS.

BASE. DECORATIVE GRILLES ABOVE THE WINDOWS AND A TRIANGULAR ROUNDED THEMED BAND ABOVE THE FIRST FLOOR

ADDITIONAL DEFINING ELEMENTS.

SECONDARY BUILDINGS CONSIST OF ____________

THERE ARE NO SECONDARY BUILDINGS.

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, WOODS AND TRIM, SPECIAL GLASS WINDOWS.

SIGNIFICANT INTERIOR SPACES INCLUDE AN ARCHED ELEVATOR LOBBY WITH SQUARE DECO LIGHT FIXTURES

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING, WOODS AND TRIM, SPECIAL GLASS WINDOWS.
THE WILSHIRE PROFESSIONAL BUILDING is an important example of ART DECO ZIG ZAG MODERNE ARCHITECTURE.

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

THE WILSHIRE PROFESSIONAL BUILDING was built in 1929.

ARTHUR HARVEY AND ART DECO ARCHITECTURE was important to the development of Los Angeles because THE WILSHIRE PROFESSIONAL BUILDING was one of the most significant buildings that was designed during the development of the Wilshire Center area, along Wilshire Boulevard. Built concurrently with, but completed before, the nearby Pellissier Building (HCM 118), it was the first of a series of "HEIGHT LIMIT" skyscrapers to be constructed on Wilshire at the end of the thoroughfare's first major period of development just before the advent of the Great Depression. The wedding cake like massing of the building provides it with one of the most recognizable designs along the boulevard. The architect, Arthur Edward Harvey, was at the height of his early solo career, having previously designed several Los Angeles icons, such as the Chateau Elysee (HCM 329), Villa Carlotta (HCM 315) and the American Storage Building on Beverly Boulevard. Harvey had recently left the firm of Morgan Walls and Clements, where he had worked on the design of the iconic Atlantic Richfield Tower (demolished in 1969). Along with the American Storage Building, the Wilshire Professional Building has never been officially recognized locally. It is, however, listed with a potential National Register eligibility (3CS) rating by PCR Services Corporation in the Historic Resources Survey for the Wilshire/Koreatown Recovery Redevelopment Project Area. The survey erroneously lists it as the "Wilshire Medical Building", which actually stands...
At 1930 Wilshire Boulevard, the subject building was designed as a facility for physicians as well but remains to the present day, an office building not only used by doctors, dentists, chiropractors as well as several medical schools, but was and is presently also used by other professionals such as lawyers and architects, travel agents and acting agents. A biography of the architect, showing his life and career in more detail, is attached to this nomination. The building is a significant example of the Art Deco style which first began to appear in France after World War I, flourishing internationally in the 1920s, 1930s and 1940s before its popularity waned after World War II. It is an eclectic style that combines traditional craft motifs with Machine Age imagery and materials. The style is often characterized by rich colors, bold geometric shapes, and lavish ornamentation. The style is found throughout the United States, mostly in larger cities, especially New York, Chicago and particularly in Miami, Florida. The style was first referred to as "Art Deco" in 1925 by the architect Charles-Édouard Jeanneret-Gris, better known as "Le Corbusier", who wrote a series of articles for his journal "L'Esprit Nouveau" under the section "1925 Expo: Arts Déco". He was referring to the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes (International Exposition of Modern Decorative and Industrial Arts), which was held that year. The term was popularized in 1966 to best describe the motif, which was directly descended from the earlier French Art Nouveau. The Art Deco elements became so common on the buildings that they began to take on the high number of details that were found on the earlier Beaux Arts designs. As the Great Depression progressed, the Art Deco style began to lose its popularity, partly due to the cost of producing the opulent designs. It was supplanted by the less detailed Streamline Moderne, that incorporates the fluid line of Art Deco without the ornate detailing. The Wilshire Professional Building also displays Zigzag Moderne elements in its banding and lines, utilizing through geometric design. In this case, the triangulation of the upper and lower bands that is found in that style, the name of which was coined by Occidental College architectural historian Robert W. Winter, while serving on the Los Angeles Cultural Heritage Commission. The building was constructed for developer Preston S. Wright and Associates by the construction firm of Luther T. Mayo, Incorporated. Arthur Harvey did several major designs for the Mayo company during this period. Preston Wright was also an architect, who specialized in designing upscale homes. He had invested in a number of lots in nearby Windsor Square, designing and building high-end speculative housing. This was not his company's first major commercial project and they apparently had contracted with the Mayo company due to their experience in constructing the larger buildings. Mayo worked with Harvey as their certified architect and utilized his office for the design. The building was a major component as the commercial development of Wilshire Boulevard rapidly moved to the West. Interestingly, the Mayo, using Harvey had recently completed another job for Wright on the other end of Wilshire Boulevard, the Santa Monica Professional Building (Santa Monica Landmark No. 66). The Wright Co.
CITY OF LOS ANGELES
SIGNIFICANCE WORK SHEET
CONTINUED


ONE INTEREST IN NOTE WERE TWO PERMITS IN 1947 AND 1949 THAT LISTED WRIGHT AS THE OWNER AND HARVEY AS THE ARCHITECT, EVEN THOUGH NEITHER HAD BEEN INVOLVED WITH THE BUILDING FOR YEARS. SEVERAL CHANGES MADE DURING THE HALIBURTON PERIOD NOTED THE ARCHITECT JOHN REX. A RESTAURANT WAS INSTALLED IN THE CORNER STOREFRONT IN 1954 WITH REX TEAMED UP WITH HIS NEW PARTNER, DOUGLAS HONNOLD. THE WILSHIRE PROFESSIONAL BUILDING REMAINS ONE OF THE MOST ICONIC IDENTIFIABLE TOWERS DATING FROM THE GOLDEN AGE OF DEVELOPMENT ALONG THE MOST FAMOUS COMMERCIAL CORRIDOR IN LOS ANGELES. IT RETAINS ITS DESIGN WITH ONLY MINOR/REVERSIBLE ALTERATIONS AND STANDS AS AN IMPORTANT WORK BY ARTHUR F. HARVEY, WHOSE DESIGNS HELPED TO TRANSFORM THE LOS ANGELES SKYLINE. IT IS ALSO AN IMPORTANT BUILDING REPRESENTING THE EARLY HIGHRISE DEVELOPMENT OF SUBURBAN LOS ANGELES OUTSIDE THE DOWNTOWN CORE.
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# Parcel Profile Report

**City of Los Angeles**  
**Department of City Planning**  
**6/16/2014**

### Property Addresses
- 640 S ST ANDREWS PL

### Zip Codes
- 90010

### Recent Activity
- ENV-2008-3387
- ENV-2009-2117
- Adaptive Reuse Incentive Spec. Pln-Ord 175038
- ENV-2010-76
- ENV-2010-74
- ENV-2007-3064
- ZA-2005-983-CUB-PA1

### Case Numbers
- CPC-1986-834-GPC
- ORD-63482
- ORD-165302-SA100B
- ZA-3149
- ZA-2012-705-ZAA-SPR
- ZA-2012-1796-CUB-CU
- ZA-2010-75-CUB
- ZA-2010-73-CUB
- ZA-2009-2116-CUB
- ZA-2005-983-CUB
- ZA-2001-105-CUB
- ZA-1994-173-CUX
- ENV-2012-706-MND
- ENV-2012-1797-MND
- ENV-2010-76-CE
- ENV-2010-74-CE
- ENV-2009-2117-CE
- ENV-2005-984-CE
- ENV-2001-987-CE
- ENV-2001-106-CE
- MND-94-79-CUX

### Address/Legal Information

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### Jurisdictional Information

- **Community Plan Area**: Wilshire
- **Area Planning Commission**: Central
- **Neighborhood Council**: Wilshire Center - Koreatown
- **Council District**: CD 10 - Herb J. Wesson, Jr.
- **Census Tract #**: 2117.04
- **LADBS District Office**: Los Angeles Metro

### Planning and Zoning Information

- **Special Notes**: None
- **Zoning**: C4-2
- **Zoning Information (ZI)**:
  - ZI-1940 Wilshire Center / Koreatown Redevelopment Project
  - ZI-2410 Metro Westside Subway Extension Project
  - ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
- **General Plan Land Use**: Regional Center Commercial
- **General Plan Footnote(s)**: Yes
- **Hillside Area (Zoning Code)**: No
- **Baseline Hillside Ordinance**: No
- **Baseline Mansionization Ordinance**: No
- **Specific Plan Area**: None
- **Special Land Use / Zoning**: None
- **Design Review Board**: No
- **Historic Preservation Review**: No
- **Historic Preservation Overlay Zone**: None
- **Other Historic Designations**: None
- **Other Historic Survey Information**: None
- **Mills Act Contract**: None
- **POD - Pedestrian Oriented Districts**: None
- **CDO - Community Design Overlay**: None
- **NSO - Neighborhood Stabilization Overlay**: None
- **Streetscape**: None
- **Sign District**: None
- **Adaptive Reuse Incentive Area**: Adaptive Reuse Incentive Areas
- **CRA - Community Redevelopment Agency**: Wilshire Center / Koreatown Redevelopment Project
- **Central City Parking**: No
- **Downtown Parking**: No

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zimas.lacity.org | cityplanning.lacity.org
<table>
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<th>Building Line</th>
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**Assessor Information**

- **Assessor Parcel No. (APN)**: 5503032011
- **APN Area (Co. Public Works)**: 0.773 (ac)
- **Use Code**: 1800 - Professional Building
- **Assessed Land Val.**: $2,234,283
- **Assessed Improvement Val.**: $2,593,408
- **Last Owner Change**: 10/01/01
- **Last Sale Amount**: $4,592,045
- **Tax Rate Area**: 6657
- **Deed Ref No. (City Clerk)**: 9-49 3-256

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| Building 3 | Year Built: 0 | |
|------------|----------------|
| Number of Units: 0 | Number of Bedrooms: 0 | Number of Bathrooms: 0 |
| Building Square Footage: 12,825.0 (sq ft) |

| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |

**Additional Information**

- **Airport Hazard**: None
- **Coastal Zone**: None
- **Farmland**: Area Not Mapped
- **Very High Fire Hazard Severity Zone**: Yes
- **Fire District No. 1**: None
- **Flood Zone**: None
- **Watercourse**: No
- **Hazardous Waste / Border Zone Properties**: No
- **Methane Hazard Site**: None
- **High Wind Velocity Areas**: No
- **Special Grading Area (BOE Basic Grid Map A-13372)**: No
- **Oil Wells**: None

**Seismic Hazards**

- **Active Fault Near-Source Zone**: None
- **Nearest Fault (Distance in km)**: 1.19616317106927
- **Nearest Fault (Name)**: Puente Hills Blind Thrust
- **Region**: Los Angeles Blind Thrusts

---

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CASE SUMMARIES

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

**Case Number:** CPC-1986-324-GPC  
**Required Action(s):** CPC-GENERAL PLAN/ZONING CONSISTENCY (A8283)  
**Project Descriptions(s):** GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE  

**Case Number:** ZA-2012-705-ZAA-SPR  
**Required Action(s):** SPR-SITE PLAN REVIEW  
**Project Descriptions(s):** ZAA-AREA, HEIGHT, YARD, AND BLDG LINE ADJMTGS GT 20% (SLIGHT MODIFICATIONS)  

**Case Number:** ZA-2012-1786-ZAA-CU  
**Required Action(s):** CU-CONDITIONAL USE  
**Project Descriptions(s):** CU-Conditional Use Beverage-Alcohol  

**Case Number:** ZA-2010-75-CUB  
**Required Action(s):** CUB-Conditional Use Beverage-Alcohol  
**Project Descriptions(s):** PURSUANT TO SECTION 12.24, A ZAA TO ALLOW A REDUCTION IN SEPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE RSP-2 ZONE.  

**Case Number:** ZA-2010-73-CUB  
**Required Action(s):** CUB-Conditional Use Beverage-Alcohol  
**Project Descriptions(s):** PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.  

**Case Number:** ZA-2009-2116-CUB  
**Required Action(s):** CUB-Conditional Use Beverage-Alcohol  
**Project Descriptions(s):** CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM TO 2AM DAILY.  

**Case Number:** ZA-2005-983-CUB  
**Required Action(s):** CUB-Conditional Use Beverage-Alcohol  
**Project Descriptions(s):** CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING 60 OPERATING FROM 11AM CZAM DAILY AND RELIEF FROM CORNER COMMERCIAL REQUIREMENT TO OPERAT PAST 11PM.  

