

540 S. ST. ANDREWS PLACE
538-540 S. St. Andrews Place
CHC-2023-7020-HCM
ENV-2023-7021-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—December 14, 2023](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2023-7020-HCM
ENV-2023-7021-CE**

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

Location: 538-540 S. St. Andrews Place
Council District: 13 – Soto-Martinez
Community Plan Area: Wilshire
Land Use Designation: High Medium
Residential
Zoning: R4-2
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Westminster Place Tract,
Block B, Lot 17

EXPIRATION DATE: January 30, 2024

PROJECT: Historic-Cultural Monument Application for
540 S. ST. ANDREWS PLACE

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Jay Harik
1524 Idlewood Road
Glendale, CA 91202
Jay Harik
1392 Greenmont Drive
Glendale, CA 91208
Jay Harik
2306 Teviot Street
Los Angeles, CA 90039

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

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

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

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

Attachments: Commission/ Staff Site Inspection Photos–December 14, 2023
Historic-Cultural Monument Application

FINDINGS

- 540 S. St. Andrews Place “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization.
- 540 S. St. Andrews Place “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the French Eclectic 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

540 S. St. Andrews Place is a three-story multi-family residential building with a six-car garage at the rear located on the east side of S. St. Andrews Place between W. 5th and 6th Streets in the Wilshire Center neighborhood of Los Angeles. It was constructed in 1923 for owner Albert Balzer in the Mediterranean Revival architectural style with Italian Renaissance Revival elements by the Ley Bros. contractors as a 36-room apartment building.

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

Rectangular in plan with a central light well, the subject property is of wood-frame construction with smooth stucco cladding. It has a hipped roof with composition shingles at the front with a flat roof with a stepped parapet over the rear portion of the building. The roof over the front portion has wide eaves with corbels. The primary, west-facing elevation is symmetrically composed and is made up of five bays; the central bay has a fire escape within open porches with metal railings on the first and second floors. Accessed via a series of stairs leading to a porch with a low balustrade spanning the facade, the main entrance is recessed and obscured by a security gate between two large

pilasters. Other features on the primary elevation include curved Juliet balconies, quoins, medallions between the arched openings on the second floor, and a string course between the second and third floors. There are projecting balconies with metal railings on the second and third floors within the third bay on the south- and north-facing elevations. Fenestration consists of multi-lite wood casement windows, some with faux shutters and multi-lite wood French doors.

Based on permit records, the subject property has experienced only minor alterations that includes the addition of security bars to some of the windows in 1991 and the replacement of the original red clay tile roof with composition shingles. During the Cultural Heritage Commission site visit, other alterations were noted: all of the garage doors had been replaced or removed; security gates were placed over the front entrance; and some windows on the rear-facing elevation had been replaced.

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

DISCUSSION

540 S. St. Andrews Place meets two of the Historic-Cultural Monument criteria.

It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization. When Henry E. Huntington established the Pacific Electric Railway Company in 1901, it was as much a real estate concern as a transportation corporation. Within ten years, its fleet of hundreds of cars and aggressive real estate activities helped propel the city’s expansion. Rail lines such as the line that ran along West Sixth Street and serviced the neighborhood where the subject property is located, were used to promote and sell tracts of land. The streetcar facilitated the movement of more and more people into the area and initiated the construction of apartment buildings in the Wilshire community such as the subject property. Ridership on the streetcars peaked in the mid-1920s, and the system began its slow, inexorable decline in the 1930s; however, it had already left an intrinsic mark on the development of the city.

The subject property also “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent example of the Mediterranean Revival architectural style. The building’s low-pitched hipped roof; relatively formal, symmetrical composition; arched openings; and limited use of applied decoration are all reflective of the style. Other distinguishing features include the divided-lite casement windows, front porch with a low balustrade, and quoins.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance,*

restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”

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

The designation of 540 S. St. Andrews Place as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to an Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

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

Categorical Exemption ENV-2023-7021-CE was prepared on December 27, 2023.

BACKGROUND

On October 19, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On November 16, 2023, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On December 14, 2023, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.

































