

AMASIS APARTMENTS

747 N. Wilcox Avenue

CHC-2024-4345-HCM

ENV-2024-4346-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—December 12, 2024](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2024-4345-HCM
ENV-2024-4346-CE

HEARING DATE: January 16, 2025
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 747 N. Wilcox Avenue
Council District: 13 – Soto-Martinez
Community Plan Area: Hollywood
Land Use Designation: Medium Residential
Zoning: R3-1
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Strong and Dickenson's
South Hollywood No. 1 Tract,
Block I, Lot 3

EXPIRATION DATE: February 1, 2025

PROJECT: Historic-Cultural Monument Application for the
AMASIS APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Robert S Eisenstein, Co-Trustee
R S and E Eisenstein Trust and
A Isaacs, Co-Trustee
Isaacs Trust
614 N. Linden Drive
Beverly Hills, CA 90210

APPLICANT: James Dastoli
PO Box 1843
Los Angeles, CA 90028

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—December 12, 2024
Historic-Cultural Monument Application

FINDINGS

- The Amasis Apartments “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent, rare example of a multi-family residential building designed in the Egyptian Revival architectural style.

CRITERIA

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

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

SUMMARY

The Amasis Apartments is a two-story apartment building located on the west side of Wilcox Avenue between Melrose Avenue and Waring Avenue in Hollywood. Constructed in 1926, the building was designed by architect and builder John Manley Close (1881-1953) as an apartment hotel for owner G.G. Wright in the Egyptian Revival architectural style.

The Egyptian Revival architectural style was first popularized at the beginning of the nineteenth century following Napoleon’s campaigns in Egypt between 1798 and 1802. Upper- and middle-class Americans were introduced to Egyptian culture through museum exhibits, lectures, popular literature, and public mummy unwrappings. Egyptian culture and forms were also incorporated into public monuments such as obelisks such as the Washington Monument – along with Greek and Roman influences. The popularity of the style waned in favor of other revival styles such as Gothic Revival in the mid-nineteenth century. The style was once again popularized following the discovery of King Tutankhamun’s tomb in 1922. As movies featuring Egypt grew in number, Egyptian Revival architecture was utilized in designing movie theaters such as Grauman’s Egyptian Theater in Hollywood (1922, Historic-Cultural Monument #584). While the popularity of the style was never sustained or widespread, Egyptian Revival influences were incorporated into and inspired Art Deco elements such as the use of vibrant color, stepped forms, abstracted nature motifs, and geometrical ornaments. Character-defining features of the style include monolithic solid walls, flat low-pitched roofs, cavetto cornices, corbelled openings, obelisks, and Egyptian decorative motifs.

T-shaped in plan, the subject property is of wood-frame construction with stucco and cement plaster cladding and has a flat roof with a red tile-capped parapet. The primary, east-facing elevation is symmetrical and features two sets of painted concrete steps that lead up to and through a centered arch entranceway. At the top of the steps is a deeply recessed doorway. Above the entranceway is a bowed balcony with a curved metal railing and a recessed rectangular entrance above. The entrances

and balcony feature painted Egyptian ornamentation above and below respectively. The centered entrance and second-floor balcony are set within a slightly projecting volume clad in cement plaster that is scored to resemble stone with painted Egyptian detailing above the recessed second-floor entrance. Flanking the entranceway are arched ogee alcoves with painted Egyptian detailing. Other features on the primary facade are a cavetto cornice with painted geometric detailing, textured Egyptian-style columns with painted floral and geometric detailing, and steep projecting walls with cement plaster scored to resemble stone at the northern and southern ends of the facade with an alcove set within a trefoil arch to the north and a trefoil arch entranceway covered by a security gate to the south. The north- and south-facing facades are largely symmetrical with a slightly protruding volume on the east with protruding wall vents on the second floor and no ornamentation along the recessed portion. Fenestration across the building consists of multi-lite wood casement windows, double-hung wood windows, and jalousie windows. Interior features include wood floors, archways, and original kitchen cabinets in some of the units.

John Manley (J.M.) Close was an architect, builder, and real estate broker active in Los Angeles between 1910 and 1935. Close designed and constructed apartments and bungalow courts based on the latest trends. Inspired by the archaeological discoveries in Egypt, Close designed at least four Egyptian Revival buildings across Los Angeles in addition to the subject property, including the Karnak Apartments (1925), the Ahmed Apartments (1926), the Osiris Apartments (1928), and a fourth apartment building completed in 1930. Close is noted as among the only Los Angeles architects to repeatedly utilize the Egyptian Revival architectural style.

The subject property has experienced a number of alterations that include fire repair in 1972, the addition of acoustic tile ceilings and floor coverings in 1982, the addition of security bars to the first-floor windows, and a security fence door added over the southern entranceway to the building. During the Commission site visit it was also observed that several of the windows on the primary, east-facing, and secondary elevations had been replaced with jalousie windows and security doors were installed on a couple of unit doors, all at unknown dates.

DISCUSSION

The Amasis Apartments meets one criterion for designation under the Cultural Heritage Ordinance criteria.

The subject property “embodies the distinctive characteristics of a style, type, period, or method of construction” as a highly intact and excellent, rare example of a multi-family residential building designed in the Egyptian Revival architectural style.

The Egyptian Revival architectural style was popularized in Los Angeles in the 1920s and was utilized in zoos, department stores, as well as limited residential properties such as apartment buildings, bungalow courts, and single-family residences. John Manley Close was one of the few architects specializing in this style. Although the Egyptian Revival architectural style did not gain sustained popularity beyond the 1930s, many of the style’s features are also seen within Art Deco architectural designs. The subject property exhibits a number of exterior and interior features characteristic of the style such as large, embedded columns; monolithic, massive solid walls; a flat, low-pitched roof; cavetto/Egyptian gorge cornices; and Egyptian decorative motifs. Buildings designed in the Egyptian Revival style are rare in Los Angeles. There are six multi-family properties designed in the Egyptian Revival architectural style identified in HistoricPlacesLA as individually eligible for designation; however, none of these buildings appear to be as intact as the subject property.

While the building has experienced some alterations on the interior and exterior, the subject property retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

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

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

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

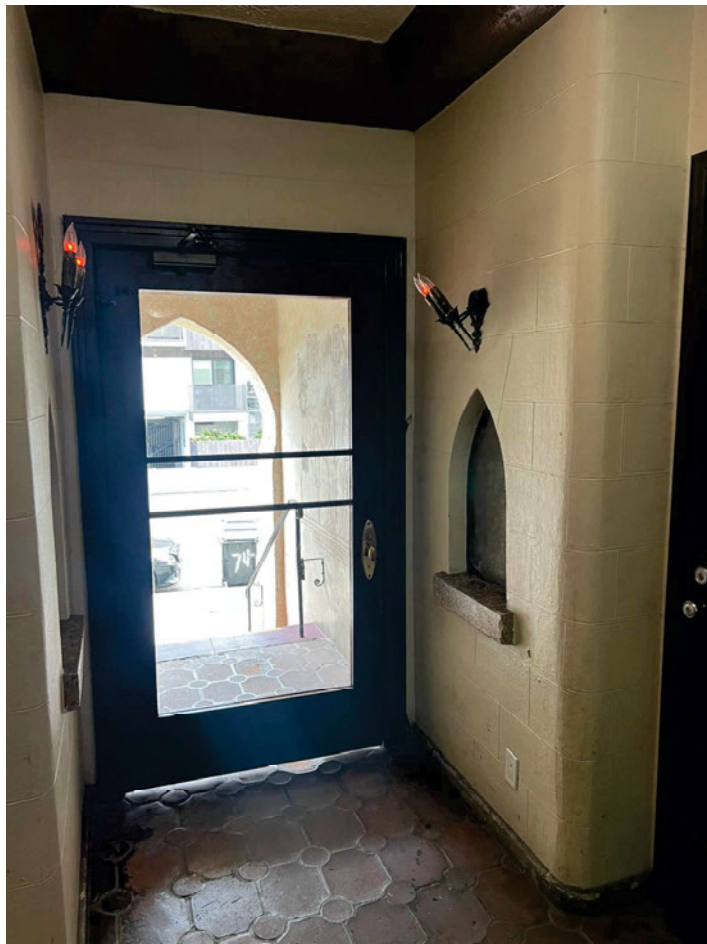
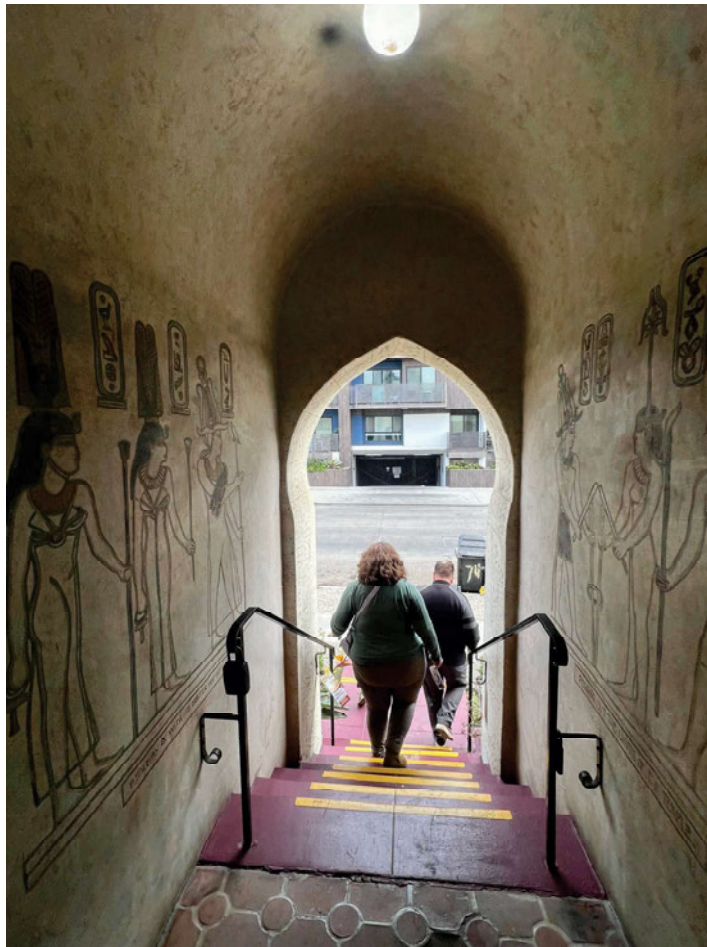
Categorical Exemption ENV-2024-4346-CE was prepared on December 13, 2024.