**Case Number:** ZA-2001-105-CUB  
**Required Action(s):** CUB-Conditional Use Beverage-Alcohol  
**Project Descriptions(s):** REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.  

**Case Number:** ZA-1934-173-CUX  
**Required Action(s):** CUX-ADULT ENTERTAINMENTS  
**Project Descriptions(s):** CONDITIONAL USE PERMIT TO ADD PATRON DANCING TO AN EXISTING 3,650 SQ. FT. RESTAURANT SERVING ON-SITE ALCOHOL BEVERAGES WITH HOURS OF OPERATION FROM 7 A.M. TO 2 A.M., SEVEN DAYS PER WEEK WITH 154 PARKING SPACES PROVIDED ON-SITE AFTER 6 P.M.  

**Case Number:** ENV-2012-706-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Descriptions(s):** PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE RSP-2 ZONE.  

**Case Number:** ENV-2012-1797-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Descriptions(s):** CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING 2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M., THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.  

**Case Number:** ENV-2010-76-GE  
**Required Action(s):** CE-CATEGORICAL EXEMPTION  
**Project Descriptions(s):** PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

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CASE SUMMARIES

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

Case Number: CPC-1986-834-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE

Case Number: ZA-2012-705-ZAA-SPR
Required Action(s): SPR-SITE PLAN REVIEW
Project Descriptions(s): ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMTS GT 20% (SLIGHT MODIFICATIONS)

Case Number: ZA-2012-1796-CUB-CU
Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING 2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M., THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

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Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE RSP-2 ZONE.

Case Number: ZA-2010-73-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

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Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT SEATING 60 OPERATING FROM 11AM 02AM DAILY AND RELIEF FROM CORNER COMMERCIAL REQUIREMENT TO OPERATE PAST 11PM.

Case Number: ZA-2005-983-CUB
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Project Descriptions(s): REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.

Case Number: ZA-2001-105-CUB
Required Action(s): CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s): REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION.

Case Number: ZA-1994-173-CUX
Required Action(s): CUX-ADULT ENTERTAINMENTS
Project Descriptions(s): CONDITIONAL USE PERMIT TO ADD PATRON DANCING TO AN EXISTING 3,650 SQ. FT. RESTAURANT SERVING ON-SITE ALCOHOL BEVERAGES WITH HOURS OF OPERATION FROM 7 A.M. TO 2 A.M., SEVEN DAYS PER WEEK WITH 134 PARKING SPACES PROVIDED ON-SITE AFTER 6 P.M.

Case Number: ENV-2012-706-MND
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Project Descriptions(s): PURSUANT TO SECTION 12.28, A ZAA TO ALLOW A REDUCTION IN SEPARATION BETWEEN BUILDINGS OF 10 FT IN LIEU OF 18 FT IN CONJUNCTION WITH THE CONSTRUCTION OF A 6-STORY, 84-UNIT APARTMENT BUILDING; AND PURSUANT TO SECTION 16.05, SITE PLAN REVIEW FOR THE DEVELOPMENT OF SAID BUILDING IN THE RSP-2 ZONE.

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Project Descriptions(s): CONDITIONAL USE TO PERMIT THE CONTINUED SALE OF A FULL LINE OF ALCOHOL IN CONJUNCTION WITH AN EXISTING 2,326.2 SQUARE FOOT / 80-SEAT RESTAURANT WITH PROPOSED KARAOKE FOR ENTERTAINMENT AT THE MEZZANINE LEVEL; CONDITIONAL USE FOR DEVIATION FROM COMMERCIAL CORNER / MINI-SHOPPING CENTER REQUIREMENTS TO PERMIT HOURS OF OPERATION FROM 11 A.M. TO 2 A.M., THE SUBJECT SITE IS 41,250 SQUARE FOOT AND ZONED C4-2.

Case Number: ENV-2010-76-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

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<tr>
<td>ENV-2010-74-CE</td>
<td>CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM TO 2AM DAILY.</td>
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<tr>
<td>ENV-2009-2117-CE</td>
<td>CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING 60 OPERATING FROM 11AM TO 2AM DAILY AND RELIEF FROM CORNER COMMERCIAL REQUIREMENT TO OPERATE PAST 11PM.</td>
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<tr>
<td>ENV-2005-984-CE</td>
<td>REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.</td>
</tr>
<tr>
<td>ENV-2001-987-CE</td>
<td>ZONE VARIANCE TO PERMIT A COMMERCIAL USE AND COMMERCIAL CORNER DEVELOPMENT ON LAND ZONED R3P-1 AND CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION FOR A SUPERMARKET IN THE C2-1 AND R3P-1 ZONES.</td>
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<tr>
<td>ENV-2001-106-CE</td>
<td>REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION.</td>
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<td>MND-94-79-CUX</td>
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**DATA NOT AVAILABLE**

ORD-63482  
ORD-46870  
ORD-165302-SA100B  
ZA-3149
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<td>Thomas Brothers Grid: PAGE 633 - GRID H2</td>
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<td>3877 W WILSHIRE BLVD</td>
<td>Assessor Parcel No. (APN): 5503032011</td>
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<td>3871 W WILSHIRE BLVD</td>
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<td>3881 W WILSHIRE BLVD</td>
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<td>3869 W WILSHIRE BLVD</td>
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| ZIP CODES | 90010 |

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<th>RECENT ACTIVITY</th>
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<tr>
<td>ENV-2005-984</td>
<td>Area Planning Commission: Central</td>
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<td>ENV-2008-3387</td>
<td>Neighborhood Council: Wilshire Center - Koreatown</td>
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<td>ENV-2010-76</td>
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<td>ENV-2009-2117</td>
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<td>ENV-2007-3064</td>
<td>Planning and Zoning Information: Special Notes: None</td>
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<td>ENV-2010-74</td>
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<td>ENV-2008-2277</td>
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<td>CPC-1996-834-GPC</td>
<td>General Plan Footnote(s): No</td>
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<td>ZA-2010-75-CUB</td>
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<td>Other Historic Designations: None</td>
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<td>ZA-2009-2116-CUB</td>
<td>Other Historic Survey Information: None</td>
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<td>ZA-2005-983-CUB</td>
<td>Mills Act Contract: None</td>
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<td>ZA-2001-105-CUB</td>
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<td>ZA-1994-173-CUX</td>
<td>CDO - Community Design Overlay: None</td>
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<td>NSO - Neighborhood Stabilization Overlay: No</td>
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| Building Line | 5 |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

**Assessor Information**

| Assessor Parcel No. (APN) | 5503032011 |
| APN Area (Co. Public Works)* | 0.773 (ac) |
| Use Code | 1900 - Professional Building |
| Assessed Land Val. | $2,234,283 |
| Assessed Improvement Val. | $2,593,408 |
| Last Owner Change | 10/01/01 |
| Last Sale Amount | $4,582,045 |
| Tax Rate Area | 6657 |
| Deed Ref No. (City Clerk) | 9-49 |

**Building 1**

| Year Built | 1934 |
| Building Class | CX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 65,122.0 (sq ft) |

**Building 2**

| Year Built | 1936 |
| Building Class | SX |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 24.0 (sq ft) |

**Building 3**

| Year Built | 0 |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 12,825.0 (sq ft) |

**Building 4**

No data for building 4

**Building 5**

No data for building 5

**Additional Information**

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

**Seismic Hazards**

| Active Fault Near-Source Zone |
| Nearest Fault (Distance in km) | 1.18168895164987 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |

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<table>
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**Project Description(s):** CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING 60 OPERATING FROM 11AM OZAM DAILY AND RELIEF FROM CORNER COMMERCIAL REQUIREMENT TO OPERATE PAST 11PM.

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**Case Number:** ENV-2010-76-GE
**Required Action(s):** CE-CATEGORICAL EXEMPTION
**Project Description(s):** PURSUANT TO SECTION 12.24W1 OF THE LAMC, A CONDITIONAL USE FOR THE SALE OF ON-SITE BEER AND WINE IN AN EXISTING RESTAURANT WITH 140 PATRONS, HOURS OF OPERATION FROM 10AM TO 2AM DAILY.

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENV-2010-74-CE</td>
<td>CONDITIONAL USE FOR BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT 106 OPERATING FROM 10AM TO 2AM DAILY.</td>
</tr>
<tr>
<td>ENV-2009-2117-CE</td>
<td>CONDITIONAL USE FOR CONTINUED USE OF SERVICE OF FULL LINE ALCOHOL FOR AN EXISTING RESTAURANT SEATING 60 OPERATING FROM 11AM TO 2AM DAILY AND RELIEF FROM CORNER COMMERCIAL REQUIREMENT TO OPERATE PAST 11PM.</td>
</tr>
<tr>
<td>ENV-2005-984-CE</td>
<td>REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A 1910-SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT WITH CORRESPONDING EXPANSION OF EXISTING BEER AND WINE SERVICE TO THE EXPANSION AREA. ALCOHOL SERVICE FOR EXISTING RESTAURANT WAS AUTHORIZED UNDER CASE NO. ZA-2000-2210-CUB.</td>
</tr>
<tr>
<td>ENV-2001-987-CE</td>
<td>ZONE VARIANCE TO PERMIT A COMMERCIAL USE AND COMMERCIAL CORNERDEVELOPMENT ON LAND ZONED R3P-1 AND CONDITIONAL USE TO PERMIT THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION FOR A SUPERMARKET IN THE C2-1 AND R3P-1 ZONES.</td>
</tr>
<tr>
<td>ENV-2001-106-CE</td>
<td>REQUEST FOR A 2,450 SQ. FT. EXPANSION TO AN EXISTING 3,453 SQ. FT. GROUND FLOOR WITH MEZZANINE RESTAURANT WITH THE CONTINUED SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION.</td>
</tr>
</tbody>
</table>

DATA NOT AVAILABLE

ORD-63482
ORD-59577
ORD-46870
ORD-165302-SA100B
ORD-129944
AF-90-2051018-PA
Arthur E. Harvey, Architect
(1884-1971)
By Charles J. Fisher

Arthur Edward Harvey was the middle son in a family of seven, born in Boston Massachusetts on February 12, 1884. His English-born Parents, Theodor James and Martha (Tisdale) had immigrated to the United States in 1878 and Arthur was the first of their children to be American born.

His father was a bicycle maker and his older brother, William, joined him in that business. Arthur, however, seems to have taken an early interest in architecture, being listed as an "architect" in the 1900 census at the age of 16. He went on to marry Nellie (also known as Ellen) W. Glines in 1906 and the couple relocated to Seattle, Washington, where Arthur worked as a draftsman in an architect's office while getting his degree in architecture and engineering. He was briefly in partnership with Eugene Edwin Ziegler in 1915. During World War I he was working as a structural engineer for the Seattle Port Commission.

By 1920, the Harveys were living in Detroit, Michigan, where he was working as an architect for a larger firm. They also now had a son, Arthur Ellsworth Harvey, born on February 10, 1918.

The Harveys relocated to Los Angeles at the end of 1920, when Arthur went to work for developer Frank Meline, as a draftsman. A bit later, he found work as a draftsman for the architectural firm of Morgan, Walls and Morgan. After getting his California architectural license, he left what had become Morgan, Walls and Clements in late 1927, and opened his own architectural office on Hill Street.

One of Harvey's earlier collaborations was with the high-end builder, Luther T. Mayo. One of the first of these projects, the Santa Monica Professional Building. The Art Deco building at 710 Wilshire Boulevard, was listed as Santa Monica City Historic Landmark No. 66 in 2005.

Another early Mayo building was the American Storage Building, which was announced in the Los Angeles Times on January 3, 1928. This highly visible 13-story building was hailed as "the most beautiful storage building in the world" with an Art Deco design that also includes Spanish detailing.
Besides storage space, the building included a dance studio and a high-end restaurant on the top floor. Today the building is still used as it was intended by Public Storage.

The Chateau Elysee, another Mayo project, was also designed in 1927 for Mrs. Thomas Ince, the widow of the pioneer silent movie producer. The apartment building, which is designed to replicate a 17-Century Norman castle, was soon known as the Manor Hotel and was the home of a number of Hollywood celebrities. It was designated Los Angeles Historic Cultural Monument No. 329 and is now the Celebrity Center for the Church of Scientology.