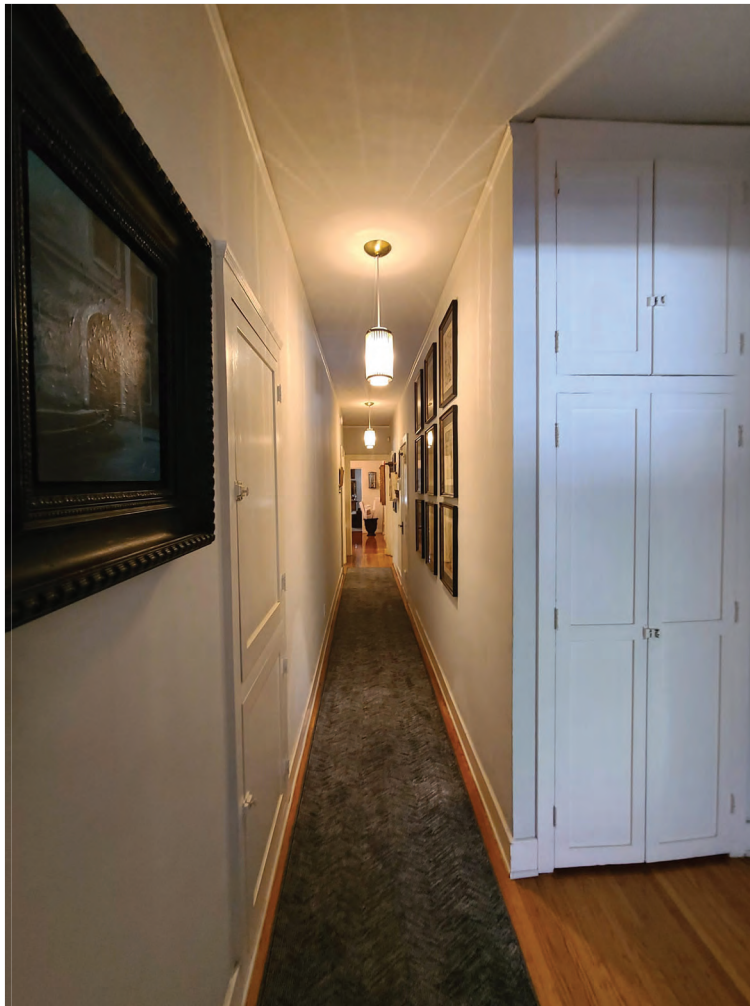




























COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK

200 NORTH SPRING STREET, ROOM 395

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2023-7020-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2023-7021-CE

PROJECT TITLE

540 S. St. Andrews Place

COUNCIL DISTRICT

13

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

538-540 S. St. Andrews Place, Los Angeles, CA 90020

☐ Map attached.

PROJECT DESCRIPTION:

Designation of 540 S. St. Andrews Place as an Historic-Cultural Monument.

☐ Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

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 **540 S. St. Andrews Place** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

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

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

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planner

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2023-7020-HCM
ENV-2023-7021-CE

HEARING DATE: November 16, 2023
TIME: 10:00 AM
PLACE: Edward R. Roybal Board of
Public Works Session Room
City Hall, Room 350
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 538-540 S. St. Andrews Place
Council District: 13 – Soto-Martinez
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Land Use Designation: High Medium
Residential
Zoning: R4-2
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
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Block B, Lot 17

EXPIRATION DATE: November 18, 2023

PROJECT: Historic-Cultural Monument Application for
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REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Jay Harik
1524 Idlewood Road
Glendale, CA 91202
Jay Harik
2306 Teviot Street
Los Angeles, CA 90039

APPLICANT: James Dastoli
P.O. 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

[SIGNED ORIGINAL IN FILE]

Lambert Giessinger, Senior City Planner
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

540 S. St. Andrews Place is a three-story multi-family residential building with a six-car garage at the rear located on the east side of S. St. Andrews Place between W. 5th and 6th Streets in the Wilshire Center neighborhood of Los Angeles. It was constructed in 1923 for owner Albert Balzer in the Mediterranean Revival architectural style with Italian Renaissance Revival elements by the Ley Bros. contractors as a 36-room apartment building.