BACKGROUND

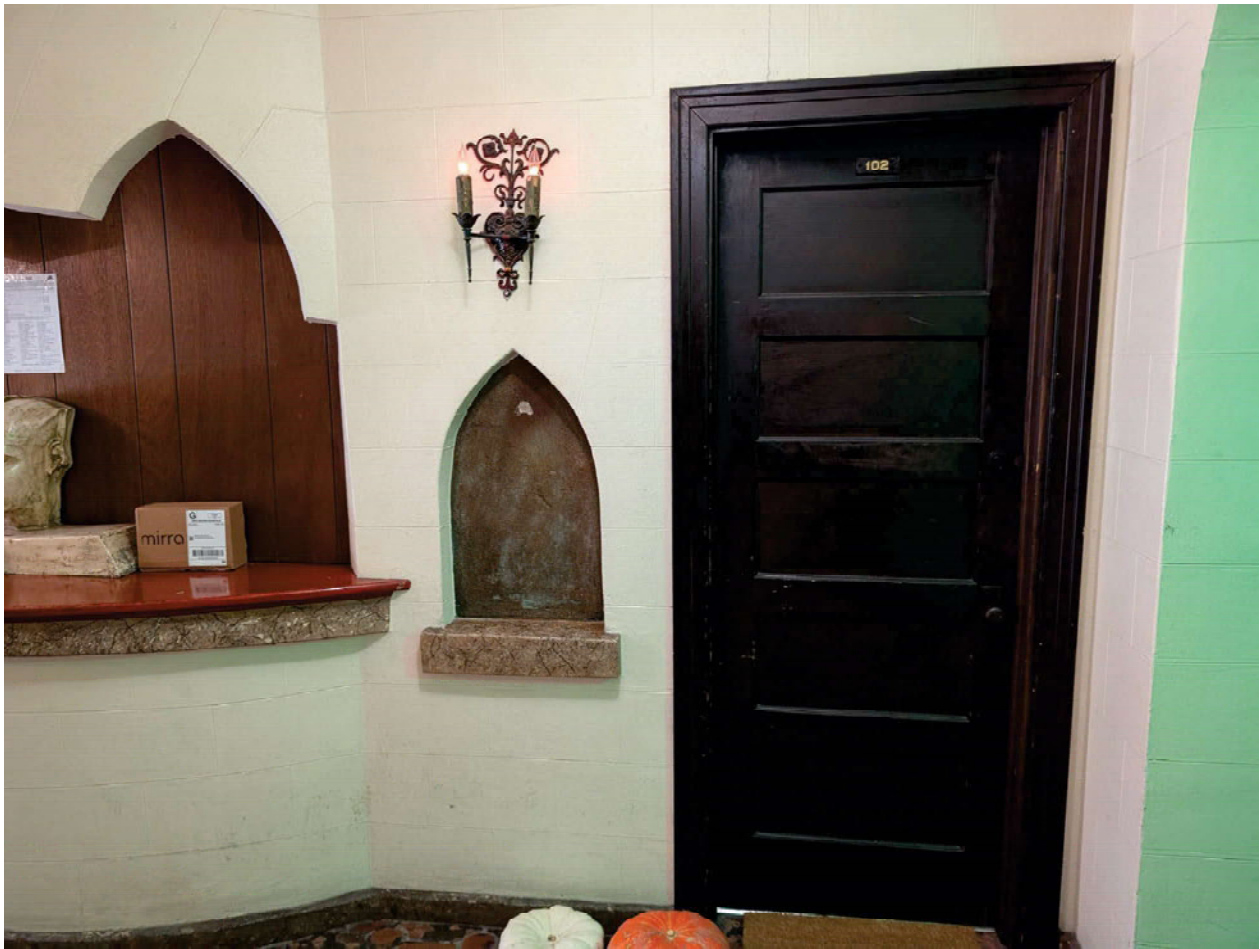
On July 10, 2024, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. In accordance with Los Angeles Administrative Code Section 22.171.10 (e), on July 25, 2024, the property owner, with mutual consent of the applicant and Director of Planning, requested an extension to the time for the Commission to take the property under consideration. On September 19, 2024, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. In accordance with Los Angeles Administrative Code Section 22.171.10 (e), on October 7, 2024, the property owner requested up to a 60-day extension to the time for the Commission to act. On December 12, 2024, a subcommittee of the Commission consisting of Commissioners Kanner and Buelna conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.