Three other Harvey designed Buildings are also designated by the city, the Selig Building (later a Crocker Bank Building) which is HCM No. 298, was built in 1931. Its black terra cotta and gold Art Deco exterior is very reminiscent of the iconic Atlantic Richfield Building (demolished in 1968) that Harvey may have worked on for Morgan Walls and Clements.

The Villa Carlotta (HCM No. 315) was actually designed while he was still working at Morgan Walls and Clements, in 1926 and the Hollywood Woman's Clubhouse (HCM No. 604), which was built in 1948, both are designed in the Spanish Colonial Revival style.

Perhaps one of Harvey's most distinguished works is the Wilshire Professional Building, another Mayo project, which he designed for Preston Wright in 1929, is one of the best example of Art Deco design in Southern California. This thirteen story building, located a block West of Western Avenue, is grand in both scale and design, including a conical roof and beacon at its top.

The onset of the Great Depression in the early 1930s slowed down commercial development, but residential commission, although not as plentiful as before, continued to come in, such as the Monterey Style Widner House on Griffith Park Boulevard, in the Los Feliz area.

During the late 1930's, Harvey's home designs were published in the Los Angeles Times, including a 2,600 square foot Monterey Style house in 1939 that was designed to take full advantage of the home's gardens. A 1,200 square foot cottage design by Harvey was profiled in 1940 as an example of
affordable single family housing. A modernist version of Georgian design built for John T. Hotchkiss in Santa Monica was profiled in 1946.

World War II brought in government contracts that continued to keep the practice afloat. After the war, Harvey was joined by his son and the commissions in the 1950s included a number of medical buildings, such as a major expansion of the Midway Hospital on San Vicente in 1950 and an enlargement of the Elwynn Sanitarium campus at Laurel Avenue and Santa Monica Boulevard in 1952.

Another project was a new plant and office building for Vlier Engineering at Santa Monica and San Vicente Boulevards in 1954.

Now in his seventies, Hansen retired from his practice, turning his office over to his son. He passed away in Los Angeles on August 6, 1971, at the age of 87.

Sources: United States 190-19400 Census; Los Angeles County death certificate for Arthur Edward Harvey; Historic Cultural Monument Nos. 298, 315, 329 and 604; various Los Angeles Times articles; various Southwest Builder and Contractor citations; Los Angeles City building permits.
**State of California - The Resources Agency**
**DEPARTMENT OF PARKS AND RECREATION**

**PRIMARY RECORD**

<table>
<thead>
<tr>
<th>Other Listings</th>
<th>Review Code</th>
<th>Reviewer</th>
<th>Date</th>
</tr>
</thead>
</table>

*Resource Name or #:* (Assigned by recorder) Wilshire Medical Building

**P1. Other Identifier:**

- **P2. Location:** Not for Publication  X  Unrestricted  *a. County  Los Angeles County*
  
  - b. USGS 7.5' Quad: Hollywood  Date: 1996
  
  - c. Address: 3875 WILSHIRE BLVD  City: LOS ANGELES  Zip: 90010
  
  - d. UTM: (Give more than one for large and/or linear resources) Zone:  mE/  mN
  
  - e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 

  - APN: 5503032011

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

- A) Property Type: commercial
- B) Setting (general): commercial block
- No. Stories: 14
- Siding/Sheathing: stucco: smooth, All Visible Roof: hipped, medium, parapet, multiple rooflines Construction unknown
- D) Specific features. Fenestration: metal, casement, front Primary Entrance: front
- G) Alterations or changes to the property. Retail integrity: medium

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

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

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

**P5b. Description of photo:**

- View to the Northeast. 09/03/08

**P6. Date Constructed/Age and Sources:** X Historic

- Prehistoric
- Both

1934

- Assessor

**P7. Owner and Address:**

- JAMISON 3875 WILSHIRE LLC
- 3807 WILSHIRE BLVD (NO 300)
- LOS ANGELES, CA 90010

**P8. Recorded by:**

- Peter Moruzzi
- PCR Services Corporation
- 233 Wilshire Boulevard, Suite 130
- Santa Monica, CA 90401

**P9. Date Recorded:** 09/08/2008

**P10. Survey Type:** (Describe)

- Intensive

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


**Attachments:** None  Location Map  X Sketch Map  X Continuation Sheet  X Building, Structure, and ObjectRecord

- Archeological Record  District Record  Linear Feature Record  Milling Station Record

- Rock Art Record  Artifact Record  Photograph Record  Other (List): _______

**DPR 523A (1/95) Required Information**
Building, Structure, and Object Record

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

**DEPARTMENT OF PARKS AND RECREATION**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

*Required Information

| **B1. Historic Name:** Wilshire Medical Building |
| **B2. Common Name:** 3875 Wilshire Blvd |
| **B3. Original Use:** Office Building |
| **B4. Present Use:** Office Building |

**B5. Architectural Style:** Art Deco

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

Year constructed: 1934

**B7. Moved?** X No ___ Yes ___ Unknown ___ Date: __________ Original Location: __________

**B8. Related Features:**

None

**B9a. Architect:** Unknown  
**B9b. Builder:** Unknown

**B10. Significance:** Area: Los Angeles  
**B11. Additional Resource Attributes:** (List attributes and codes) HP07

**B12. References:**

**B13. Remarks:**

**B14. Evaluator:** Peter Moruzzi  
**Date of Evaluation:** 09/08/2008

The Art Deco tradition was established by the Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris in 1925. The style used the tools of industrialization for highly artistically expressive purposes and quickly took hold in the United States. It celebrated a break from historic precedence, the decorative arts, new construction and fabrication methods, and creative uses of technology in the modern world, particularly within booming cities of the 1920s. In Los Angeles, it was applied to high profile, large scale buildings at the dawn of the Great Depression, such as Parkinson and Parkinson’s innovative Bullock’s Wilshire (1929)....(continued on next page)

**B11. Additional Resource Attributes:** (List attributes and codes) HP07
B10. Statement of Significance (continued): By the time it opened in 1939, the I. Magnin department store designed by Myron Hunt reflected the nation and city's economic recovery. Outstanding examples of Art Deco apartment houses remain in the survey area (the style was rarely applied to single-family residential architecture). These are mostly constructed of reinforced steel and concrete and display geometric flourishes.

Art Deco evolved into the Streamline Moderne style (also known as Depression Moderne), which was an architectural response to the Great Depression. Rounded, simple, pared-down forms reflected a belief in technology and hope for the future, while the use of lower cost materials and lack of ornament indicated the scarcity and restraint required during this period. Often using ships and locomotives as inspiration and designed to evoke forward motion and progress, Streamline Moderne buildings looked towards the future but with far more humility than the richly detailed Art Deco structures of the 1920s. Streamline Moderne also imported and popularized aspects of the International Style.

Structures built under the auspices of the Works Progress Administration, the federal agency created as part of New Deal relief programs in 1935, also employed variations of Art Deco and Streamline Moderne in the construction of highly visible public work projects and institutional buildings.

Theme: Commercial Development and the Automobile, 1900-1945

Originally intended as one of the city's first elite enclaves, Wilshire Boulevard was embraced by the local elite who constructed their lavish residences along it. By 1907, a little more than a decade since the tract's original platting, the Wilshire Boulevard Tract had fully arrived as an upscale residential district. However, the tract's prominence as a residential area was short-lived as speculators eventually purchased and leveled many of the tract's grand residences for apartment houses. In ensuing decades, as the city continued expanding to the west, Wilshire Boulevard was the beneficiary of over a decade of explosive growth.

During the 1920s, commercial real estate values in the survey area soared and Wilshire Boulevard gained its moniker, "Fifth Avenue of the West." An array of newly built commercial buildings and their associated neon signs began to visually define the survey area from its surroundings. The development of Wilshire Boulevard as a commercial area was closely tied to the rise of the automobile. Los Angeles embraced the automobile earlier and to a greater extent than other American cities during the interwar years. As driving downtown to conduct one's business became increasingly inconvenient, the amenities along Wilshire Boulevard provided a pleasant and attractive alternative.

While the commercial decentralization out of downtown Los Angeles began in the early 1920s, it wasn't until the late 1920s and 1930s that commercial centers west of downtown, like Wilshire Boulevard, became true retail destinations. With the increased use of the automobile and a growing residential population near Wilshire, developers touted Wilshire Boulevard's diverse selection of department stores and wide, auto-oriented streetscape.
Wilshire Boulevard's First Limit Height Building will be "By Mayo"

Ground breaking on the new Wilshire Professional building being erected for Preston S. Wright and Associates, took place last week. To be identified with the first project of this kind in the outlying business district of Los Angeles is a matter of pride for this organization... which has developed and will build this magnificent, modern business building.

Complete building service. A Certified Architect prepares all plans on buildings we construct.

Luther T. Mayo, Inc.

829 Black Bldg. — Mutual 8367
Hill St. at 4th
BOULEVARD STRUCTURE ANNOUNCED: Erection of Professional Building Slated to Begin

Los Angeles Times (1923-Current File): Feb 17, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E1

BOULEVARD
STRUCTURE
ANNOUNCED

Erection of Professional
Building Slated to Begin
on April 1

Wilshire Professional Building, a height-limit structure designed particularly for physicians and dentists, will be built on the northeast corner of Wilshire Boulevard and St. Andrews Place. Announcement of the project was made last week by Wright & Becker, Wilshire Boulevard brokers.

Construction on the structure is slated to begin April 1, the Shell Oil Company having made arrangements to vacate the property on March 31.

The plans, as prepared by Arthur E. Harvey, architect, call for thirteen stories of Class A construction. A basement garage will handle cars of all the lessees. High-speed elevators, water softeners, running water, steam heat, are included in the specifications.


Professional Building Now Being Erected
Los Angeles Times (1923-Current File): Apr 14, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. E5

Construction is under way on the $1,000,000 Wilshire Professional
Building at the northeast corner of
Wilshire Boulevard and St. Andrews Place, by Luther T. Mayo,
Inc., work having started on the
1stinst. It is expected that the
building will be completed and
ready for occupancy about Decem-
ber 1, next. It will be thirteen
stories in height and will be de-
voted to offices and shops.

The Wilshire Professional Build-
ing is being financed through Bowes
Brothers & Co., well-known Pa-
cific Coast investment bankers spe-
cializing in real estate securi-
ties, who are making a temporary loan
of $500,000. Upon completion the
building likely will be refinanced
by an insurance company loan.

A syndicate headed by Preston E.
Wright, real estate broker and capi-
talist, own the building. A sur-
ey has shown that the building
will fill a definite need in the dis-
trict in which it is located, being
within a block and a half of the
intersection of Wilshire Boulevard
and Western avenue. From leases
closed and negotiations pending, all
of the stores and a very high per-
centage of the office space will be
under lease by the time the build-
ing is ready for occupancy.
STRUCTURES ON WILSHIRE COMPLETED

Four Buildings Scheduled for Opening During Month on Boulevard

That Wilshire Boulevard during the thirty-day period ending October 1, next, will have hit the bull's eye four more times in its claim to being the outstanding thoroughfare of the West, as seen in the opening last week of two large business projects on that artery, and the announcement that two more will be completed before the end of this month.

The two projects opened recently are Silverwood's new branch store on the west end of the boulevard, between La Brea and Fairfax avenues, and the Town House, a height-limit apartment hotel on the east end of the thoroughfare near Hoover street.

Bullock's new branch-store, at South Westmoreland avenue, is virtually completed. The Wilshire Professional Building, just west of Western avenue, will be formally opened on October 1, next, according to the announcement of its owners. The last two named structures also are height-limit. The cement used in their construction was furnished by the Monolith Portland Cement Company. Many innovations in ornamental work are said to have been introduced in the buildings, both being, it is said, two of the most artistic structures in the West.

The professional building cost approximately $600,000.

Bullock's store starts with a two-story height, is graduated into three and four stories from which an ornamental central tower rises to the height-limit.

Development of Wilshire Boulevard is considered unusual in that the activity is not confined to any one area. Silverwood's store, in the new Desmond Building, is on the west end of the thoroughfare; the Wilshire Professional Building is in the central portion, and Bullock's store and the Town House are at the east end.
Pretentious Five-Year Building Program Outlined for Wilshire District

Los Angeles Times (1923-Current File): Nov 7, 1929;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. 10

Pretentious Five-Year Building Program Outlined for Wilshire District

A Feigning Conspicuous Function. Calling for the erection of 513 Hotel and Apartment Houses in a total value of approximately $75,000,000 was revealed yesterday to A. V. Bow, Wilshire Boulevard real estate broker; a total of 29,000 acres on Wilshire west of La Brea, and adjacent to the airport, will be the site of the new development. It is shown above, outlined with broken lines. The area in the lower right-hand corner encloses the solid line in Hancock Park, in which La Brea runs out of business.