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

Rectangular in plan with a central light well, the subject property is of wood-frame construction with smooth stucco cladding. It has a hipped roof with composition shingles at the front with a flat roof with a stepped parapet over the rear portion of the building. The roof over the front portion has wide eaves with corbels. The primary, west-facing elevation is symmetrically composed and is made up of five bays; the central bay has a fire escape within open porches with metal railings on the first and second floors. Accessed via a series of stairs leading to a porch with a low balustrade spanning the facade, the main entrance is recessed and obscured by a security gate between two large pilasters. Other features on the primary elevation include curved Juliet balconies, quoins, medallions between the arched openings on the second floor, and a string course between the second and third floors. There are projecting balconies with metal railings on the second and third floors within the third bay on the south- and north-facing elevations. Fenestration consists of multi-lite wood casement windows, some with faux shutters and multi-lite wood French doors.

Based on permit records, the subject property has experienced only minor alterations that includes the addition of security bars to some of the windows in 1991 and the replacement of the original red clay tile roof with composition shingles.

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

CRITERIA

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 October 19, 2023, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

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

JAMES DASTON

9/18/2023

Name:

Date:

Signature:

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

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

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

540 S. St. Andrews Place

Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

Constructed in 1923, 540 S. St. Andrews Place is located on the east side of S. St. Andrews Place between 5th Street and 6th Street, in the neighborhood of Wilshire Center. The building takes up most of its rectangular parcel with some space reserved in the back for a parking lot, and a garage structure that is rectangular in plan, with space for six vehicles. The building is fronted by a small lawn and sidewalk on the west elevation. The building is separated from the apartment building at 526 S. St. Andrews Place to the north by a small pathway. It is separated from the apartment building at 544 S. St. Andrews Place to the south by a driveway. The back of the garages end at the property line of the apartment building at 539 S. Manhattan Place to the east.

Exterior

Designed in the Mediterranean Revival style, the building is roughly rectangular in plan, and technically forms an O-shape around a very small central courtyard. It rises to three stories in height. The building is clad in stucco. The front walk rises a few steps to a small ballustrated porch with urns at the corners on the primary west elevation. That elevation is five bays wide, and symmetrical, with a partially covered fire escape set back into the central bay over the entrance. Stucco piers frame a recessed entry that leads to an arched opening. The front door itself is not visible behind security bars. Typical windows are paired wood casements. The second floor casements are arched with rounded wrought iron Juliet balconies. Each side of the front elevation has a bas relief medallion between the second and third floor. A course runs below the third floor windows. They are flanked by bas relief panels that present themselves as shutters. The roof is hipped, and made of composite shingle. Modillions support the eaves. Quoins run up the corners. The side elevations are mostly hidden from the street, but bracketed balconies with wrought iron railings are visible.

Alterations

540 S. St. Andrews Place has had minimal alterations since its construction. The clay tile roof has been replaced with composite shingle, but this does not detract from its appearance at street level.

B. Statement of Significance

Summary

540 S. St. Andrews Place meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

It is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city, or

community.

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

Built in 1923, the property meets criterion 3 by being an excellent example of the Mediterranean Revival style, with its overall massing, materials, roofline, and architectural details all being typical of the style's characteristics. It meets criterion 1 because the building is representative of early patterns of development in the Wilshire area that were influenced by streetcar suburbanization, being located within 250 feet of the Los Angeles Railway line on 6th Street, in a multi-family neighborhood that existed primarily due to streetcar connectivity.

In 2009, the Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report identified the building as individually eligible for the National Register under the following criteria:

Context: Residential Development and Suburbanization, 1913-1945 Theme: Apartment Streetcar Suburbs, 1906-1945

Context: Architecture, Engineering and Designed Landscapes, 1913-1945 Theme: The Architecture of Fantasy--Period Revival Styles, 1910-1940