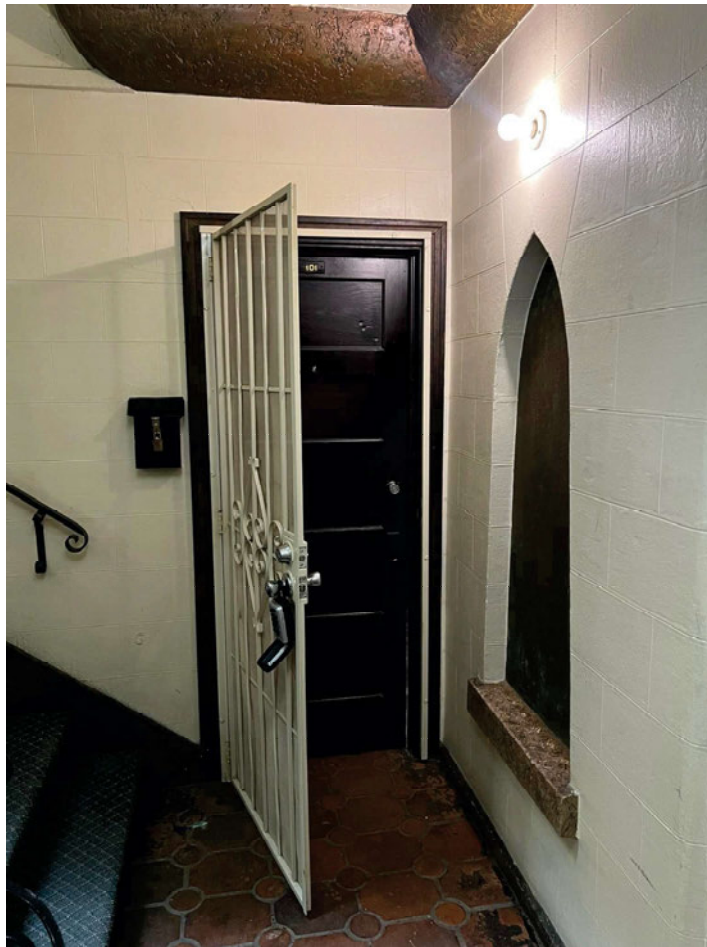










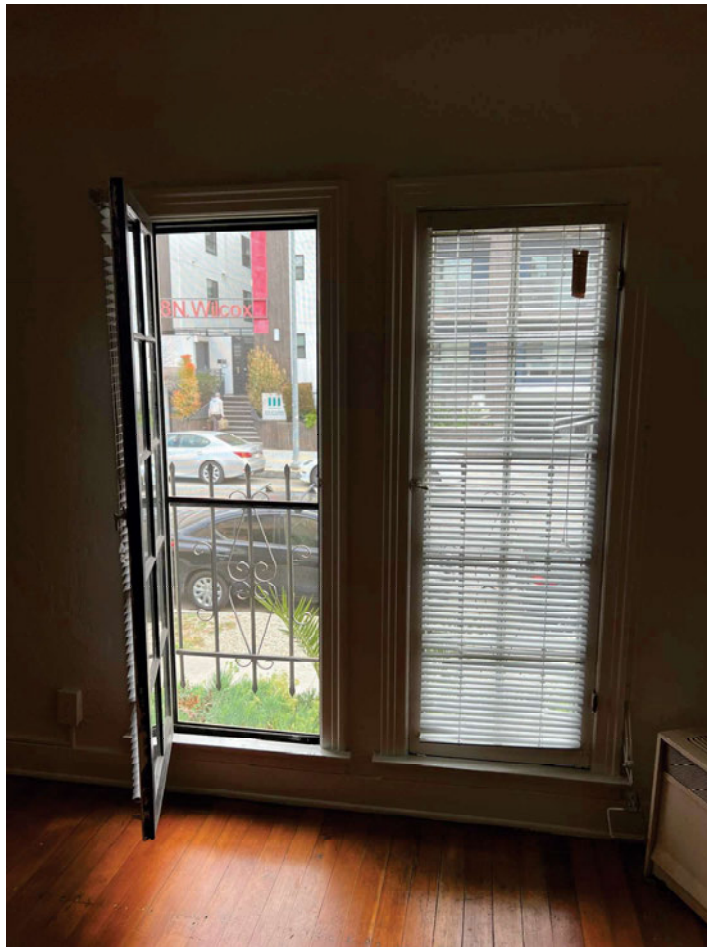


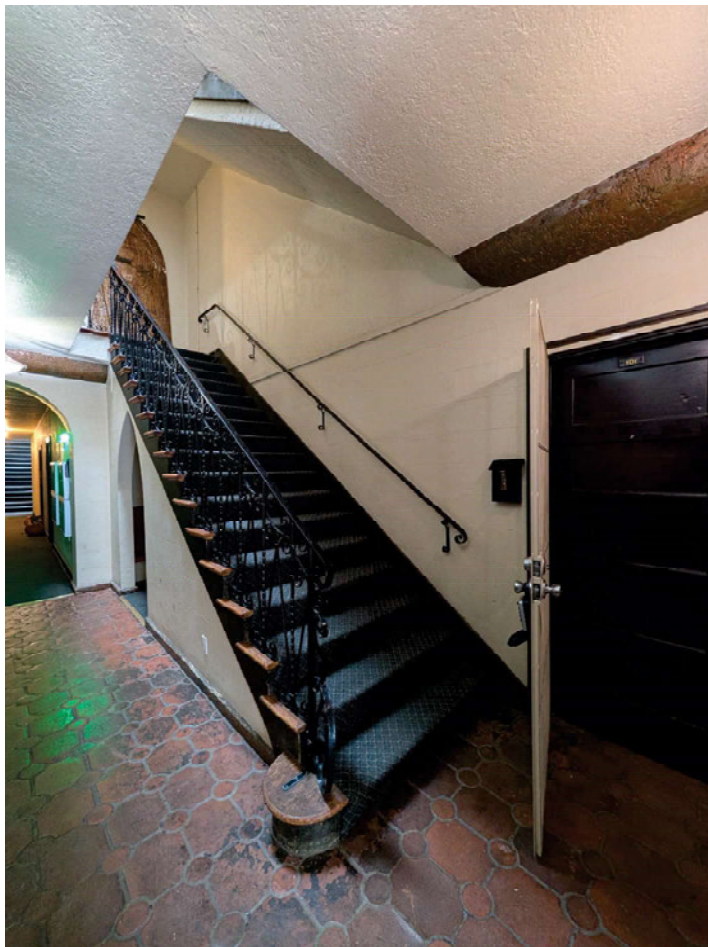




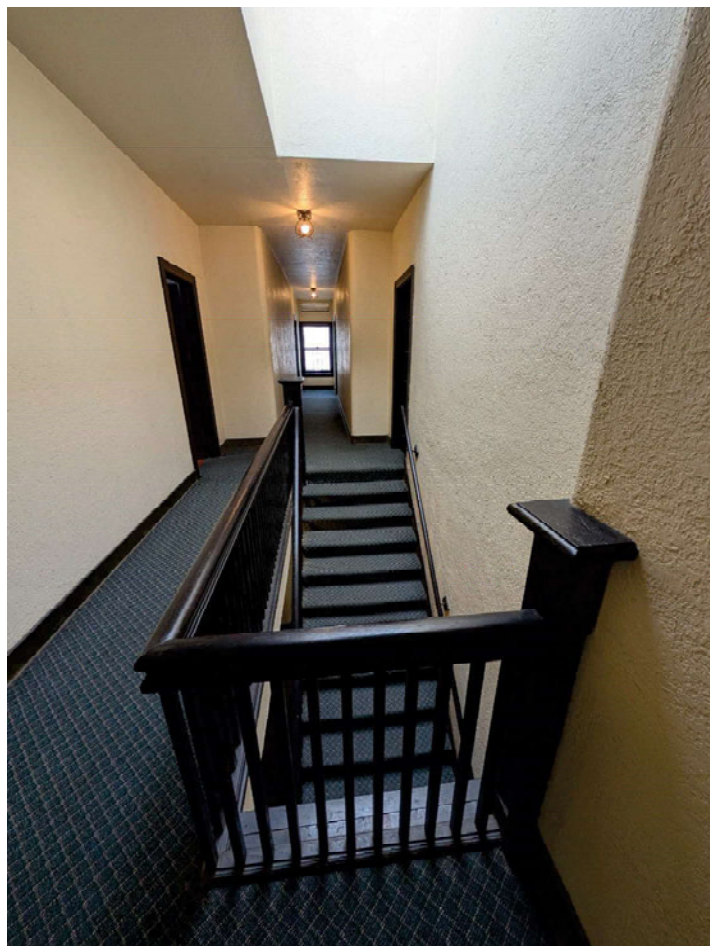
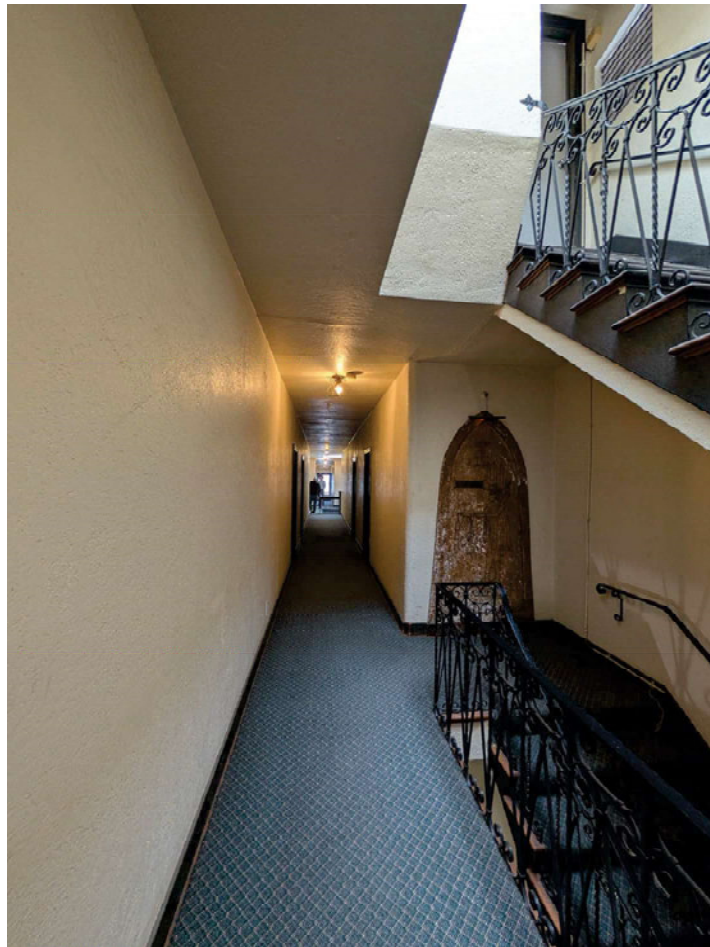