A Happy Christmas for The Happy Christmas for Los Angeles. One of the largest Public Jails in California, the Woman's Jail, contains, efficient Chief of Police of the Central division of the Border Police, D. A., who has more than 2500 officers on duty, was last examined. Woman's Rector, (who at his desk is only 24 years of age but who has already established valuable records of service. (A. P. photo.)

For Five Times in Thirty Years an Oleo Squares an Elk in the Northwest. Washington, Monday: a character drawn on the land’s game, Henry Bohmlein, engine man, was killed in the long train collision which occurred last Thursday night at the Concourse station, on coming east. (A. P. photo.)

HIGH LIGHTS OF HISTORY

The Story of the World War

by J. CARROLL MANSFIELD
One More Big Branch Establishment of pioneer Los Angeles mercantile firms was added to the long list now located on Wilshire Boulevard with the opening yesterday of Halbritter's, Inc., new store in the Wilshire Professional Building at St. Andrews Place.
**Getty Oil headquarters**

Once owned by billionaire J. Paul Getty, the 22-story tower designed by Claude Beelman Associates was built in the high-rise construction boom that followed the 1957 lifting of height restrictions. Never especially noteworthy as offices, today the former Wilshire Western Building is a prominent example of a trend sweeping the 21st century boulevard. The office floors have been gutted and converted into condominiums starting in the $400,000 range and offering panoramic city views. The Mercury, its new name, includes a rooftop entertainment center with a pool, spa and outdoor theater.

**Wilshire Professional Building**

This 1929 Art Deco specimen is another fun example of Zigzag Moderne. Notice how the tower shrinks in girth as it ascends. This stepping back enhances the vertical lift while guaranteeing that even if another tower were built next door, both would have sufficient sunlight and room to breathe. Although the tower was originally built to accommodate doctors and dentists, architect Arthur E. Harvey liked his creation enough that he moved in his offices. Cross Wilshire at St. Andrews to get a close look at the terrazzo sidewalk of geometric shapes, specially created by the Portland Cement Co.

**St. James' Episcopal Church**

St. James' Episcopal, begun in 1925, is Flemish Gothic Revival in design with stained glass windows from the Judson Studios. It salvaged the organ removed from the demolished St. Paul's Episcopal Cathedral at Wilshire and Figueroa in downtown. Frank Sinatra, Duke Ellington and other musical legends attended the 1965 funeral of Nat King Cole at St. James'.

**Los Altos Hotel & Apartments**

Designed by Edward Rust and listed on the National Register of Historic Places, the Los Altos is the former retreat of newspaper mogul William Randolph Hearst and actress Marion Davies. It was called “a new standard of beauty and dignity” in 1926. and has been recently remodeled back to its former glory. Perino’s, the height of restaurant elegance on Wilshire for many decades, was next door to the east.

**Scottish Rite Masonic Temple**

Millard Sheets, a highly regarded watercolorist, was also an accomplished architect as well as director of the Otis Art Institute. He designed the 1961 Masonic temple with statues of Egyptian pharaohs, Roman emperors and George Washington. The Masons sold the temple in the 1990s and it is now a community venue called the Wilshire International Pavilion.

**Higgins/Verbeck Mansion**

Built in the Queen Anne style for a Chicago grain merchant in 1902, the mansion is the oldest and best survivor of the elegant original Wilshire Boulevard residences. It was designed by architect John C. Austin and used to occupy the northeast corner of Wilshire and Rampart boulevards, today the location of the Wilshire Royale. The three-story home was cut into pieces and moved to Windsor Square in 1924.
Building Permit History
3875 Wilshire Boulevard
Wilshire Center


March 16, 1934: Building Permit No. 3729 to move two wash basins, connect sink & install 1 2'4" X 6'8" door, Room 1005-6. Owner: Bert A. Frey MD. Architect: None. Engineer: None. Contractor: Charles A. Perryman. Cost: $75.00

July 7, 1942: Building Permit No. 8201 for installing 3" tile main bearing partitions in Room 505, 5th Floor.  
Owner: Wilshire Professional Building Co.  
Architect: None  
Engineer: None  
Contractor: Joseph Illig  
Cost: $400.00

August 16, 1946: Building Permit No. LA22527 for installation of partitions in Room 604 of Wilshire Prof. Bldg. Partitions to be of clay tile & glass brick. No other walls on premises & bearing walls will not be changed. 
Owner: J. Dayle Miller  
Architect: None  
Engineer: None  
Contractor: None  
Cost: $2,100.00

October 8, 1946: Building Permit No.LA27118 for alteration of medical office - Removal of existing interior partitions (non-bearing). Space to be re-divided with new metal stud metal lath & plaster partitions - Ventilation (forced) through existing duct space in building. Work will occur on 7th floor in suite in SE corner. 
Owner: Wilshire Professional Building  
Architect: Theodore Criley, Jr.  
Engineer: None  
Contractor: Meyers Bros.  
Cost: $2,500.00

February 6, 1947: Building Permit No. LA2355 for removal of some non-bearing partitions and installation of some temporary and non bearing partitions. 2nd Floor. (No structural change)  
Owner: Earle P. Halliburton, Jr.  
Architect: Eddie C. Dixon & Mike S. Kline  
Engineer: None  
Contractor: None  
Cost: $1,000.00
February 20, 1947: Building Permit No. LA3998 for installing 40 sq. ft of 4" hollow partitions, Room 1202, 12th floor.
Owner: Wilshire Bldg. Co.
Architect: None
Engineer: None
Contractor: Joe Illig
Cost: $900.00

May 22, 1947: Building Permit No. LA9758 to remove 35' of existing partitions & install 24' of new partitions for the purpose of combining two existing suites.
Owner: E. P. Halliburton
Architect: None
Engineer: None
Contractor: Andrews & Warfield.
Cost: $850.00

August 1, 1947: Building Permit No. LA17380 to remove three (3) non bearing stud & plaster walls, relocate one (1) lavatory & build approx 16' of new wall - stud & replaster. All in room 1105; No structural changes.
Owner: Preston S. Wright
Architect: None
Engineer: None
Contractor: Stephan & Chandler
Cost: $1,000.00

August 12, 1947: Building Permit No. LA17821 for building alter/repair-missing permit.
Owner: Wilshire Bldg. Co.
Architect: None
Engineer: None
Contractor: Joe Illig
Cost: $900.00
May 29, 1947: Building Permit No. VN20039 to increase working area in #403 by adding the area of #402, vacated by a dentist and remodeling the area #402 so that it is useful for medical purposes. The two suites are to be connected by inside door.
Owner: Erle P. Haliburton, Trustee
Architect: None
Engineer: None
Contractor: Howard Booher
Cost: $500.00

May 29, 1947: Building Permit No. VN20040 to combine two small suites into one larger suite, so that space may be suitable for professional use of tenant. One wall to be removed; one wall to have insert of glass brick for light purposes; one doorway not used to be filled and another door cut thru to connect the two suites. Rooms 303 & 304.
Owner: Erle P. Haliburton, Trustee
Architect: None
Engineer: None
Contractor: Howard Booher
Cost: $500.00

December 4, 1947: Building Permit No. LA35479 to remove approx 25' of existing partitions & install approx 30' of new partition. All new partitions to be of steel studs covered with metal lathe and plaster.
Owner: Erle. Haliburton
Architect: None
Engineer: None
Contractor: Hamilton-Daugherty, Inc.
Cost: $3,000.00

Owner: Wilshire Professional Bldg.
Architect: George Cannon
Engineer: None
Contractor: Not Yet
Cost: $7,500.00
August 18, 1948: Building Permit No. 30045 to remodel approx 1000 sq ft of office space on the 9th floor. Remove some existing partitions, install some new partitions. Remove some existing & install some new plumbing and electrical fixtures. No new driveway to be built.
Owner: Erle P. Haliburton, Trustee
Architect: None
Engineer: None
Contractor: Hamilton-Daugherty, Inc.
Cost: $5,000.00

November 25, 1949: Building Permit No. 28190 to install pair of Herculite doors from drug store into lobby replacing one existing door.
Owner: Wilshire Medical Building
Architect: Spaulding & Rex
Engineer: None
Contractor: Vinnell Company, Inc.
Cost: $1,400.00

July 10, 1950: Building Permit No. 12536 to remove walls & install walls, change wiring and plumbing. 9th floor. No change to plot plan.
Owner: Wilshire Professional Building
Architect: None
Engineer: None
Contractor: Owner
Cost: $1,400.00

August 14, 1950: Building Permit No. LA13890 to lower frame partitions in store installing a new 2" X 6" joist inside store. Being used as radiation as 10' being removed to lower ceiling using wood egg crating. Redoing plaster side walls of a vacant 16½' X 43½' store at 3873 Wilshire Boulevard.
Owner: Superior Optical Co.
Architect: None
Engineer: None
Contractor: Stuart F. Malloy
Cost: $1,000.00
February 20, 1951: Building Permit No. LA4337 to demolish 28 lin. ft. of gypsom plaster wall and erect 20 lin. ft. of steel stud and metal lath and plaster wall. RM 609.
Owner: E. C. Haliburton
Architect: None
Engineer: None
Contractor: Fred S. Macomder
Cost: $500.00

November 5, 1951: Building Permit No. LA21805 to remove some walls & install some new walls in 1 office. (7th floor)
Owner: Wilshire Professional Building
Architect: None
Engineer: None
Contractor: Owner
Cost: $500.00

November 13, 1952: Building Permit No. LA47686 to extend lobby thru to parking lot at rear of building.
Owner: Wilshire Professional Building
Architect: John Rex
Engineer: None
Contractor: Walter A. McDonald Co.
Cost: $15,000.00

January 11, 1954: Building Permit No. LA77667 to add exterior door to coffee shop entrance from Wilshire Blvd.
Owner: Wilshire Professional Building
Architect: Honnold & Rex
Engineer: None
Contractor: W. F. McDonald
Cost: $1,500.00

August 13, 1954: Building Permit No. LA92226 to change doorways to make space into 1-suite of offices & install acoustic ceiling over plaster, install one sink cabinet and 1 window, paint, remodel 1 lavatory.
Owner: Dr. M. C. Hollingworth
Architect: Walker, Kalionzes & Klingerman
Engineer: None
Contractor: George A. Grosvenor
Cost: $1,250.00
September 14, 1954: Building Permit No. LA97255 to erect non-bearing wall of 3" gypsum tile to form semi enclosed area. F/W LA92226
Owner: Dr. M. C. Hollingsworth
Architect: None
Engineer: None
Contractor: George A Grosvenor
Cost: $100.00

October 28, 1954: Building Permit No. LA98820 for installing speedy drywall partition as per plans & specifications on 7th floor.
Owner: Wilshire Professional Building
Architect: None
Engineer: None
Contractor: Specialty Const. Inc.
Cost: $500.00

November 8, 1954: Building Permit No. LA1700 for installing speedy drywall partitions as per plans & specifications on 13th floor.
Owner: Wilshire Professional Building
Architect: None
Engineer: None
Contractor: Specialty Const. Inc.
Cost: $1,500.00

February 10, 1955: Building Permit No. LA8711 to install speedy drywall partitions in Room 704.
Owner: Haliburton Properties
Architect: None
Engineer: None
Contractor: Specialty Const. Inc.
Cost: $300.00

August 8, 1955: Building Permit No. LA21784 to install office partitions, steel stud & sheetrock, non-bearing. (6th floor).
Owner: Wilshire Proff. Bldg.
Architect: Walker, Kalionzes & Klingerman
Engineer: None
Contractor: Wallace McDonald
Cost: $300.00
January 15, 1957: Building Permit No. LA61959 for installing speedy drywall partition as per plans & set. 4th Floor.
Owner: Halliburton Prop Inc.
Architect: None
Engineer: None
Contractor: Specialty Contr's., Inc.
Cost: $1,700.00

June 24, 1957: Building Permit No. LA75326 to alter ent. lobby & ent. door.
Owner: Halliburton Inc.
Architect: John Rex
Engineer: None
Contractor: Not Selected
Cost: $8,000.00