Streetcar Suburbanization¹

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

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

The R Line

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

Streetcar Suburbanization on St. Andrews Place

Railway lines are significant for their influence on the development and growth of early Los Angeles. Wilshire area residents enjoyed considerable urban connectivity with railway lines along West Sixth Street, West Eighth Street, Ninth Street, Western Avenue, and Vermont Avenue, which initiated the construction of apartment buildings in the Wilshire area between 1906 and 1945.³ As the population of Los Angeles grew, and the reach of the Pacific Electric expanded, developers could begin to cash in on land west of Western Avenue. In 1901, W.G. Nevin laid out Manhattan Place, Gramercy Place, Wilton Place, and, St. Andrew’s Place.⁴ The streetcar expansion facilitated the movement of more and more people into the area and helped establish some of the first commuter suburbs in Los Angeles. Many residents of the Wilshire district had the option of using either streetcars or automobiles for their daily travel.⁵ In the late 1920s, a swell of development erupted in “The Places,” as multistory apartment buildings sprouted up. Stately tracts such as Westminster Square, Westminster Place, Western Wilshire Heights and Country Club Park, originally laid out for single-family use, transformed into multi-family districts. The proximity of “The Places” to the important intersection of Wilshire Boulevard and Western Avenue — with its multiple streetcar line connections, the cachet of Wilshire being promoted as the “Fifth Avenue of the West,” as well as the three blocks being a gateway to the leafy communities to the west — made “The Places” an ideal location for growth.⁶

The subject property, 540 S. St. Andrews Place, was built in 1923, during this period of multi-family development in the blocks northwest of Wilshire and Western. The building's location within 250 feet of the Los Angeles Railway trackage on 6th Street surely attracted the developer to this parcel. Although the building was built with a detached garage housing one car per family, the density and height of the property clearly has more in common with the streetcar suburbs of Wilshire Center than the automobile oriented suburbs in the western portion of the Wilshire area. SurveyLA pointed out the overlap of streetcars and automobiles during this period, with residents having the choice of modes of transportation. It is also of note that detached garages are widespread in the SurveyLA identified single family streetcar suburbs farther north on St. Andrews Place.

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

3 PCR Services Corporation. “Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report,” prepared for CRA/LA, 2009.

4 Curran, Brian. “The ‘Places’ — Wilton, Gramercy, St. Andrew’s and Manhattan.” *Larchmont Chronicle*, 30 March 2023.

5 City of Los Angeles. “Wilshire Community Plan Area: Historic Resources Survey Report,” ed. Department of City Planning, Office of Historic Resources, SurveyLA, 2015.

6 Curran, Brian. “‘Chateaux in the sky’ part 2: Gramercy, St. Andrews and Manhattan.” *Larchmont Chronicle*, 29 June 2023.

540 S. St. Andrews Place

Permits were issued to owner Albert Balzer for the construction of a six family apartment building on August 17, 1923. It is unknown whether or not this is the same Albert Balzer who owned Balzer Market on Larchmont Boulevard nearby.⁷ Ley Bros. are listed on the permit as contractors, with no architect listed. A separate permit was issued on February 13, 1924 for the construction of a six car garage on the property. Albert Balzer's name also appears on the permits for 620 S. Manhattan Place, which was also built by Ley Bros. (now demolished). A classified ad in the Los Angeles Times from 1924 describes the building as, “exclusive,” and points out the tile baths and new furniture.⁸ Another ad from 1928 mentions oriental rugs, a Steinway piano, radio, and Victrola.⁹

Ley Bros.

Ley Bros. were building contractors who were very active in the Wilshire area in the 1920's. They maintained an architectural department and had offices located at 311 S. Vermont Ave. A Los Angeles Times ad from May 4, 1924 says that they already had 13 years of experience. That year, they ran a number of ads in the newspaper that showed images of their designs. They mention the business being associated with the names L.A. Pitzer, M.E. Taylor, and A.G. Diess. Among the buildings shown in the photo ads are apartments at 3192 W. 7th Street, 1415 S. St. Andrews Place, 234 S. Kenmore Avenue, and 846 S. Catalina Street. These buildings still exist today, but the first two have seen their integrity severely degraded through window replacements.