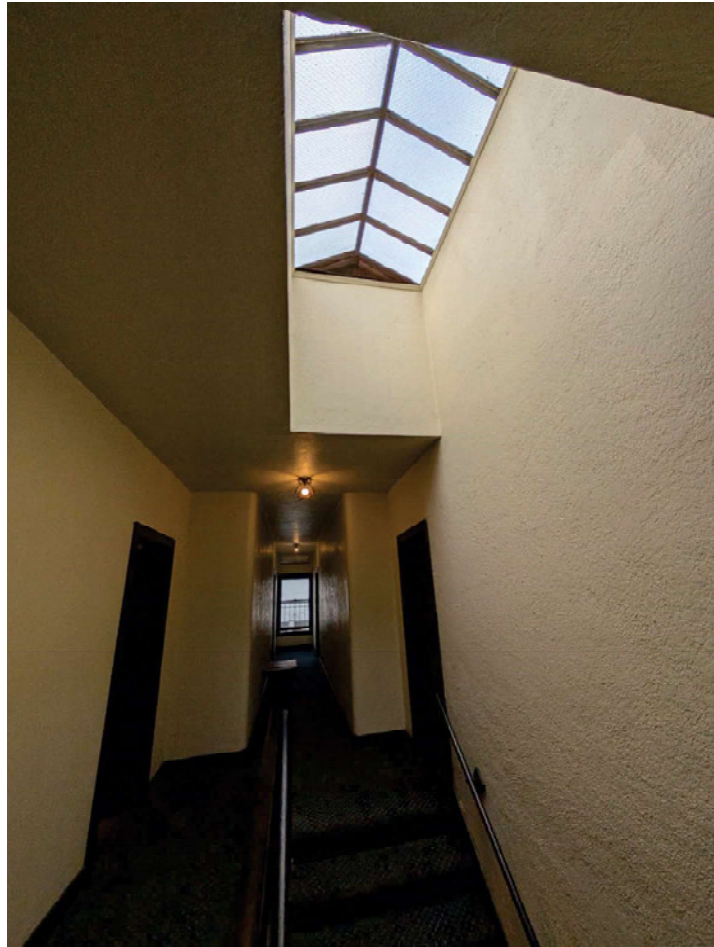


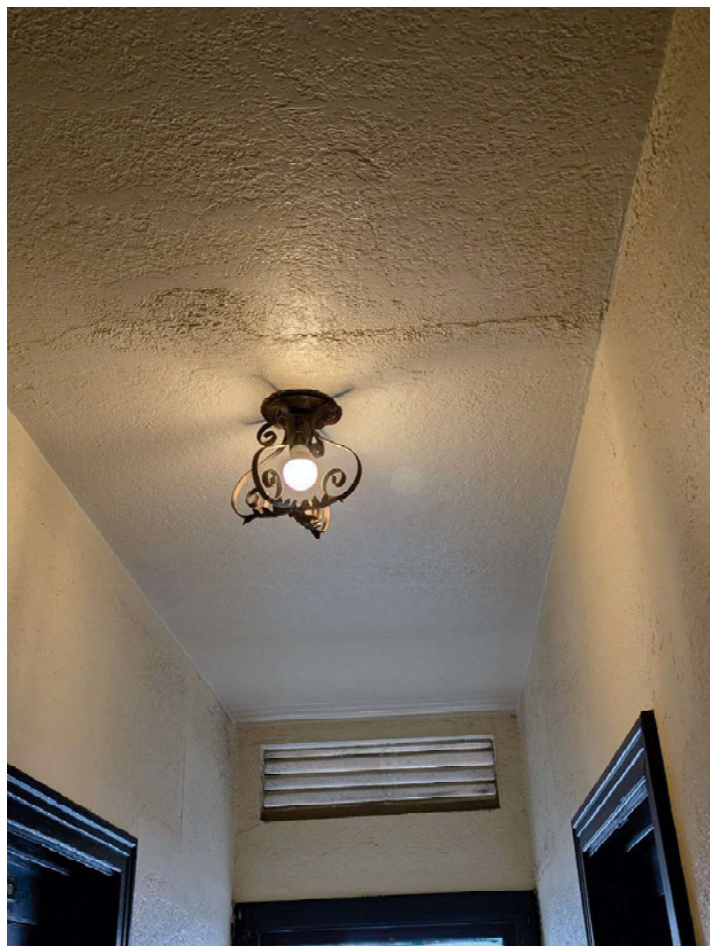


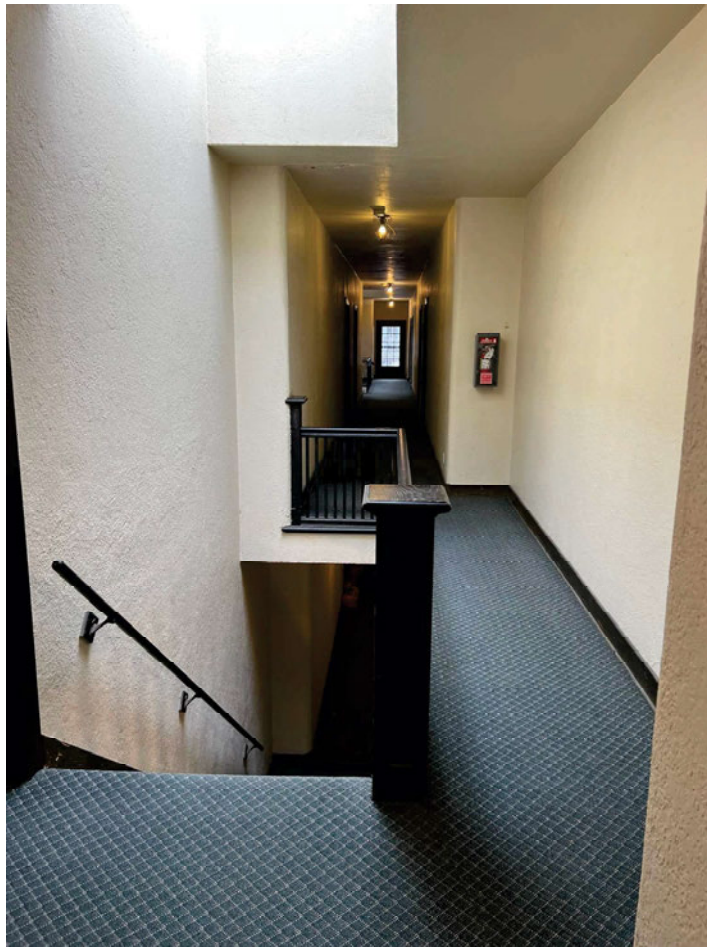














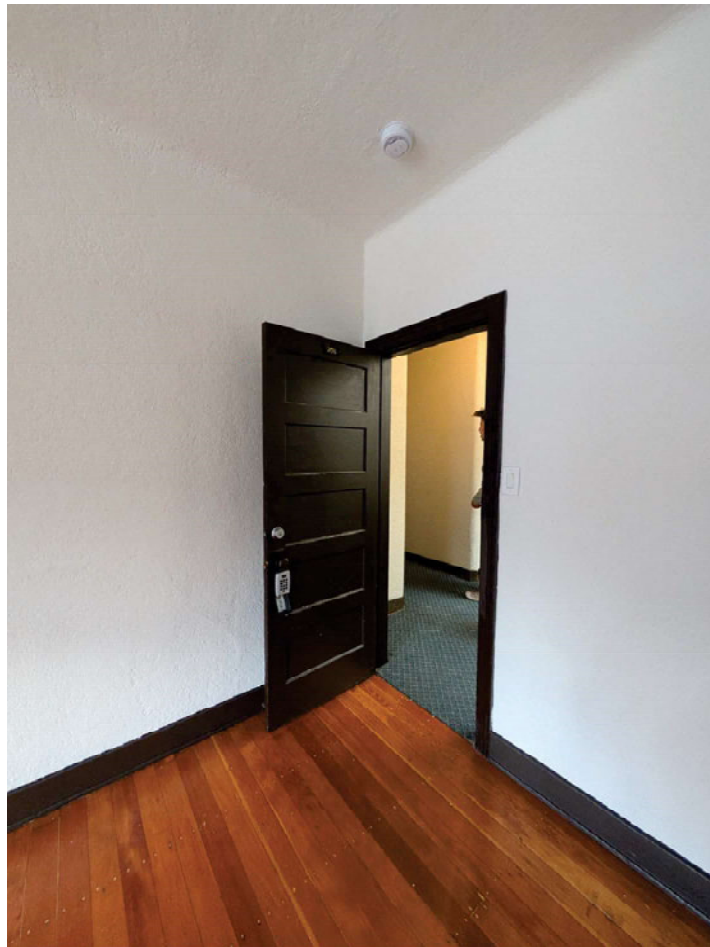


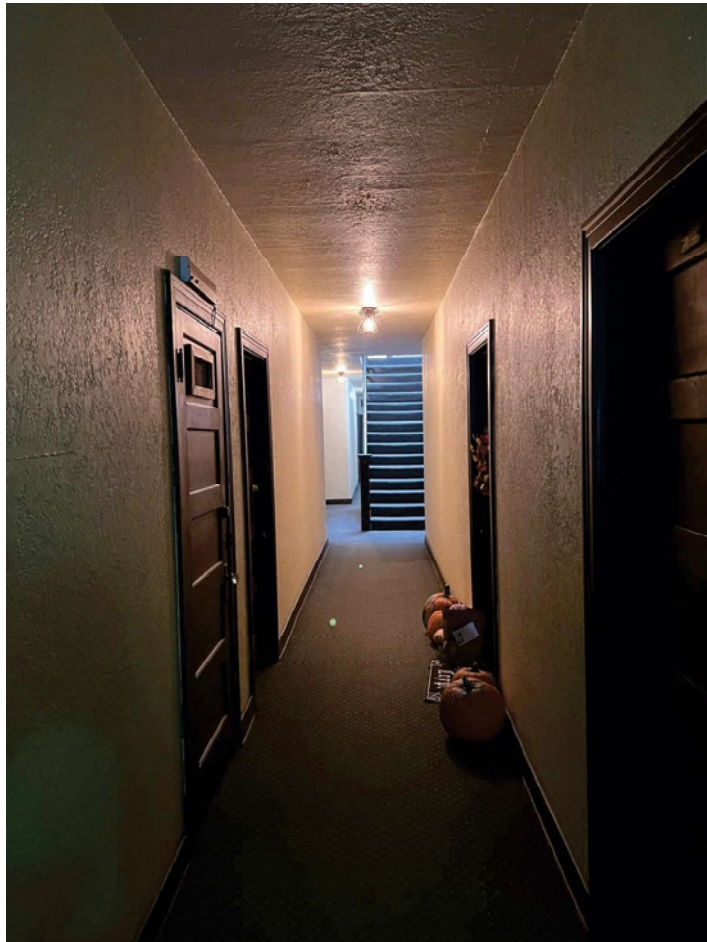
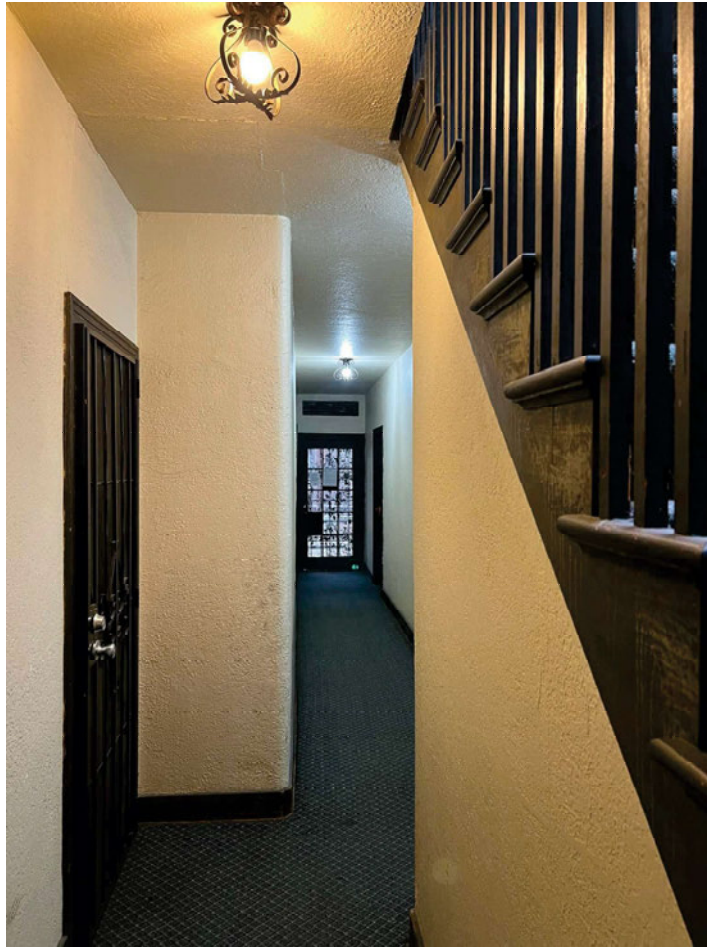