July 9, 1957: Building Permit No. LA76474 to add steel beam.
Owner: Halliburton Inc.
Architect: John Rex
Engineer: Kenneth Iwata
Contractor: Not Selected
Cost: $200.00

May 15, 1959: Building Permit No. LA32337 for structural changes to support new X-ray machine.
Owner: Preston S. Wright
Architect: Arthur Harvey & P. M. Jones
Engineer: None
Contractor: John Cole
Cost: $8,000.00

August 17, 1959: Building Permit No. LA40117 for air conditioning - all floors.
Owner: Wilshire Professional Bldg.
Architect: Honnold & Rex
Engineer: Kenneth Iwata
Contractor: Robert W. Standhope Co.
Cost: $140,000.00
August 26, 1959: Building Permit No. LA40835 for revision of duct opening in 2nd Floor.
Owner: Wilshire Professional Building
Architect: Honnold & Rex
Engineer: None
Contractor: Not Selected
Cost: $101.00

July 14, 1960: Building Permit No. LA65287 for unspecified work (permit is blank on work).
Owner: Erle P. Hallibur, Jr. et al. Architect: Mr. Kalionzes & Mr. Klingerman
Engineer: None
Contractor: Wallace F. McDonald Co.
Cost: $1,500.00

December 16, 1961: Building Permit No. LA3801 to stud and drywall (250 linear ft) 3rd Floor only.
Owner: Wilshire Professional Bldg.
Architect: None
Engineer: Henry G. Lane
Contractor: Specialty Contractors, Inc.
Cost: $4,500.00

May 10, 1962: Building Permit No. LA9550 for S?F neon wall sign 203 sq. ft. for pharmacy. Sign not to be erected if view primarily from or within 500' of a freeway.
Owner: Gavin Herbert
Architect: None
Engineer: G. M. Willson
Contractor: Q. R. S. Neon Corp.
Cost: $1,400.00

June 10, 1962: Building Permit No. LA15039 to erect 3'2" X 19'6" wall sign on rear (North) wall of bldg for pharmacy.
Owner: Gavin Herbert
Architect: None
Engineer: None
Contractor: Q. R. S. Neon Corp., LTD
Cost: $400.00
May 22, 1963:
Building Permit No. LA38705 for steel studs & 1/2 gyp bd. on 10th Floor - interior partition. Exits not affected.
Owner: Erle P. Halliburton, Jr.
Architect: None
Engineer: None
Contractor: Wallace McDonald
Cost: $1,400.00

July 10, 1963:
Building Permit No. LA43405 for steel studs & 1/2 gyp. bd. on 10th Floor - interior part. & ceils. Exits not affected.
Owner: Erle P. Halliburton, Jr.
Architect: None
Engineer: None
Contractor: Wallace F. McDonald
Cost: $1,500.00

December 10, 1963:
Building Permit No. LA53571 to remodel 1st floor to convert vacant office to restaurant to enlarge exist. restaurant.
Owner: Halliburton Enterprises
Architect: John L. Rex
Engineer: Greve & O'Rourke
Contractor: Not Selected
Cost: $50,000.00

1964:
Building Permit No. LA68627 for work on restaurant on 1st floor-(missing permit).
Owner: Erle P. Halliburton, Jr.
Architect: Honnold & Rex
Engineer: None
Contractor: Wallace McDonald
Cost: Unknown

November 10, 1964:
Building Permit No. LA82073 for change of plans, change cocktail room to storage by rear exit door. File with LA68627/64
Owner: Erle P. Halliburton, Et Al.
Architect: Honnold & Rex
Engineer: None
Contractor: Wallace McDonald
Cost: $101.00
December 10, 1964: Building Permit No. LA84534 for change of plans: Change storage Rm to cocktail lounge & dining room. File with LA68627/64
Owner: Erle P. Halliburton, Jr.
Architect: Honnold & Rex
Engineer: None
Contractor: Wallace McDonald
Cost: $101.00

September 10, 1965: Building Permit No. LA4371 to remodel office 509.
Owner: Erle & David J. Halliburton
Architect: None
Engineer: None
Contractor: Owner
Cost: $1,250.00

March 10, 1971: Building Permit No. LA25719 for wall signs 2 roof signs.
Owner: Arthur J.
Architect: None
Engineer: E. C. Forestal
Contractor: Q. R. S. Corp.
Cost: $2,700.00

October 10, 1971: Building Permit No. LA38559 to add interior partitions & suspended ceiling.
Owner: 3875 Wilshire Co.
Architect: None
Engineer: None
Contractor: R. F. Jensen
Cost: $7,000.00

November 10, 1972: Building Permit No. LA60512 to cover ceiling, erect partitions, 6th floor office.
Owner: Winston Millett
Architect: None
Engineer: None
Contractor: None
Cost: $2,500.00
July 24, 1973: Building Permit No. LA74986 to remove interior non-bearing partitions / install new ceiling and partitions (13th floor).
Owner: 3875 Wilshire Co.
Architect: None
Engineer: None
Contractor: Owner
Cost: $6,500.00

January 28, 1975: Building Permit No. LA2672 to remove existing walls, construct new walls for drywall, steel stud, install plumbing & cabinets in Room 408.
Owner: 3875 Wilshire Co.
Architect: None
Engineer: None
Contractor: None
Cost: $6,800.00

February 24, 1975: Building Permit No. LA3893 for inverted T-bar ceiling. File with LA2672/75.
Owner: 3875 Wilshire Co.
Architect: None
Engineer: None
Contractor: None
Cost: $200.00

May 12, 1975: Building Permit No. LA7495 for 31½ F/20" X 6', 325 sf sheet metal and Plexiglas wall sign (2) QRS Job #101349.
Owner: Erle & David J. Halliburton
Architect: None
Engineer: None
Contractor: QRS Corp.
Cost: $6,000.00

May 19, 1977: Building Permit No. LA45032 for alterations as required by State Fire Marshall for compliance to exist. high rise regulations.
Owner: Winston
Architect: None
Engineer: Lester Paley
Contractor: Not Selected
Cost: $10,000.00
June 15, 1978: Building Permit No. LA64939 to build partition wall, install lead sheathing for X-ray room (7th Floor, Suite 702). Owner: 3875 Wilshire Blvd. Architect: None Engineer: None Contractor: Not Selected Cost: $500.00

September 15, 1978: Building Permit No. LA70150 to relocate drywall SS partitions & "T" bar ceiling & remodeling medical offices - 3rd story Owner: 3875 Wilshire Co. (Winston Millet) Architect: None Engineer: None Contractor: Owner Cost: $6,000.00

June 25, 1979: Building Permit No. LA84975 for interior partitions w/. Owner: 3875 Wilshire (Winston Millet) Architect: None Engineer: None Contractor: Owner Cost: $3,500.00

November 27, 1979: Building Permit No. LA93968 for 2 walls & ceiling on 6th floor #607. Owner: Same/3875 Wilshire Co. Architect: None Engineer: None Contractor: Not Selected Cost: $5,100.00

February 26, 1982: Building Permit No. LA39429 to lower ceilings, build one wall, 11th Floor, Suite 1101. Owner: 3875 Wilshire Company Architect: None Engineer: None Contractor: Not Selected Cost: $5,000.00
April 24, 1990: Building Permit No. LA55079 for new T-bar ceiling, new walls, lighting. Tenant improvement @ Suite 1001. Applicant will spend 10% of total cost of planned construction = $1,200.00 to upgrade one elevator cab, buttons on 1st floor and 10th floor to be upgraded. Non complying door (2'-10") wide will be allowed to remain @ entrance to space of remodel since actual path of travel is being upgraded.

Owner: 3875 Wilshire Co. - Winston Millett
Architect: Arthur T. Parker (Gayle N Melton)
Engineer: None
Contractor: Owner
Cost: $12,000.00

June 14, 1990: Building Permit No. LA58010 to comply with retrofit requirements for elevator lobbies, new doors FSD (2nf to 13th Floors).

Owner: Winston Millett for 3875 Wilshire Company
Architect: Gary Russell
Engineer: None
Contractor: Not Selected
Cost: $291,000.00

June 28, 1990: Building Permit No. LA58861 for non-bearing interior partitions (6th floor).

Owner: 3875 Wilshire Company
Architect: Gary Russell
Engineer: None
Contractor: Owner
Cost: $25,000.00

December 14, 1990: Building Permit No. LA68026 for non-bearing interior partitions; pump room & basement elev. enclosure.

Owner: Winston Millet
Architect: Gary Russell
Engineer: None
Contractor: Owner
Cost: $11,000.00
December 18, 1991: Building Permit No. LA85603 for 1 HC restroom & non bearing partition (1st floor).
Owner: Winston Millet
Architect: Gary Russell
Engineer: None
Contractor: Owner
Cost: $18,000.00

January 31, 1992: Building Permit No. LA87126 for 3' X 23' 84 SF metal and Plexiglas wall sign
Owner: Winston Millet
Architect: None
Engineer: None
Contractor: Kim & Lee's Sign
Cost: $6,000.00

April 13, 1995:

March 1, 2000: Building Permit No. LA96270 for lobby tenant doors on all 14 levels (incl. basement).
Owner: 3875 Wilshire Co.
Architect: Gary Russell
Engineer: None
Contractor: Cab Co.
Cost: $20,000.00

January 24, 2003: Building Permit No. LA98283 for one HR ceiling in elevator lobbies on 3rd, 4th, 8th to 13th floors. Upgrade 4th floor women's restroom to fully comply with title 24 requirements.
Owner: Jamison 3875 Wilshire LLC
Architect: Gary Russell
Engineer: None
Contractor: Owner-Builder
Cost: $16,700.00
April 11, 2006: Building Permit No. LA90732 to complete work on permit #03016-10000-01465 (LA98283/03) work 75% complete.
Owner: Jamison 3875 Wilshire LLC
Architect: None
Engineer: None
Contractor: Philmont Management Inc.
Cost: $4,175.00
Application for the Erection of Buildings

CLASS "A" — "B"

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 Supervisor, for a permit to erect the following building on the premises, in accordance with the description and for the purpose hereafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be binding upon the execution 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 any part 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 thereafter 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.

Purpose of Building — Office Bldg.  No. of Rooms — No. of Families

Owner's name — Preston Wright & Associates  Phone — (818) 543-1111

Architect's name — Arthur F. Harvey  Phone — MUB 7267

Contractor's name — Luther T. Mayo Inc.  Phone — MUB 3671

Contractor's address — 879 — Black Blvd.

TOTAL VALUATION OF BUILDING

$500,000

Any other building or permit for a building on lot at present? — No

Size of proposed building — 80' x 150'  Size of lot — 150' x 150' feet

Number of stories in height — 12  Height to highest point — 161' 0"

Material of foundation — Concrete  Character of soil — Hard Clay

Material of exterior walls — Reinforced Concrete

Material of interior construction

Material of floors

Material of roof

Will all talking and plastering comply with Ordinance? — Yes

What zone is property in? —

I have carefully examined and found the above application and know the same is true and correct, and hereby certify and agree that 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 31/2  10

Permit No. — 8877

Owner of Building — (Signature)

Owner's Agent — (Signature)

Permit Issued — April 2, 1929

Applicant checked and found

Application checked and found

Application checked and found

Issuing Official

Clerk

Clerk

Clerk

Clerk
<table>
<thead>
<tr>
<th>FOR DEPARTMENT: USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICATION</td>
</tr>
<tr>
<td>CONSTRUCTION</td>
</tr>
<tr>
<td>ZONING</td>
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<tr>
<td>SET-BACK LINE</td>
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<tr>
<td>ORD. 33761 (N. S.)</td>
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<tr>
<td>FIRE DISTRICT</td>
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**REMARKS**

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<tr>
<td>17,000 Sacks of Cement</td>
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<tr>
<td>369 Tons reinforcing steel</td>
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<tr>
<td>6750 BBL cement</td>
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</table>
All Applications Must be Filled Out by Applicant

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 Building Commissioner, for a building permit in accordance with the description and for the purpose for which the permit is requested. The application is made subject to the following conditions, which are hereunto annexed and which shall be deemed conditions pertaining to the exercise of the permit.