Aside from residential buildings, Ley Bros. also featured sketches of commercial buildings in their advertisements. One ad shows a sketch of 1689 Beverly Boulevard, suggesting that the same design was also being built at 6th and La Brea. The building on Beverly has been severely altered, but clearly matched the sketch at one time, but the building on La Brea only bears a passing resemblance. The Beverly design was once identical to the since-altered 3801 W. 3rd Street, which does not have Ley Bros. listed on their permits, so it is unclear whether this particular corner commercial block design originated with Ley Bros.

While most of the designs pictured are of the Mediterranean Revival style, they also used the Spanish Colonial Revival style for apartment buildings at 518 N. Genesee Avenue in the Beverly Fairfax Historic District, and 734 S. Detroit Street in the Miracle Mile HPOZ, both of which have had their integrity degraded through window replacements.

Ley Bros. was listed on permits for at least three Mediterranean Revival style buildings on St. Andrews Place north of Wilshire Blvd: 105 S. St. Andrews Place, 540 S. St. Andrews Place, and 545 S. St. Andrews Place. 105 was demolished in 2023, and 545 has seen its integrity severely degraded with window replacements, leaving only 540 with high integrity. An ad from May 17, 1925 shows a sketch of the building at 545 S. St Andrews during construction, but the design does not match the final building.

⁷ “Vintage Photo: Balzer Market (1930).” Larchmont Buzz, 28 September 2013.

⁸ Advertisement for 540 S. St. Andrews Pl. *Los Angeles Times*, 21 August 1924.

⁹ Advertisement for 540 S. St. Andrews Pl. *Los Angeles Times*, 26 March 1928.

¹⁰ Excerpted and adapted from City of Los Angeles. “Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, 1850-1980 Theme: Mediterranean & Indigenous Revival Architecture, 1893-1948,” ed. Department of City Planning,

Mediterranean Revival¹⁰

The origin of the Mediterranean Revival style is Italy, and while it shares many features with the Spanish Colonial, there are identifiable differences. The composition of the Mediterranean Revival is less picturesque, with uniformly horizontal roof lines and little emphasis on separate massing. Along with this comes increasing formality, approaching axial symmetry in many cases. Perhaps the most apparent difference is the roof. Both employ low pitches and clay tiles, but that of the Mediterranean Revival is typically hipped, while that of the Spanish Colonial Revival is gabled. Also different is the approach to landscaping, reflecting the difference between Spanish and Italian traditions. The Spanish Colonial Revival often turns inward, with the characteristic outdoor space being an enclosed courtyard or patio. The Mediterranean Revival, in contrast, makes use when possible of the formal garden that extends outward from the building.

Most resources mixed elements, as was admitted by architect Rexford Newcomb in his 1928 book *Mediterranean Domestic Architecture in the United States*. He noted that “Called upon to do ‘Spanish’ work, many of our men versed in the Italian, unconsciously allowed the Italian to modify their less well understood Spanish forms so that something that was neither Spanish nor Italian resulted.” Nonetheless an examination of predominantly Mediterranean Revival resources illustrates an overall difference that is primarily a feeling of quiet formality in contrast to picturesque exuberance.

An example of a Mediterranean Revival multi-family resource is the Zobelein Estate, a set of apartment buildings from 1937 (L.A. Historic-Cultural Monument No. 583). Located at 3738-3770 South Flower Street in South Los Angeles, they were designed by W. L. Schmolle. Construction is stucco on wood frame reinforced with structural steel. The Zobelein Estate is a Mediterranean Revival variation of the Spanish Colonial Revival courtyard apartment building. The formality of the Mediterranean Revival is evident in its bilateral symmetry along the axis of its open central court, along with the low-pitched hipped roof with its continuous eave line. But it has Spanish Colonial Revival features, such as the arched corbels that support the projecting second floor and the parapets at the bay windows facing the courtyard that extend above the eave line.

A small institutional building in the Mediterranean Revival style is the Wilmington Branch Library of 1927 (L.A. Historic-Cultural Monument No. 308). Located at 309 West Opp Street, it was designed by Sylvanus Marston, Garret Van Pelt, and Edgar Maybury. Construction is of reinforced concrete. Although described by some sources as Spanish Colonial Revival, the Wilmington Branch Library is an example of the Mediterranean Revival, as can be seen in comparison with the John C. Fremont Branch Library. The Wilmington branch is more formal, with nearly symmetrical wings flanking a projecting central entrance bay. The low-pitched hipped roof maintains the horizontal eave line, with the height difference between entrance bay and the side wings reinforcing its formal composition. Its Mediterranean Revival sobriety is broken only by the Churrigueresque detailing around the entrance.