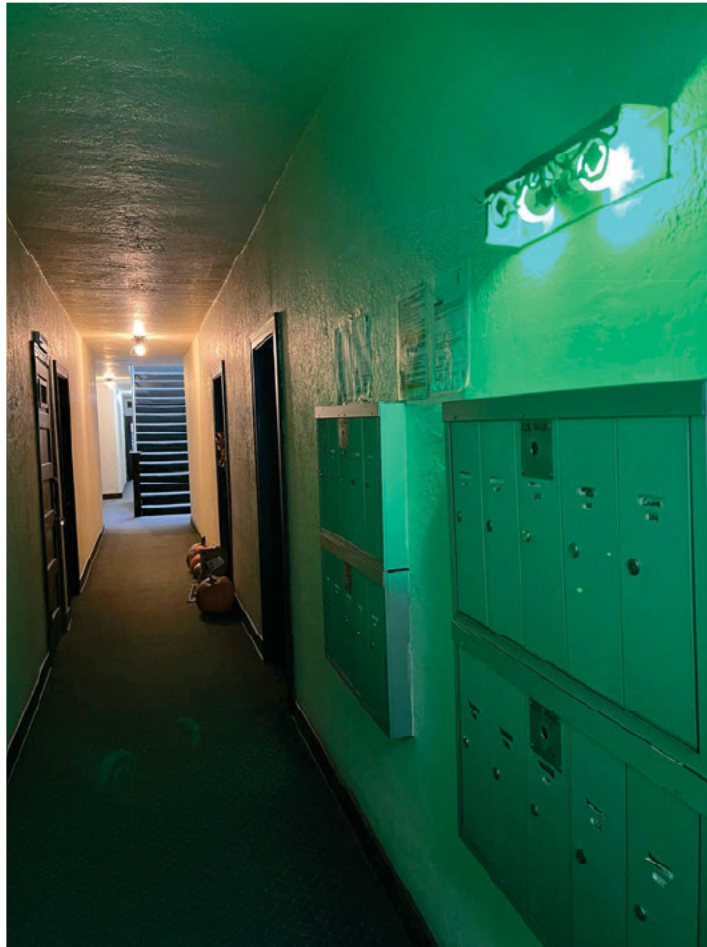














COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2024-4345-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-4346-CE

PROJECT TITLE

Amasis Apartments

COUNCIL DISTRICT

13

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

747 N. Wilcox Avenue, Los Angeles, CA 90038

☐ Map attached.

PROJECT DESCRIPTION:

Designation of the Amasis Apartments as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

(213) 756-1698

EXT.

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

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) 8 and 31☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

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

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2024-4345-HCM
ENV-2024-4346-CE**

HEARING DATE: September 19, 2024
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see
agenda for login
information)

Location: 747 N. Wilcox Avenue
Council District: 13 – Soto-Martinez
Community Plan Area: Hollywood
Land Use Designation: Medium Residential
Zoning: R3-1
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Strong and Dickenson's South
Hollywood No. 1 Tract, Block I,
Lot 3

EXPIRATION DATE: August 9, 2024*

*owner requested continuance on July 25, 2024

PROJECT: Historic-Cultural Monument Application for the
AMASIS APARTMENTS

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Robert S Eisenstein, Co-Trustee
R S and E Eisenstein Trust and
A Isaacs, Co-Trustee
Isaacs Trust
614 N. Linden Drive,
Beverly Hills, CA 90210

APPLICANT: James Dastoli
PO Box 1843
Los Angeles, CA 90028

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP

Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner

Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner

Office of Historic Resources

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Lambert M. Giessinger, Senior Architect

Office of Historic Resources

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Andrez Parra, Planning Assistant

Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Amasis Apartments is a two-story apartment building located on the west side of Wilcox Avenue between Melrose Avenue and Waring Avenue in Hollywood. Constructed in 1926, the building was designed by architect and builder John Manley Close (1881-1953) as an apartment building for the owner G.G. Wright in the Egyptian Revival architectural style.

The Egyptian Revival architectural style was first popularized at the beginning of the nineteenth century following Napoleon's campaigns in Egypt between 1798 and 1802. Upper- and middle-class Americans were introduced to Egyptian culture through museum exhibits, lectures, popular literature, and public mummy unwrappings. Egyptian culture and forms were also incorporated into public monuments such as obelisks such as the Washington Monument – along with Greek and Roman influences. The popularity of the style waned in favor of other revival styles such as Gothic Revival in the mid-nineteenth century. The style was once again popularized following the discovery of King Tutankhamun's tomb in 1922. As movies featuring Egypt grew in number, Egyptian Revival architecture was utilized in designing movie theaters such as Grauman's Egyptian Theater in Hollywood (1922, Historic-Cultural Monument #584). The style was also utilized in zoos, department stores, and residential properties such as apartment buildings, bungalow courts, and single-family residences. While the popularity of the style was never sustained or widespread, Egyptian Revival influences were incorporated into and inspired Art Deco elements such as the use of vibrant color, stepped forms, abstracted nature motifs, and geometrical ornaments. Character-defining features of the style include monolithic solid walls, flat low-pitched roofs, cavetto cornices, corbelled openings, obelisks, and Egyptian decorative motifs.

T-shaped in plan, the subject property is of wood-frame construction with stucco and cement plaster cladding and has a flat roof with a red tile-capped parapet. The primary, east-facing elevation is symmetrical and features two sets of painted concrete steps that lead up to and through a centered arch entranceway. At the top of the steps is a deeply recessed doorway. Above the entranceway is a bowed balcony with a curved metal railing and a recessed rectangular entrance above. The entrances and balcony feature painted Egyptian ornamentation above and below respectively. The centered entrance and second-floor balcony are set within a slightly projecting volume clad in cement plaster that is scored to resemble stone with painted Egyptian detailing above the recessed second-floor entrance. Flanking the entranceway are arched ogee alcoves with painted Egyptian detailing. Other features on the primary facade are a cavetto cornice with painted geometric detailing, textured Egyptian-style columns with painted floral and geometric detailing, and steep projecting walls with cement plaster scored to resemble stone at the northern and southern ends of the facade with an alcove set within a trefoil arch to the north and a trefoil arch entranceway covered by a security gate to the south. The north- and south-facing facades are largely symmetrical with a slightly protruding volume on the east with protruding wall vents on the second floor and no ornamentation along the recessed portion. Fenestration across the building consists of multi-lite wood casement windows, double-hung wood windows, and jalousie windows. Interior features include wood floors, archways, and original kitchen cabinets in some of the units.

John Manley (J.M.) Close was an architect, builder, and realty broker active in Los Angeles between 1910 and 1935. Close designed and constructed apartments and bungalow courts based on the latest trends. Inspired by the archaeological discoveries in Egypt, Close designed at least four Egyptian Revival buildings across Los Angeles in addition to the subject property, including the Karnak Apartments (1925), the Ahmed Apartments (1926), the Osiris Apartments (1928), and a fourth apartment building completed in 1930. Close is noted as among the only architects to repeatedly utilize the Egyptian Revival architectural style.

The subject property has experienced a number of alterations that include fire repair in 1972, the addition of acoustic tile ceilings and floor coverings in 1982, the addition of security bars to the first-floor windows, and a security fence door added over the southern entranceway to the building.

CRITERIA

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

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

FINDINGS

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

BACKGROUND

On July 10, 2024, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. In accordance with Los Angeles Administrative Code Section 22.171.10 (e), on July 25, 2024, the property owner, with mutual consent of the applicant and Director of Planning, requested an extension to the time for the Commission to take the property under consideration.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Name: JAMES DASTOLI

Date:

4/26/2024

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Amasis Apartments

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

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

Exterior

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

Interior

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

Alterations

Some windows have been replaced within original openings.

B. Statement of Significance

Summary

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

It embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

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

Egyptian Influenced Architecture in Hollywood

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

Egyptian Revival Apartment Buildings by John Manley Close

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

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

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

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

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

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

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

Amasis Apartments

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

Exotic Revival Architecture¹⁰

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Period of Significance

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

notable example of the Egyptian Revival style.