1. What purpose is the present Building now used for?
   [Answer: Store]

2. What purpose will Building be used for thereafter?

3. Owner's name: [Redacted] Phone: F1 4411

4. Owner's address: [Redacted]

5. Architect's name: [Redacted] Phone: [Redacted]

6. Contractor's name: [Redacted] Phone: [Redacted]

7. Contractor's address: 875 Pacific Building

8. VALUATION OF PROPOSED WORK
   (Including all Materials, Labor, Finishing, Etc., and Apparatus in Completed Building)
   $9,000.00

9. Class of present Building
   [Redacted]

10. Number of stories in height

11. State how many buildings are on this lot

12. State purpose buildings on lot are used for
   (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:

[Redacted]

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.

[Signature]

FOR DEPARTMENT USE ONLY

PERMIT NO. 25780

Plans and Specifications checked and found O.K. by

[Signature]

Plan Examiner

[Date] OCT 5 1929

[Signature]

[Stamp] TUDLEY
14. Size of new addition

No of Stories in height

15. Material of foundation

Size footings

Size well

Depth below ground

16. Size of Redwood Moulding

Size of interior bearing studs

17. Size of exterior studs

Size of interior non-bearing studs

18. Size of first floor joists

Second floor joists

19. Will all Lathing and Planterg Comply with Ordinance?

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

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

(Sign here) 

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION O.K.

CONSTRUCTION O.K.

ZONING O.K.

SET-BACK LINE O.K.

ORD. 33761 (N, S.) O.K.

FIRE DISTRICT O.K.

REMARKS
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 Deputy Engineer, for the purposes herein set forth. This application is made in the absence of the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the execution of the permit:

1. That the permit does not grant any right or privilege to erect any building or other structure therein described, or any part thereof, upon any street, alley, or other public ways or portions thereof.
2. That the permit does not grant any right or privilege to use any building or other structure therein described, or any part thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
3. 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 2875 Wilshire Blvd.

New location of building

Between what cross streets

Purpose of PRESENT building

Use of building AFTER alteration or moving

Owner's address

Certified Architect

Licensed Engineer

Contractor

Contractor's address

VALUATION OF PROPOSED WORK

State how many buildings now on lot and give use of each:

Size of existing building

Class of building

Material of existing walls

Describe briefly and fully all proposed construction and work:

Date Work begun

Signature of Applicant

Permit No.

FOR DEPARTMENT USE ONLY.

Date Permit issued

Fees

Stamp here when Permit is issued

MARCH 16 1974

SPRINKLER

Circs.

Inspected

SPRINKLER

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

NEW CONSTRUCTION

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

Material of Foundation: x
Width of Footing: x
Depth of footing below ground: x
Width Foundation Wall: x
Size of Redwood Sill: x
Material Exterior Walls: x
Size of Exterior Studs: x
Size of Interior Bearing Studs: x

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

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 that if a Permit is issued, that all the provisions of the Building Ordinances and State Law 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 Law.

Sign Here: ____________________________
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Zoning</th>
<th>Bidg. Line</th>
<th>Termite Inspection</th>
<th>Street Widening</th>
<th>Forced Draft Ventil</th>
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<tbody>
<tr>
<td>(1) REINFORCED CONCRETE</td>
<td>(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from</td>
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<td>Barrels of Cement: x</td>
<td>Sign Here: ____________________________</td>
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<td>Tons of Reinforcing Steel: x</td>
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<td>(Owner or Authorized Agent)</td>
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<td>(3) No required windows will be obstructed.</td>
<td>(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.</td>
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<td>Owner or Authorized Agent: ____________________________</td>
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REMARKS: ____________________________________________________________________________

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

- Cornices, canopies and eaves: 2 ft. 6 in.
- Landing or terrace, without roof, extending to first floor level only: 3 ft. 6 ft.
- Open railing, not over 36 in. high, around such landing or terrace: 3 ft. 6 ft.
- Fire Escapes: 4 ft. 6 in.

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

(Signed) ____________________________
Owner or Authorized Agent
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:

Applicants hereby make this Application to Alter, Repair, Move or Demolish a building pursuant to the laws of the State of California, and to the rules and regulations enforced by the Building and Safety Division of the City of Los Angeles, as shown on the attached plans and specifications, and as described herein.

First: The permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any other lot, or in any other public place or manner.

Second: The permit does not grant any right or privilege to erect 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

Lot.

Tract.

PREVIOUS LOCATION

3875 Wilshire Blvd., Fl. 1106.

(Shipping Number and Street)

APPROVED BY

City Engineer.

DEPUTY.

1. Purpose of PRESENT building:

Office

Families

Rooms.

2. Use of building AFTER alteration or moving:

Families

Rooms.

3. Owner (Print Name):

Wilshire Prof. Bldg.

4. Owner's address:

3875 Wilshire Blvd.

5. Certified Architect:

No

6. Licensed Engineer:

No

7. Contractor:

Diato Flooring Co.

8. Contractor's address:

135 No. Mansfield.

9. VALUE OF PROPOSED WORK:

$1100

10. On lot and give use of each:

Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building:

x

Number of stories high:

Height to highest point:

12. Class of building:

Material of existing walls:

Exterior framework:

Describe briefly and fully all proposed construction and work:

INTERIOR TITLE WORK.

(Continued on other Side and Sign Statement)

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>PERMIT NO.</th>
<th>Plans and Specifications checked</th>
<th>Zone</th>
<th>Fire District</th>
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<td>489</td>
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<td>SPEWERS</td>
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Stamp here when Permit is issued

MAR 27, 1957

Inspection:

[Signature]

Page 1 of 3
**NEW CONSTRUCTION**

Size of Addition: \( x \)  | Size of Lot: \( x \)  | Number of Stories when complete: 

Material of Foundation: \( x \)  | Width of Footing: \( x \)  | Depth of footing below ground: 

Width Foundation Wall: \( x \)  | Size of Redwood Sill: \( x \)  | Material Exterior Walls: 

Size of Exterior Studs: \( x \)  | Size of Interior Bearing Studs: \( x \)  | Joints: First Floor: \( x \)  | Second Floor: \( x \)  | Rafters: \( x \)  | Reading 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 specifically 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: [Signature]

By: [Signature]

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**FOR DEPARTMENT USE ONLY**

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<th>Fire District</th>
<th>Street Address</th>
<th>Forcem Draft Ventil.</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Termite Inspection</td>
</tr>
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</table>

(1) **REINFORCED CONCRETE**

Barrels of Cement: \( x \)  | Tons of Reinforcing Steel: \( x \)  | Sign Here: [Signature] |

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

(3) **No required windows will be obstructed.**

(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: [Signature]  | Sign Here: [Signature]  | Owner or Authorized Agent: [Signature]  | Owner or Authorized Agent: [Signature] |

**REMARKS:**

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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 Buildings, for a building or other structure thereto described, 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 secured conditions entering into the execution of the permit.

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 property thereof.

The permit does not authorize the use of any building or other structure herein described, or any portion thereof, for any purpose other than the purpose hereinafter set forth.

The applicant is hereby notified by ordinance of the City of Los Angeles.

That the granting of the permit does not affect or prejudice any claim he holds, or right of succession to, the property described in each permit.

REMOVED FROM
Lot.

REMOVED TO
Lot.

Tract.

Present location of building

New location of building

Between what cross streets

1. Purpose of PRESENT building

2. Use of building AFTER alteration or moving

3. Owner (Print Name)

4. Owner's Address

5. Certified Architect

6. Licensed Engineer

7. Contractor

8. Contractor's Address

9. VALUATION OF PROPOSED WORK

10. State how many buildings NOW on lot and give use of each

11. Size of existing building

12. Class of building

Describe briefly and fully all proposed construction and work:

Installing [ ] new framing [ ] new additions [ ] existing framing.

Exterior framework [ ] (Wood or Steel)

Installing [ ] new floors [ ] new ceilings [ ] existing floors.

Flooring, building, ventilating, water supply, plumbing, fire sprinklers, electrical wiring and/or elevating equipment therein or therein.

Installing [ ] new walls [ ] new ceilings [ ] existing walls.

Exterior framework [ ] (Wood or Steel)

Installing [ ] new floors [ ] new ceilings [ ] existing floors.
PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition
Size of Lot
Number of Stories when complete
Material of Foundation
Width of Footing
Depth of footing below ground
Width Foundation Wall
Size of Redwood Stilts
Material Exterior Walls
Size of Exterior Studs
Size of Interior Bearing Studs
Joists: First Floor
Second Floor
Rafter
Roofing Material

I have carefully examined and read both sides of this completed Application and have 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 the provisions of the Building Ordinances and State laws.

Sign Here ____________________________________________ (Owner or Authorized Agent)

By: ________________________________________________ (Owner or Authorized Agent)

--- Table ---

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Elevation</th>
<th>Termites Inspection</th>
<th>Street Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>Tonnage</td>
<td>Building Line</td>
<td>Forced Draft Ventil</td>
<td></td>
</tr>
</tbody>
</table>

(1) REINFORCED CONCRETE

| (2) | The building (and, or addition) referred to in the Application is, or will be when moved, more than 100 feet from Street.
---

(3) | No required windows will be obstructed.
---

(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.

---

REMARKS:

PLAN CHECKING

RECEIPT NO. 11.50

SIGNATURE: P. B. 29

PAID.

---
APPLICATION TO ALTER, REPAIR OR DEMOLISH

APPLICA

TION

TO

ALTER,

REPAIR

OR

DEMOLISH

Lot No.

Tract

Location of Building

Approved by

City Engineer

Between what cross streets

USE INK OR INDELIBE PENCIL

1. Present use of building

(Farm, Dwelling, Apartment House, Hotel or other purpose)

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

3. Use of building AFTER alteration or moving

4. Owner

5. Owner's Address

6. Certified Architect

7. Licensed Engineer

8. Contractor

9. Contractor's Address

10. VALUATION OF PROPOSED WORK

11. State how many buildings NOW on lot and give use of each.

12. Size of existing building

13. Material Exterior Walls

14. Describe briefly all proposed construction and work:

NEW CONSTRUCTION

15. Size of Addition

16. Footing: Width

17. Size of Studs

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

S. J. Bell

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

1. PLAN CHECKING

2. REINFORCED CONCRETE

3. The building referred to in this Application will be more than 100 ft. from

Street

Sign here

Owner or Authorized Agent

8. Sign here

Owner or Authorized Agent

9. Type Group

10. PERMIT No.

11. PLANS

12. BLUE PRINT No.

13. PLANS

14. PLANS

15. PLANS

16. PLANS

17. PLANS
### APPLICATION TO ALTER, REPAIR OR DEMOLISH
AND FOR A Certificate of Occupancy
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 15
Tract Westminster Place
Location of Building 3875 WILSHIRE BLYD
Between what cross streets NO

USE INK OR INDELIBLE PENCIL
1. Present use of building PROFESSIO~AL OFFICES Families Rooms
Stores, Dormitory, Apartment House, Hotel or other purpose
2. State how long building has been used for present occupancy

3. Use of building AFTER alteration or moving PROFESSIO~AL OFFICES Families Rooms
4. Owner WILSHIRE PROFESSIONAL BUILDING
5. Owner's Address 3875 WILSHIRE BLYD R. O. LOS ANGELES
6. Certified Architect THEODORE WELLY JR. License No. C-549 Phone # 241
7. Licensed Engineer
8. Contractor MAYER'S INC.
9. Contractor's Address 2407 SAN FERNANDO ROAD
10. VALUATION OF PROPOSED WORK
(Include all labor and material and all permanentalterations, heating, ventilating, water supply, plumbing, fire protect, electrical wiring and elevator equipment, fixtures, etc.)
$2500
11. State how many buildings NOW OCCUPY PROFESSIONAL BUILDING
on lot and give use of each:

12. Size of existing building: 23' x 30' Number of stories high: 1 Height to highest point: 150 FT
Wood, Brick or Masonry (Wood or Steel)
14. Describe briefly all proposed construction and work:

NEW CONSTRUCTION
15. Size of Addition x x Number of Stories when complete
16. Footing: Width x Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x x Material of Floor: Size of rafters x x Type of Roofing

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

Signature: Dr. Lewis T. B ~ul~ (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| RECEIPT No. 16268 |
| Valuation $2500 |
| Fee Paid $500 |

<table>
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<th>GROUP</th>
<th>AJUSTMENT No.</th>
<th>Adjust. Cost</th>
<th>Adjust. Cost Cents</th>
<th>Total Cost</th>
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<td>2</td>
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<td></td>
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</table>

| PERMIT No. 20118 |
| Date of Issue: OCT 6 1956 |

[Signature]

[Signature]
**APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH**

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

<table>
<thead>
<tr>
<th>From Lot</th>
<th>To Lot</th>
</tr>
</thead>
</table>

**Present location of Building**
395 WILSHIRE BLVD.

**Owner**
EARDIS W. WALLSTON, JR.

**Owner's Address**
378 WILSHIRE BLVD. P. O. LOS ANGELES

**Certified Architect**
LOYD C. DICKEN

**Licensed Engineer**
DORR & XRIN

**Contractor**

**Contractor's Address**

**Valuation of Proposed Work**
$1000.00

**Structural Change**

<table>
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<tr>
<th>#</th>
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<tr>
<td>12</td>
<td>Removal of non-bearing partitions and installation of some temporary and non-bearing partitions</td>
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</table>

**NEW CONSTRUCTION**

**Signature**

**FOR DEPARTMENT USE ONLY**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>11a</td>
<td>Description of Material of Floor: Wood, Brick or Masonry</td>
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I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

**Signature**

**For Permit**

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>6</td>
<td>Description of Material of Floor: Wood, Brick or Masonry</td>
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</tbody>
</table>
APPLICATION TO
ALTER, REPAIR
MOVE OR DEMOLISH

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

To

Lot

Tract

Project Location of Building

3998/5 Wilshire Blvd.