Character-defining features of the style include:

- Stucco exterior walls (rarely, brick or cast stone)
- Low-pitched clay tile roof typically hipped
- Relatively simple massing, with stress on the horizontal
- Relatively formal composition, approaching symmetry in parts or in whole
- Arched openings, including arched focal windows

- Clay tile roof or roof trim
- Limited use of applied decoration
- Landscaping of formal gardens extending away from building

540 S. St. Andrews Place can be identified as an excellent example of the Mediterranean Revival style by looking at its formal composition and simple massing. Key features are the low pitched roof and stucco walls. The arched openings, horizontal roofline, and limited use of applied decoration are also significant.

Early History of the Wilshire Area¹¹

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

Deeply in debt after years of court battles to prove their claim to Rancho La Brea upon California's cession to the United States, Rocha's heirs deeded the land in its entirety to Los Angeles attorney and surveyor Henry Hancock in 1860. Hancock made the first efforts to develop the area commercially, primarily focusing on its fossil fuel resources and subdividing and selling off some portions of the rancho. The bulk of it remained in the family, passing to Hancock's wife Ida Hancock after his 1883 death and then to his son G. Allan Hancock. Rancho La Brea remained mostly rural and unoccupied until the city's first population and land boom in the late 1880s. The expansion of rail networks and a fare war between the Southern Pacific and Santa Fe Railroads led to rampant land speculation as developers began realizing the potential of areas outside of Los Angeles' original core.

Wilshire Center Development¹²

Henry Gaylord Wilshire, an entrepreneur, socialist, real estate speculator, and all around gadfly from Cincinnati, Ohio, arrived in Los Angeles in 1886. Promising cheap land and endless sunshine, boosters lured easterners like Wilshire to purchase vast tracts of unsettled farmland and oil fields west of downtown. To garner attention and fanfare for a new subdivision, Wilshire created a 120-foot wide graveled road stretching four blocks between his parcel, Sunset Park (Lafayette Park) and Westlake Park (MacArthur Park). The wide road, bordered with concrete sidewalks, created an appealing streetscape, and Wilshire's fledgling tract was successful as one of the city's first elite enclaves. The construction of the Hotel Hershey Arms interrupted the original intent of the Wilshire Boulevard Tract as a single-family residential area. The rambling hostelry was the first indication of the Wilshire

¹¹ Excerpted and adapted from Architectural Resources Group. "Miracle Mile Apartments Historic District," 2022.

¹² Excerpted and adapted from PCR Services Corporation. "Wilshire Center and Koreatown Recovery Redevelopment Area: Historic Resources Survey Report," prepared for CRA/LA, 2009.

Boulevard's future as the address for some of the city's most sumptuous apartment-hotels erected between the World Wars. In fact, beginning as early as the late 1910s, the tract's success attracted speculators who eventually purchased many of the tract's original single-family residences. In most cases, grand multi-level apartment houses replaced the original residences. Wilshire Boulevard addresses were prominent in society columns of the period.

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

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

Period of Significance

The period of significance for 540 S. St. Andrews Place is defined as 1923 for its significance as a notable example of the Mediterranean Revival style. The period of significance as an example of streetcar suburbanization stretches from 1923-1931.

Integrity

540 S. St. Andrews Place retains a high degree of integrity, and is mostly unaltered.

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

Design: The subject property retains most of its character-defining features from its period of construction, including its formal composition, simple massing, low pitched roof, stucco walls, and arched openings, and therefore is able to convey its historic significance as a Mediterranean Revival residential building. The building's overall massing, configuration, and character-defining decorative elements remain. Although the clay roof tiles have been replaced with composite shingle, the shape of the roof has not changed, and the shingle is a color similar to clay. Therefore, the building retains integrity of design.