Integrity

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

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

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

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

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

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

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

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

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

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PERMIT HISTORY

1972 – fire repair 5%

1982 – acoustic ceilings, floor coverings, general repairs

1998 - reroof



Current Photo
2023



Current Photo
2023



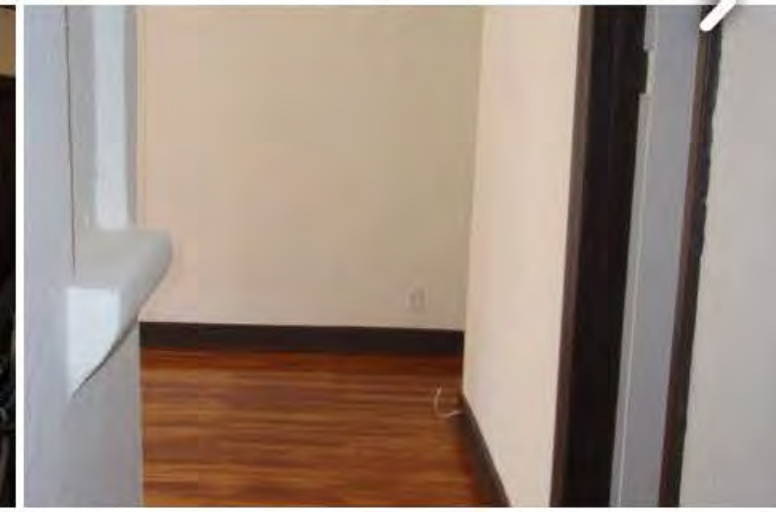
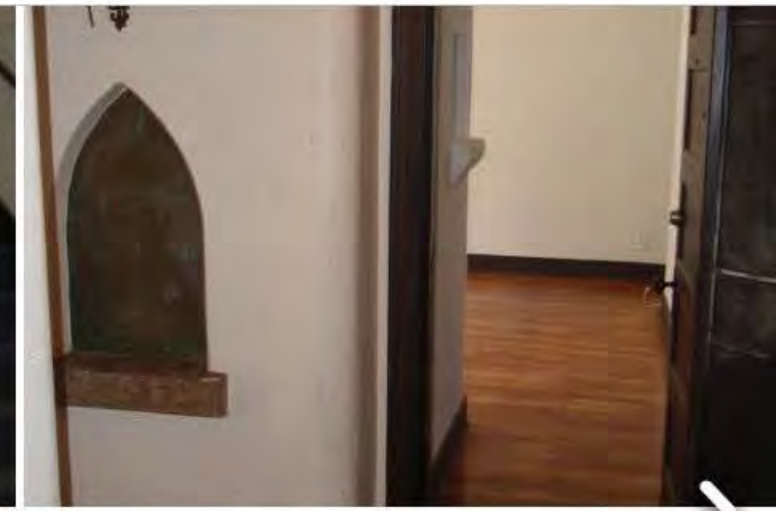
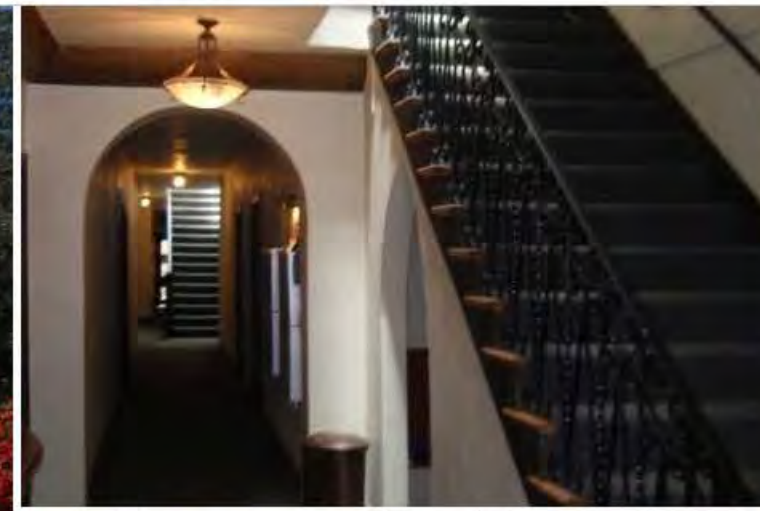
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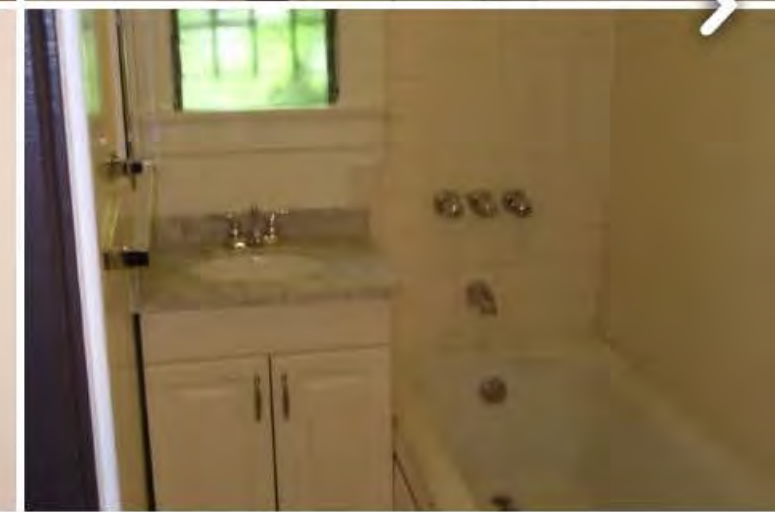
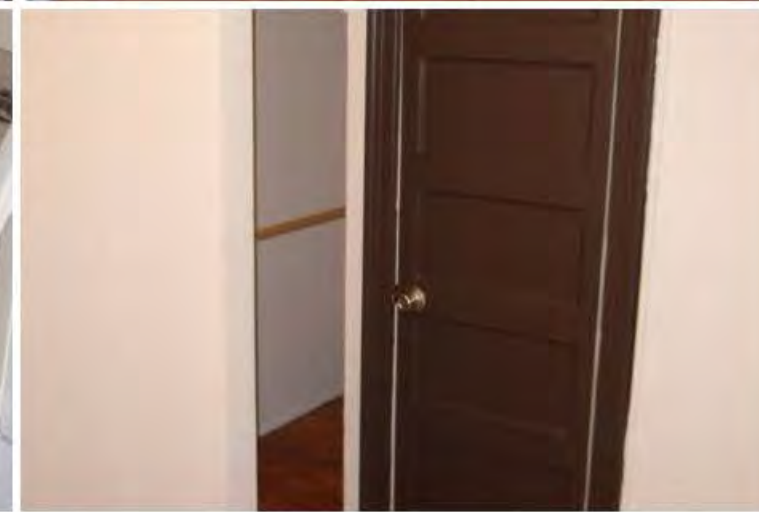
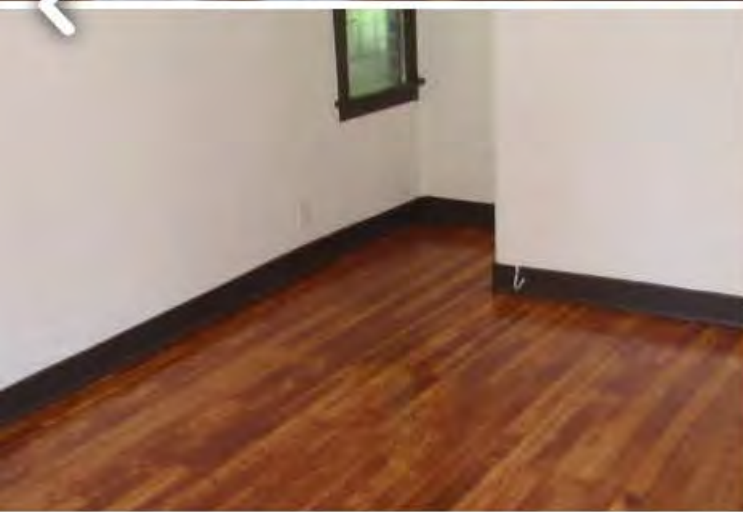


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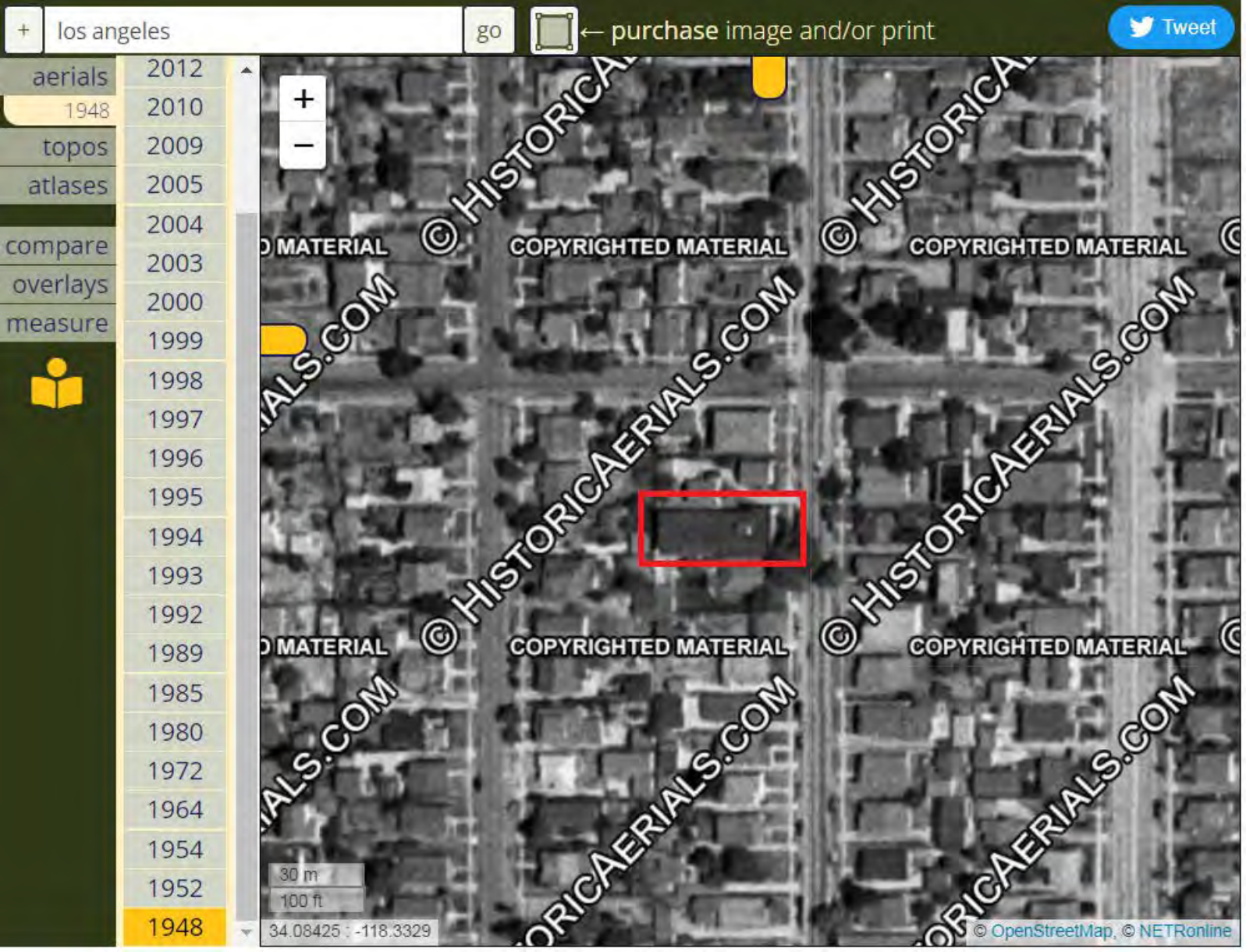


TESSA

Digital Collections of the
Los Angeles Public Library

Item Description

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



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| atlases | 2005 |
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30 m
100 ft

34.08425 ; -118.3329

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Bonafide Bargain Western Ave. Corner



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

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

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

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

See Mr. O'Hara

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WONDERFUL IMPROVED SUBURBAN BUSINESS CORNER

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

FOR EXCHANGE—CLEAR STORE BUILDING

Located on prominent business artery. Lot 58x125. Price \$50,000. Want vacant business or residence lots suitable for immediate improvement.