Hollister - 5th Street

Approved by

City Engineer

Deputy

USE INK OR INDELEBLE PENCIL

1. Present use of building

STORES-OFFICE

Furnished

Unfurnished

Home

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

15 years

3. Use of building after alteration or moving

STORES-OFFICE

4. Owner

Wilshire Realty Co.

5. Owner's Address

3998/5 Wilshire Blvd.

6. Certified Architect

7. Licensed Engineer

8. Contractor

Joe Miller

9. Contractor's Address

1319 1/2 8th St.

10. VALUATION OF PROPOSED WORK

$900

11. State near equity buildings NOW

on lot and size of such

12. Size of existing building

20 x 25

13. Height to highest point

160

14. Describe briefly all proposed construction and work

Extending to all of 1st floor same height as 2nd floor

NEW CONSTRUCTION

15. Size of Addition

16. Width of Window

17. Size of Stairs

18. Material of Floor

19. Material of Roof

20. Type of Heating

E hereby certify that to the best of my knowledge and belief the above application is correct and that the building or construction work will comply with all laws, and that if 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.

Signature

(Or Print)

F. Miller

For Departments Use Only

Acceptance No.

1254

Value

$900

Type of Plan

2"1/2

Plan

1

PREREQUISITE

Return

a.

1

3998

Return

W. Schneider

5-20-14
**Application to Alter, Repair or Demolish and for a Certificate of Occupancy**

**Lot No.** [Redacted]

**Block C.** [Redacted]

**Street:** [Redacted]

**Location of Building:** 3975 Wilshire Blv.

**Home Building and Street:** Manor & St. Barbeaux

**Estimated Cost:** [Redacted]

**Present Use:** Office Bldg.

**Present Use:** [Redacted]

**Owner:** P. D. Halliburton

**Owner's Address:** 1149 W. Eight [Redacted]

**Contractor:** Andrews & Aprile

**Contractor's Address:** 3127 W. Comstock [Redacted]

**Valuation of Proposed Work:** [Redacted]

**Estimated Cost:** [Redacted]

**Material Exterior Walls:** Masonry

**Material Interior Walls:** Masonry

**Exterior Framing:** Wood

**Description of Proposed Construction and Work:**

- Remove 35'4" x 11'4" office partitions located 24'6" from existing building for the purpose of combining two offices.

**New Construction**

**Size of Addition:** [Redacted]

**Size of Lot:** [Redacted]

**Number of Stories Later:** [Redacted]

**Foundation:** [Redacted]

**Width of Wall:** [Redacted]

**Type of Roofing:** [Redacted]

**Height of Building:** [Redacted]

**Width of Lot:** [Redacted]

**Type of Framing:** [Redacted]

**Material of Floor:** [Redacted]

**Material of Roof:** [Redacted]

**Sign here:** [Redacted]

**Construction Materials:**

- Reinforced Concrete

**Total:** [Redacted]

**Surcharge:** [Redacted]

**Department Use Only:**

**Department:** [Redacted]

**Project No.:** 5439

**Invoice:** [Redacted]

**Refrigeration:** [Redacted]

**Fuel:** [Redacted]

**Material:** [Redacted]

**Electrical:** [Redacted]

**Paint:** [Redacted]

**Total:** [Redacted]

**MAY 22, 1947**

**Certified by:** [Redacted]
# Application To Alter, Repair or Demolish

**Certificate of Occupancy**

**Lot No.:** 20039

**Trust:** [Information Redacted]

**Location of Building:** 1047 Wilshire Blvd.

**Approved by:** City Engineer

**Deputy:** [Information Redacted]

---

**USE PEN OR INK PENCIL:**

1. **Present use of building:** Medical & Dental Offices  
   **Families:** X  
   **Rooms:** X

2. **State how long building has been used for present occupancy:** 10 Yrs.

3. **Use of building AFTER alteration or moving:** X
   **Families:** X  
   **Rooms:** X

4. **Owner:** [Information Redacted]
   **Address:** 1026 West 19th St., P.O. Los Angeles, Calif.

5. **Certificate Architect:** [Information Redacted]
   **License No.:** [Information Redacted]

6. **License Engineer:** [Information Redacted]
   **License No.:** [Information Redacted]

7. **Contractor:** [Information Redacted]
   **License No.:** 10945  
   **Phone:** [Information Redacted]

---

**VALUATION OF PROPOSED WORK:** [Information Redacted]

---

**NEW CONSTRUCTION**

11. **Size of Addition:** [Information Redacted]  
12. **Size of Lot:** [Information Redacted]  
13. **Material of Floor:** [Information Redacted]
14. **Type of Roofing:** [Information Redacted]

---

**Fees**

**Cert. of Occupancy:** [Information Redacted]  
**Total:** $200.00

---

**PLAN CHECKING**

**Date:** 2-9-49  
**Checks:** [Information Redacted]  
**Fees Paid:** [Information Redacted]  
**Receipt No.:** 588  
**Plans:** [Information Redacted]  
**Val.:** [Information Redacted]
APPLICATION TO ALTER, REPAIR OR DEMOLISH
AND FOR A Certificate of Occupancy
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Lot 16, Bk 0
Tract Westminister Pl. Tract

Location of Building: 3875 Wilshire Blvd.
(Site, Building, Apartment House, Hotel or other purpose)

Approved by
City Engineer

Between what streets: 50th St. and 51st St.

USE INK OR INDELIBLE PENCIL

1. Present use of building: Medical & Dental Offices

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

3. Use of building AFTER alteration or moving: Same

4. Owner: Dr. P. Halliburton, Trustees

5. Owner’s Address: 1709 West 6th St., P.O. Los Angeles 11, Calif.

6. Certificated Architect: State

7. Licensed Engineer: State

8. Contractor: Robert Epstein

9. Contractor’s Address: 6706 Lisa Loma Vista Dr., Bell, California

10. VALIDATION OF PROPOSED WORK

11. State how many buildings now One (1) — Medical — Dental Offices on lot and give use of each: (Work, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building: x Number of stories high: 2 — Height to highest point: (Wood, Brick or Masonry)


14. Describe briefly all proposed construction and work

To combine two small suites into one larger suite. The space may be useful and suitable for professional use of tenant. One wall is to be removed; one wall to have an insert of glass brick for light purposes; one doorway not used to be filled and another door cut thru to connect the two suites. 10’4 — 10’4

15. NEW CONSTRUCTION

16. Size of Addition: Home Size of Lot: x Number of Stories when complete: x


18. Size of Stairs: x Material of Floor: x Size of Rafter: x

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or improvement when completed will comply with all laws, and that in the doing of the work hereinafter specified, I will not employ any person in violation of the Labor Code of the State of California relating to Workingmen’s Compensation Insurance.

Sign here

WILSHINE PROFESSIONAL BUILDING

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>PLAN CHECKING</th>
<th>REINFORCED CONCRETE</th>
<th>FEES</th>
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<tr>
<td>Date: May 2, 1967</td>
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<tr>
<td>Permit No. 20050</td>
<td>Amount: $584</td>
<td>Total: $584</td>
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Drawn by

Signed by

[Signature]

[Signature]
## Application to Alter, Repair or Demolish

### Certificate of Occupancy

**Lot No.**

**Street:**

**Location of Building:** 3875 Wallace Blvd.

**Address:** No. 20.

**Owner:** PRESTON S. WRIGHT.

**Owner's Address:** 3875 Wallace Blvd., P.O. Box 524.

**Licensed Contractor:**

**Contractor's Address:** 3883 Wallace Blvd.

### Valuation of Proposed Work

**Material Exterior Walls:** Masonry

**New Construction:**

- **Size of Addition:**
- **Number of Stories when complete:**
- **Feet:**
- **Depth in Ground:**
- **Width of Wall:**
- **Size of Floor Joists:**

**Material:**

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<th>Description</th>
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<td>I</td>
<td>Reinforced Concrete</td>
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<td>6.00</td>
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**Fees:**

- **Certificate of Occupancy:** 6.00

### Plan Checking

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<th>Sheet No.</th>
<th>Sun.</th>
<th>Rev.</th>
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<td>1975</td>
<td>1965</td>
<td>12A</td>
<td>670</td>
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</table>

**Drawing No.:** 1965

**Scale:** 1"=1'-0"

**Signed:**

**Note:**

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or alteration work will comply with all laws, and that in the event of the work authorized hereby it will not employ any person in violation of the Labor Code of the State of California and the employer's Compensation Insurance.
**APPLICATION TO ALTER, REPAIR OR DEMOLISH AND FOR A Certificate of Occupancy**

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Tract</th>
<th>Location of Building</th>
<th>Address</th>
<th>Approved by City Engineer</th>
<th>Deputy</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td>3523 Wilshire Blvd</td>
<td>St. Andrews &amp; Manhattan Pkwy</td>
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</table>

**USE INK OR INDELIBLE PENCIL**

1. Present use of building
   - Office, Store, Dwelling, Apartment House, Hotel or other purpose
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving
   - Office, Store, Dwelling, Apartment House, Hotel or other purpose
4. Owner
   - Name
   - Address
   - Phone
5. Owner's Address
   - Address
   - Phone
6. Certified Architect
   - Name
   - Address
   - Phone
7. Licensed Engineer
   - Name
   - Address
   - Phone
8. Contractor
   - Name
   - Address
   - Phone
9. Contractor's Address
   - Address
   - Phone

**VALUATION OF PROPOSED WORK**

10. State how many buildings now on lot and give use of each
    - Office, Store, Dwelling, Apartment House, Hotel or other purpose
11. Size of existing building
    - Number of stories
    - Height to highest point
12. Material Exterior Walls
    - Masonry
    - Exterior framework
13. Describe briefly all proposed construction and work
    - Masonry offices made of
    - Generous inside and building partitions
    - Add new interior office bulk

**NEW CONSTRUCTION**

14. Size of Addition
    - Size of Lot
    - Number of Stories when complete
15. Footing: Width
    - Depth in Ground
    - Width of Wall
    - Size of Floor Joints
16. Size of Stairs: Material of Floor: Size of Rafter: Type of Roofing

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

Signed: [Name]

District Office

**PLAN CHECKING FOR DEPARTMENT USE ONLY**

<table>
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<th>Receipt No.</th>
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**TYPE GROUP**

| G | 1 |

**PERMIT No.**

| LA 902 |

**PLANS**

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<th>To</th>
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**Date:** Jan 24, 1948
APPLICATION TO
ALTER, REPAIR OR DEMOLISH
AND FOR A
Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

3875 WILSHIRE BLVD
(Owner, Builder and Tenant)

MANHATTAN & ST. ANDREWS

DEPUTY ORDEALY PENCIL

1. Present use of building: OFFICE
(Shop, Dwelling, Apartment House, Hotel or other purpose)

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

3. Use of building AFTER alteration or moving: Tenant

4. Owner: EDNA HAMILTON

5. Owner's Address: 1704 W. 89TH ST.

6. Certified Architect:

7. Licensed Yardman:

8. Contractor: HAMILTON-DRAKE

9. Contractor's Address: 4849 65TH AVE., BERKELEY HILLS

10. VALUATION OF PROPOSED WORK:

11. State how many buildings are to be demolished or removed:

12. Size of existing building: Number of stories high: 1, Height in highest point: 18.5

13. Material Exterior Walls: MASONRY or STEEL

14. Describe briefly all proposed construction and work:

15. User agreement:

16. New Construction:

17. Total:

18. State whether any building is to be altered or increased in load-bearing walls:

19. State whether any building is to be altered or increased in walls:

20. State whether any building is to be altered or increased in roof:

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that the doing of the work authorized thereby will not cause any person to lose his life or limb or property, and that the work, materials and labor, and all equipment and appliances, will be carried out with due regard to the public's safety.