FOR EXCHANGE—WESTERN AVENUE

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

WESTERN AVENUE IMPROVED

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

TWO STORY HOUSE—FOR EXCHANGE

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

10% BUSINESS INCOME—FOR EXCHANGE

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

Get this-----

We positively guarantee to deliver the

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

Size: 100x158 to a 10 ft. private alley

Meditate—Then Act!

Courtesy to Brokers.

BERNARD ROSENTHAL

AND ASSOCIATES

304 Union Oil Building

Phone VAndike 2511

REAL ESTATE

INSURANCE

WILSHIRE BOULEVARD IS PROVEN TERRITORY

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

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

Wilshire District

CORNER STORES—\$31,500

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

Buy On This Favorable Market

See Mr. Thomas or Mr. Cole

THE HENRY de ROULET Co

Sales Agents for "Pellissier Square"

Apartment Sites Supreme

WILSHIRE AT WESTERN

DUNKIRK 4400

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Corridor 70x100 to 20-Foot Alley

OPPOSITE METRO-GOLDWYN-MAYER STUDIOS

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

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

Terms to Suit

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Pyramid Your Dollars !

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

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 Yet Inexpensive They Are!

J. M. CLOSE

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Contract Let for Height-Limit Unit



Concept of Foreman & Clark Building

SKYSCRAPER JOB AWARDED

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

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

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

Covering a site 131x80 feet, with the greater frontage facing on Hill street, the building will rise thirteen stories and basement in height. The portion of the structure above the fourth floor will be U-shaped, with the open end facing Hill street. The elevator penthouse, which will house machinery for five elevators, will tower about thirty feet above the thirteenth story ceiling level at the rear of the open court.

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

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

Cafeteria on Spring Bought

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

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

Large Garage Unit Announced

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

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

SCHOOL PROJECTING STADIUM AT TUCSON

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

THEATER BIDS WANTED ON OBTAINING TENANT

Announcement accredited to Architect William L. Skidmore is to the effect that general contract bids will be taken for the construction of a \$50,000 theater building at Sanborn Junction for Mrs. Florence Gottlieb as soon as a tenant is obtained. The structure will occupy an area of twenty-five feet by 100 and have a seating capacity of approximately 550. It also will contain a balcony and a four-room apartment for the manager of the theater.

Building Sells Second Time in Single Month

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

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

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

Apartments in Exchange Deal

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

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

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

ATTENTION
8 PARCELS REAL ESTATE
IN GARDENA
To be Sold Saturday, July 20, 2 p.m.
15422 So. Vermont—5-room house
15420 So. Vermont—5-room house
15840 So. Vermont—1 acre walnuts, 5-rm. house
15324 Mann Avenue—6-room stucco
15127 Brooklyn—Double lot, 6-room house
16415 Massachusetts St.—3-room house
1232-34 W. 162nd St.—Double bungalow
West Palm Avenue—Next to Legion Hall—Lot
All these properties in Gardena will be sold at 15420 South Vermont
Avenue as they are here enumerated, commencing sharply at 2 P.M.
Comfortable seats for those attending this sale.
ALL TO BE SACRIFICED
DEAN S. BEDILION, Auctioneer
"REAL ESTATE SPECIALIST"
650 S. Spring St. Rm. 1204. TR. 6865

Auction Sales

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

Real Estate Liquidation

HOLDINGS OF H. C. BECKWITH

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

AUCTION TUESDAY
July 16th

PARCEL "A"

Beverly Hills Business Lot

S.E. Corner Burton Way and Almont Drive

Auction—Tuesday, July 16, 11 a.m.

Size about 50x110 feet

IN "C" ZONE

Located 2 blocks east of Doheny Drive on Burton
Way, the thriving continuation of San Vicente Blvd.
Adjacent to stores, near site of PROPOSED THEA-
TRE and with a background of high-class residence
properties. Buyer to assume present mortgage of
\$4000.00 at 5%, due February 17, 1930.

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

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

"B"

**Northeast Corner Venice Blvd.
& Colonial Avenue, Mar Vista**

About 52.03 feet on Venice Boulevard—About 110 feet
on Colonial Avenue

Buyer to assume \$2,000.00 Mortgage due
February 12, 1931.

PARCEL "C"

BUSINESS LOTS

VENICE BOULEVARD

50 feet West of Colonial Avenue

About 55x110 feet

SALE—Tuesday, July 16, 1:30 p.m.

Buyer assume \$1800 mortgage at 7%, due

February 10, 1930

Being Lots 22 and 23, Mar Vista Tract No. 1, No.

8002, Map Book 57, Pages 11-12,

Los Angeles County Records.

Three Lots on Motor Avenue,

PALMS

Sale—Tuesday, July 16, 3 p.m.

(D) Lot 13, Kidson Tract.

East side MOTOR AVE., near VENICE BLVD., op-
posite theatre and adjacent Security Bank. Size

about 50x150 feet. Improved with three-room home

on rear. Buyer to assume Trust Deed of \$1600.00 at

7%, due March 11, 1930.

(E) Lot No. 5, Tract 7247.

West side of MOTOR AVE., between REGENT and

TABOR STREETS. Size about 50x150 feet. Free

and clear of encumbrance. Terms, 1/3 cash, balance

3 years at 7% if desired.

(F) S.E. 19 feet of Lot 4 and All of Lot 5, Block

"C" of THE PALMS.

On west side MOTOR AVE., near WOODBINE ST.

About 44x150 feet. Buyer to assume mortgage of

\$1700 at 7%, due December 24, 1929.

Write or Phone for Catalog.

All Sales on Premises

7 ROOM HOME—5227 West 21st Street



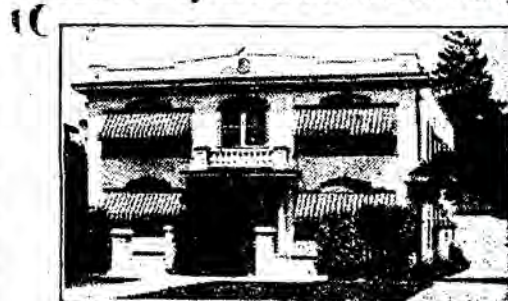
AUCTION!
Wed., July 17th,
11 A.M.

Beautiful Spanish Architecture.
Lot about 50x140 feet. Attract-
ively designed and well built
throughout. THREE BED-
ROOMS: Living Room; Dining
Room; Kitchen and Breakfast
Room; Good oak floor; sum-
mer finished woodwork and gas
heaters. TWO-CAR GARAGE.
Buyer to assume T.D. of \$4250
and 2nd T.D. of about \$1600—
both 6%. 2nd payable \$50.00
monthly including interest.

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

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

Four-Family 5 Room Flat Building



1634-1640 So. Gramercy Place

AUCTION THURSDAY, JULY 18,
11 A.M.

Good stone construction. High-class residential income section. Each
flat contains 3 bedrooms; hardwood floors; many modern built-in effects,
etc. FOUR GARAGES. Lot about 63x175 feet. Buyer assume mortgage
of \$12,000 at 7%, about 4 years to maturity—balance of bid to be cash.
15% day of sale, and difference within 30 days. ATTRACTIVE INCOME
PROPOSITION.

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

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

INCOME
PROPERTY

Two 4-Room Flats,
Two Stores and Two Garages
4807 W. Adams St.

AUCTION
FRIDAY, JULY 19TH, 11 A.M.

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

Open For Inspection Daily.

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

641 So. Western
Ave. at Wilshire

C.H. O'CONNOR & SON
Auctioneers

Telephone
Fitzroy 2134

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

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

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

AUCTION
TUESDAY, JULY 16TH, 3 P.M.
2431 Glendower Ave.
Beautiful 10-room English stucco.



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

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

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

8 Room frame house. This desirable property is convenient
to everything, all modern conveniences. It will positively
be sold to highest bidder, without reserve or limit above
present incumbrance. B Zone Lot, 50x135

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

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

FURNITURE AUCTION

127 SOUTH WESTERN AVENUE (Between 1st &
2nd Sts.)

10 A.M., TUESDAY, JULY 16th, 7:30 P.M.

ANOTHER OF THE SEASON'S BIG SALES—DON'T
MISS IT FOR YOUR POCKETBOOK'S SAKE!!!

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

COME EARLY FOR BOTH MORNINGS AND EVENING SELLING!!!

H. P. BALL CO., EX. 0291. SOL BLANC,
Auctioneer

Book Auction Sale
OUT WE GO

30 Thousand Books at
620 South Spring St.

Forced to vacate—Building coming down. 10 days to dispose of our entire
and complete stock of Books—at

PUBLIC AUCTION

No reserve—No limit—Everything goes—Sale Starts Monday, July 16th,
—10 A.M.—Come one—Come all—

MILTON SAMUEL, Auctioneer

TORRANCE REFINERY PLANS LAID

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

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

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

Expert Warns of Property Restrictions

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

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

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

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

Deal Involves \$180,000 Total

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

RUG CLEANING PLANT OPENS IN HOLLYWOOD

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

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 2

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

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

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

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

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

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

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

Lot No. 3 Block 1
(Description of Property)

Strang & Dickerson #1 Track South
Hollywood

District No. 31 M. B. Page 16 F. B. Page

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

No. 747 North Wilcox Street
(Location of Job)

Ret. Wiring to Melrose
(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk

O.K. City Engineer

By Deputy

- Purpose of Building Apartment No. of Rooms 40 No. of Families 20
- Owner's name J. V. Wright Phone NE 2117
- Owner's address 241 North Western Ave.
- Architect's name Phone
- Contractor's name J. M. Class Phone NE 2117
- Contractor's address 241 North Western Ave.
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 35000.00
- Is there any existing building on lot? No. How used? No.
- Size of proposed building 42' x 116'-6" height to highest point 29'-0" feet
- Number of Stories in height 2 Character of ground Firm
- Material of exterior walls Cement Stucco
- Will all provisions of State Housing Act be complied with? Yes

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

OVER 57474

(Sign here)

J. M. Class
per H. Fowler Whitfield
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

50
5000

FOR DEPARTMENT USE ONLY

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

REMARKS

Amplitude Meter # 2586

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 3	BLK 1	TRACT over	CENSUS TRACT 1918	
2. PRESENT USE OF BUILDING 05 Apartment		NEW USE OF BUILDING 05 same		DIST. MAP 4669	
3. JOB ADDRESS 747 No Wilcox Ave				ZONE R4-2	
4. BETWEEN CROSS STREETS Melrose AND Waring				FIRE DIST. /	
5. OWNER'S NAME Ralph Shank				PHONE /	
6. OWNER'S ADDRESS 640 No Windsor Blvd				CITY /	
7. ARCHITECT OR DESIGNER /				STATE LICENSE No. PHONE /	
8. ENGINEER /				STATE LICENSE No. PHONE /	
9. CONTRACTOR Frank Lentulo Inc				STATE LICENSE No. PHONE B-1 184509 881 2813	
10. LENDER /				BRANCH ADDRESS /	
11. SIZE OF EXISTING BLDG. LENGTH 112 WIDTH 45		STORIES 2	HEIGHT 27	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 apt	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. →		EXT. WALLS stucco	ROOF hot mop	FLOOR wd	
13. JOB ADDRESS 747 No Wilcox Ave				DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 4500				GRADING /	
15. NEW WORK: (Describe) Fire Repair 5%				CRIT. SOIL /	
NEW USE OF BUILDING 05 same				SIZE OF ADDITION none	
TYPE V		GROUP H-2	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS	
BLDG. AREA 21/2		MAX. OCC.	TOTAL	PLANS CHECKED	
DWELL. UNITS 41/2		GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	
P.C. No.		CONT. INSP.		APPLICATION APPROVED	
P.C.		S.P.C.	G.P.I.	B.P. 2900	I.F. /
				O.S.	C/O
					TYPIST lc

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

JUN--7-72 322115 •52096 U-1CK 29.00

STATEMENT OF RESPONSIBILITY

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

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

Signed	Name	Date
Dean C. Henry (Owner or Agent)	Jaramillo	6-8-72
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Traffic	APPROVED FOR	



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

3

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

CITY OF LOS ANGELES

0 AND FOR CERTIFICATE OF OCCUPANCY 7

B & S B-3 (R 12.80)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

AN-1

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
	3	T	Strong & Dickinson S. Hollywood No. 1	4	4669 CENSUS TRACT 1918.00
2. PRESENT USE OF BUILDING () Duplex	NEW USE OF BUILDING () Same			ZONE R4-2	
3. JOB ADDRESS 747-747½ N. Wilcox Ave.					FIRE DIST. ---
4. BETWEEN CROSS STREETS Waring	AND Melrose			LOT TYPE Int	
5. OWNER'S NAME Loretta Johnson	PHONE None			LOT SIZE 50x136.25	
6. OWNER'S ADDRESS Same	CITY Same			ZIP	
7. ENGINEER None	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER None	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE 101	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP		AFFIDAVITS	
10. CONTRACTOR Builders Supply Center	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	---	
11. SIZE OF EXISTING BLDG. WIDTH 30 LENGTH 60	STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-1 Duplex/1 Garage		
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS Stucco	ROOF Comp	FLOOR Wood		
13. JOB ADDRESS 747-747½ N. Wilcox Ave.	STREET GUIDE			DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 6000			SEISMIC STUDY ZONE ---	
15. NEW WORK (Describe) acoustic ceilings floor covering				GRADING ---	FLOOD ---
GENERAL general repairs				HWY. DED. Yes	CONS. ---
NEW USE OF BUILDING Same	SIZE OF ADDITION NC		STORIES 1	HEIGHT 10	ZONED BY A. Pinel
TYPE NXN	GROUP R	BLDG. AREA NC	PLANS CHECKED		FILE WITH
DWELL UNITS NC	MAX OCC. NC	TOTAL	APPLICATION APPROVED		TYPIST Rg
GUEST ROOMS NC	PARKING REQ'D NC	PARKING PROVIDED STD. NC COMP.	INSPECTION ACTIVITY		INSPECTOR
SPRINKLERS REQ'D SPEC.		CONT. INSP.			
P.C.	P.M.				
S.P.C.	I.F.				
B.P.	O.S.				
G.P.I.	C/O				
DIST. OFFICE	ENERGY:				
P.C. NO.					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date Jul 1 82 Lic. Class B1 Lic. Number 157358 Contractor [Signature]
(Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

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

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 229-58-82 Company STATE funds

☐ Certified copy is hereby furnished.

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

Date 7-1-82 Applicant [Signature]

Applicant's Mailing Address 11755 E. Broadway, Whittier 90601

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name None Lender's Address _____

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

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

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

00100200218

747 N Wilcox Ave



Permit #:

98016 - 70000 - 23476

Plan Check #:

Reference #:

Event Code:

Bldg--Alter/Repair Apartment Over the Counter Permit	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Status: Ready to Issue Status Date: 10/30/98 Printed on: 10/30/98 14:41:45
--	--	--

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

<u>3. PARCEL INFORMATION</u> BAS Branch Office - LA Council District - 4 Census Tract - 1918.000 District Map - 141B185	Energy Zone - 9 Thomas Brothers Map Grid - 593
---	---

ZONE(S):

4. DOCUMENTS

5. CHECKLIST ITEMS

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

<u>7. EXISTING USE</u>	<u>PROPOSED USE</u>	<u>8. DESCRIPTION OF WORK</u>
5 Apartment		Re-roof 70 sq. ft. of flat roof with 3 layers & hot mop.

<u>9. # Bldgs on Site & Use:</u>	For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD, outside LA County, call (213)-977-6941
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<u>10. APPLICATION PROCESSING INFORMATION</u>		For Cashier's Use Only	W/O #: 81623476
BLDG. PC By:	DAS PC By:		
OK for Cashier: Marlene Barber	Coord. OK:		
Signature: <i>Marlene Barber</i>	Date: 10-30-98		

<u>11. PROJECT VALUATION & FEE INFORMATION</u> Final Fee Period	
Permit Valuation: \$7,000	PC Valuation:
FINAL TOTAL Bldg--Alter/Repair	169.48
Permit Fee Subtotal Bldg--Alter/Repa	127.50
Plan Check Subtotal Bldg--Alter/Rep	
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.70
O.S. Surcharge	2.96
Sys. Surcharge	8.89
Planning Surcharge	4.43
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	20.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID	Total Bond(s) Due:

12. ATTACHMENTS

10/30/98 03:14:00PM SLD1 T-4857 C 11
BLDG PLAN CHEC 20.00
INVOICE # 0000000 OF
BLDG PERMIT CO 127.50
EI RESIDENTIAL 0.70
ONE STOP 2.96
SYS DEV 8.89
MISCELLANEOUS 5.00
CITY PLAN SURC 4.43
CARRY 390.03
TO TRAN 4858

98SL 06828

13. STRUCTURE INVENTORY**14. APPLICATION COMMENTS**

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

15. Building Relocated From:

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

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

17. LICENSED CONTRACTOR'S DECLARATION

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

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND Policy Number: 10867

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

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

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name _____ Lender's address _____

20. ASBESTOS REMOVAL

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

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale)

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

☐ I am exempt under Sec _____, Bus & Prof Code for the following reason _____

Print: _____ Sign _____ Date _____ ☐ Owner ☐ Authorized Agent

22. FINAL DECLARATION

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

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



City of Los Angeles Department of City Planning

7/10/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

747 N WILCOX AVE

ZIP CODES

90038

RECENT ACTIVITY

ENV-2024-4346-CE

CHC-2024-4345-HCM

CASE NUMBERS

CPC-2016-1450-CPU

CPC-1984-1-HD

CPC-18473-B

ORD-68848

ORD-161687

ORD-161116-SA19

ENV-2016-1451-EIR

Address/Legal Information

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

Jurisdictional Information

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

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R3-1
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 2
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	10
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5533035003
Ownership (Assessor)	
Owner1	EISENSTEIN,ROBERT S CO TR R S AND E EISENSTEIN TRUST AND
Owner2	ISAACS,A CO TR ISAACS TRUST
Address	614 N LINDEN DR BEVERLY HILLS CA 90210
Ownership (Bureau of Engineering, Land Records)	
Owner	EISENSTEIN, ROBERT S. & ESTHER (TRS) ROBERT S. EISENSTEIN & ESTHER EISENSTEIN COMMUNITY PROPERTY TRUST (ET AL)
Address	614 N LINDEN DR BEVERLY HILLS CA 90210
APN Area (Co. Public Works)*	0.156 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$372,990
Assessed Improvement Val.	\$531,565
Last Owner Change	12/08/2011
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	684439
	2933929
	1831652
	1661501
	1510654
	1390717
Building 1	
Year Built	1926
Building Class	D6
Number of Units	20
Number of Bedrooms	0
Number of Bathrooms	20
Building Square Footage	9,960.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5533035003]
Additional Information	

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Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	500 Yr
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.42501928
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5533035003]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	

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

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	676

Fire Information

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

CASE SUMMARIES

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

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

- ORD-68848
- ORD-161687
- ORD-161116-SA19