Signature:

WILSHIRE REALTY BUILDING

Date:

15793

10-20

2,020

510

38479

3574

4574

15,000
APPLICATION TO
ALTER, REPAIR, OR DEMOLISH
AND FOR A
Certificate of Occupancy

Lot No. ____________________________

Tract _________________________________

Location of Building: 3875 Wilshire Boulevard
(State Number and Street)

Between what cross streets: Wilshire and S. Andrews
(C/N E) St. Andrews

USE INK OR INKELIBLE PENCIL

1. Present use of building: Office Building

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

3. Use of building after alteration of moving

Owner: Wilshire Medical Building

Owner's Address: 3875 Wilshire

Certified Architect: Spalding & Ross

Licensed Engineer: License No. -

Contractor: Vincent C. Goggin

Contractor's Address: 145 Westminster Ave. - Alhambra

VALUATION OF PROPOSED WORK

1. Material Exterior Walls: Concrete

2. Size of existing building: ______

3. Number of stories: _____

4. Height to highest point: ______

5. Exterior framework: Wood or Steel

6. Describe briefly all proposed construction and work:

   Lobby replacing an existing door.

   New construction:

   Size of Addition: ______

   Number of Stories when complete: ______

   Footing: Width: ______

   Depth in Ground: ______

   Width of Wall: ______

   Size of Floor Joists: ______

   Material of Floor: ______

   Size of Rafter: ______

   Type of Roofing: ______

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

   Signature:

   Date:

DISTRIBUTION OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Change of Occupancy

Area of Use: 1600 Sq. Ft.

Cert. of Occupancy:

Bldg. Per.:__

Fee Paid: $ 3.00

Fees: 7 20

Type:

Group: G-1

Material: Compounds

Date: 12/25/83

Valuation #: 13408

Expiration Date: 12/14/83

Fees: 3.00

Fees: 7 20

Permit #: LEW 24580

Expiry Date: 12/14/83

Fees: 3.00

Fees: 7 20

Plans:

Permit: C-4

Appr. Issued: 12/14/83

Appr. Received: 12/14/83

Certified by: Engineer

Inspection:

Date: 12/25/83

Inspection:

Date: 12/25/83

Inspection:

Date: 12/25/83
**Application to Alter, Repair, or Demolish and for a Certificate of Occupancy**

**Lot No.:** 100

**Tract:**

**Location of Building:** 3071 WILSHIRE BLVD.

**Between what cross streets:**

**USE INK OR INDELIBLE PENCIL**

1. **Present use of building:** OFFICE
   **Families:** 24
   **Rooms:** 24

2. **State how long building has been used for present occupancy:** 20 yrs.

3. **Use of building AFTER alteration or moving:** OFFICE
   **Families:** 24
   **Rooms:** 24

4. **Owner:** WILSHIRE PROFESSIONAL BUILDING
   **Phone No.:** 325-325

5. **Owner's Address:** 3071 WILSHIRE BLVD.

6. **Owner's License No.:** 000-000

7. **Owner's License No.:** 000-000

8. **Contractor:**

9. **Contractor's Address:** 3071 WILSHIRE BLVD.

10. **VALUATION OF PROPOSED WORK**
    **Including all labor, material and all permanent equipment, fixtures, wiring, plumbing, and elevator equipment:**

11. **State how many buildings NOW on lot and give use of each:**

12. **Size of existing building:** 25 x 20
    **Number of stories:** 3
    **Height to highest point:** 100

13. **Material Exterior Walls:** CONCRETE
    **Exterior framework:** CONCRETE

14. **Describe briefly all proposed construction and work:**

15. **Size of Addition:** 10 x 20
    **Number of Stories when complete:** 2

16. **Footings:**
    **Width:** 5
    **Depth in Ground:** 2
    **Width at Wall:** 5
    **Site of Floor Joists:**

17. **Type of Roofing:**

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

   **Owner or Authorized Agent:**

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**FOR DEPARTMENT USE ONLY**

**PLAN CHECKING**

**Occupancy Survey**

**Investigation Fee:**

**Certificate of Occupancy Fee:**

**Total:**

**Type:**

**Maximum No. Occupants:**

**Inspection:**

**Fire Indicator:**

**District:**

**Type of Building:**

**Sprinkler:**

**Permit Fee:**

**Fee:**

**Total:**

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**TYPE OF RECEIPT**

**DATE ISSUED**

**TRACE No. (M)**

**RECEIPT NO.**

**CODE**

**FEE PAID**

**First Checking:** JUL 19-1960

**6694**

**Building Permit:** JUL 30-1960

**6694**
APPLICATION TO ALTER, REPAIR, or DEMOLISH
AND FOR A Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building
9875 WILSHIRE BLDG

Approved by
City Engineer

Between what cross streets

USE INK OR INDELIBLE PENCIL
Office

1. Present use of building

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

3. Use of building AFTER alteration or moving

4. Owner
E.C. HALLBOROUGH

5. Owner's Address

6. Certificated Architect

7. Licensed Engineer

8. Contractor
FRED S. MACOMBER

9. Contractor's Address
2801 MALIBU AVE

10. VALUATION OF PROPOSED WORK

11. State how many buildings now on lot and give use of each

12. Size of existing building x

13. Material Exterior Walls

14. Describe briefly all proposed construction and work

15. Size of Addition x

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

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

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

By

SIGNATURE OF AUTHORIZED AGENT

DISTRIBUTION
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

OCCUPANCY SURVEY

Investigation Fee & Cert of Occupancy Fee & Bldg Permit Fee & Total

TYPE

MAXIMUM NO. OCCUPANTS

FOOTED LST

ERALISTED LST

CERTIFIED LST

RECT.

GROUP

FLUSH AND SPECIFICATIONS CHECKED

FIREDARL LST

CERTIFIED LST

CERTIFICATION

FOR PLANTS SER

APPLICATIONS FOR PROPOSAL

APPLICATIONS APPROVED

APPLICATIONS DEPOSITED

APPLICATIONS REVISED

APPLICATIONS RETURNED

APPLICATIONS INDEXED

APPLICATIONS TAKEN

DATE ISSUED

1. Plan Checking

2. Supplemental Plan Checking

3. Building Permit

CHECK

RECEIPT NO.

CODE

FEE PAID

FEB 2 0 1 951

LA 9648

FEB 2 0 1 951

LA 4337
APPLICATION TO
ALTER, REPAIR, or DEMOLISH
AND FOR A
Certificate of Occupancy

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 

Tract. 

Location of Building. 3815 Wilshire Blvd
([House Numbers and Street])

Between what cross streets? A. Andrews and Wilshire

USE INK OR INDELBLE PENCIL

1. Present use of building. 
Office 

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

3. Use of building AFTER alteration or moving. 

4. Owner. WILSHIRE PROFESSIONAL BUILDING 
Phone 10732525

5. Owner's Address. 1975 Wilshire Blvd 
P. O. State 


7. Licensed Engineer. 

8. Contractor. 

9. Contractor's Address. 

10. VALUATION OF PROPOSED WORK 

11. State how many buildings NOW 

12. Size of existing building. 66,085 sq ft Number of stories high. BB Height to highest point. 100

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

14. Describe briefly all proposed construction and work. 

NEW CONSTRUCTION

15. Size of Addition x 

16. Footing: Width x Depth in Ground x Width of Wall x Size of Floor Area: x

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

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

Sign here 

DISTRICT OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING

OCCUPANCY SURVEY

Investigation Fee $ 

Sert of 

Valuation $ 5000 

Area of Bldg. Sq Ft 

Fee $ 

TOTAL $ 5000

GROUP 

CODE 

Type of Receipt DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEER PAID

Plan Checking Nov 5 - 1951 LA42893

Supplemental Plan Checking Nov 5 - 1951 LA41805

Building Permit.
### APPLICATION TO ALTER, REPAIR, or DEMOLISH

AND FOR A

Certificate of Occupancy

Lot No.

Tract

Location of Building: 3575 W. 12th St.

Home Number and Street:

Between what cross streets: St. Charles & Manhattan A

**USE INK OR INDELIBLE PENCIL.**

1. Present use of building:
   - Owners Name
   - License No.
   - Phone

2. State how long building has been used for present occupancy:
   - Families
   - Rooms

3. Use of building BEFORE alteration or moving:
   - Families
   - Rooms

4. Owner's Address:
   - License No.
   - Phone

5. Owner's Address:
   - License No.
   - Phone

6. Certificated Architect
   - License No.
   - Phone

7. Licensed Engineer
   - License No.
   - Phone

8. Contractor:
   - License No.
   - Phone

9. Contractor's Address:
   - License No.
   - Phone

10. **VALUATION OF PROPOSED WORK**

   - Labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, and electrical works, and excavating of trenches or ditches
   - $150.00

11. State how many buildings NOW:

12. Size of existing building:
   - Families
   - Rooms

13. Material Exterior Walls:
   - Wood
   - Masonry
   - Exterior framework

   - Wood or Steel

14. Describes briefly all proposed construction and work:

   **Installing Speedy Dugout Partition.**

   **AS PER PLANS**

   **FOR DEPARTMENT USE ONLY**

   **NEW CONSTRUCTION**

   **Plan Checking**

   **Occupancy Survey**

   **Investigation Fees**

   **Certificate of Occupancy Fees**

   **Building Permit Fees**

   **TOTAL**

   **DO NOT WRITE BELOW THIS LINE**

   **Plan Checking**

   **Supplemental Plan Checking**

   **Building Permit**

   **Date Issued**

   **Tracer No.**

   **Receipt No.**

   **Code**

   **Fee Paid**
3875 Wilshire Boulevard
Photographs

Wilshire Professional Building, 3875 Wilshire Boulevard, April 5, 2007

Wilshire Professional Building, 3875 Wilshire Boulevard, 2011, Google Earth
Wilshire Professional Building, rooftop light. 3875 Wilshire Boulevard, June 21, 2013

Wilshire Professional Building, windows and detail, 3875 Wilshire Boulevard, June 21, 2013
Wilshire Professional Building, 3875 Wilshire Boulevard, circa 1938

Wilshire Professional Building, current from entry, 3875 Wilshire Boulevard, June 21, 2013
Wilshire Professional Building, original entry, 3875 Wilshire Boulevard, c. 1930
Wilshire Professional Building, current store entry, 3875 Wilshire Boulevard, June 21, 2013
Wilshire Professional Building, original soda fountain, 3875 Wilshire Boulevard, circa 1929
Wilshire Professional Building, original look of elevator lobby, 3875 Wilshire Boulevard, circa 1929
Wilshire Professional Building, historic upstairs lobby, 3875 Wilshire Boulevard, circa 1929

Wilshire Professional Building, historic Art Deco office, 3875 Wilshire Boulevard, circa 1929
Wilshire Professional Building, historic elevator lobby design, 3875 Wilshire Boulevard, circa 1929
Wilshire Boulevard is the Fifth Avenue of the Pacific Coast. It is the main axis of the Los Angeles market, reaching from the heart of the downtown business district to the beach at Santa Monica. On it are located a number of the principal hotels, the most exclusive apartment buildings, the finest stores, specialty shops, theaters, restaurants, and churches. The arterial carries the great bulk of the traffic from Los Angeles to Hollywood and out to the beaches, golf courses, and other recreation and resort centers.

The heaviest night circulation in the City of Los Angeles is found on this boulevard near the axis of the main cross arterials into Hollywood. It is the boulevard along which every tourist to Southern California travels regardless of the length of his visit.

For years Wilshire Boulevard has been considered by many to be the finest outdoor advertising exhibit in America. The Foster and Kleiser Company handsome painted bulletin structures, surrounded by beautiful landscaping and embellished with many interesting third dimensional and animated effects, have become renowned.
Wilshire Professional Building, garage entrance, 3875 Wilshire Boulevard, June 21, 2013

Wilshire Professional Building seen in context on Wilshire, Circa 1937
Wilshire Professional Building, 3875 Wilshire Boulevard, June 21, 2013