Setting: The property is located in Wilshire Center, and is surrounded by other multi-family residential buildings. 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 multi-family residence since its construction in 1923. It is just as recognizable today as a 1920's Mediterranean Revival residential building that is directly linked with this period of development in Wilshire Center. Therefore, it retains integrity of association.

Bibliography

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Advertisement for Ley Bros. *Los Angeles Times*, 4 May 1924.

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Chronicle, 29 June 2023.

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

"Vintage Photo: Balzer Market (1930)." *Larchmont Buzz*, 28 September 2013.

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

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code 3S

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 540 S ST ANDREWS PL

P1. Other Identifier: _____

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

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

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

c. Address: 540 S ST ANDREWS PL City: LOS ANGELES Zip: 90020

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

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

APN:5503017016

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

A) Property Type: residential B) Setting (general): residential area C) General characteristics. Architectural Style: Mediterranean Revival, elements of Plan: rectangular No. Stories: 3 Siding/Sheathing: stucco: smooth, W Roof: hipped, wide eaves Construction: unknown D) Specific features. Fenestration: wood, casement, front Primary Entrance: front, recessed E) Important decorative elements. Decorative Elements: pilasters, brackets G) Alterations or changes to the property. Retains integrity: high H) Setting (immediate): mature landscaping

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

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

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



P5b. Description of photo:

(View, data, accession #)

11/11/08

*P6. Date Constructed/Age and

Sources: ☒ Historic

Prehistoric Both

1924

Assessor

*P7. Owner and Address:

HARIK,JAY
2306 TEVIOT ST
LOS ANGELES, CA 90039

*P8. Recorded by:

Jon Wilson
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

*P9. Date Recorded: 12/12/2008

*P10. Survey Type: (Describe)
Intensive

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

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

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

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

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 3S

*Resource Name or #: (Assigned by recorder) 540 S ST ANDREWS PL

B1. Historic Name: _____

B2. Common Name: 540 S ST ANDREWS PL

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

*B5. Architectural Style: Mediterranean Revival

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

Year constructed: 1924; Owner: Albert Balzer; Valuation: \$38,000

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

*B8. Related Features:

None

B9a. Architect: Unknown b. Builder: Ley Bros

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

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

Period of Significance: 1924 Property Type: Multi-family Resident Applicable Criteria: A/1, C/3

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

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

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

Furthermore, names that were given to apartment buildings, such as the St. Germaine and Chalfonte, evoked legitimacy, along...

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

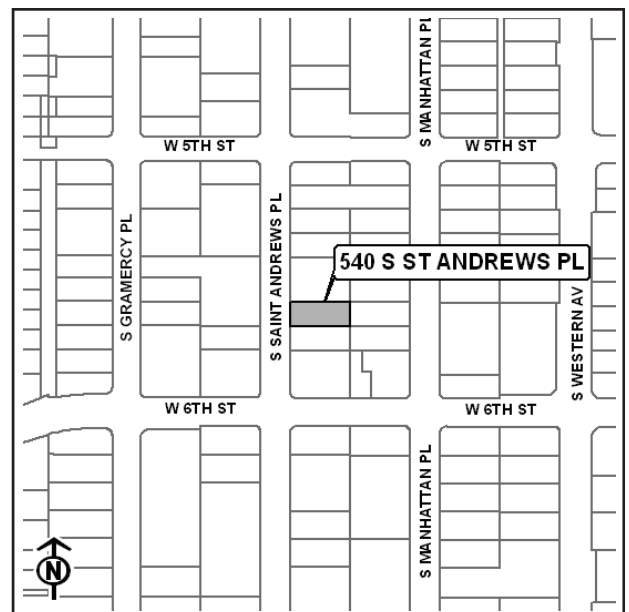
*B12. References:

B13. Remarks:

*B14. Evaluator: Jon Wilson

*Date of Evaluation: 12/12/2008

(This space reserved for official comments.)



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

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #:(Assigned by recorder) _____

*Recorded By: Jon Wilson

*Date: 12/12/2008

X Continuation Update

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

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

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

Theme: Apartment Streetcar Suburbs, 1906-1945

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



Current photo

2023



Current photo

2023



Current photo

2023



Current photo

2023



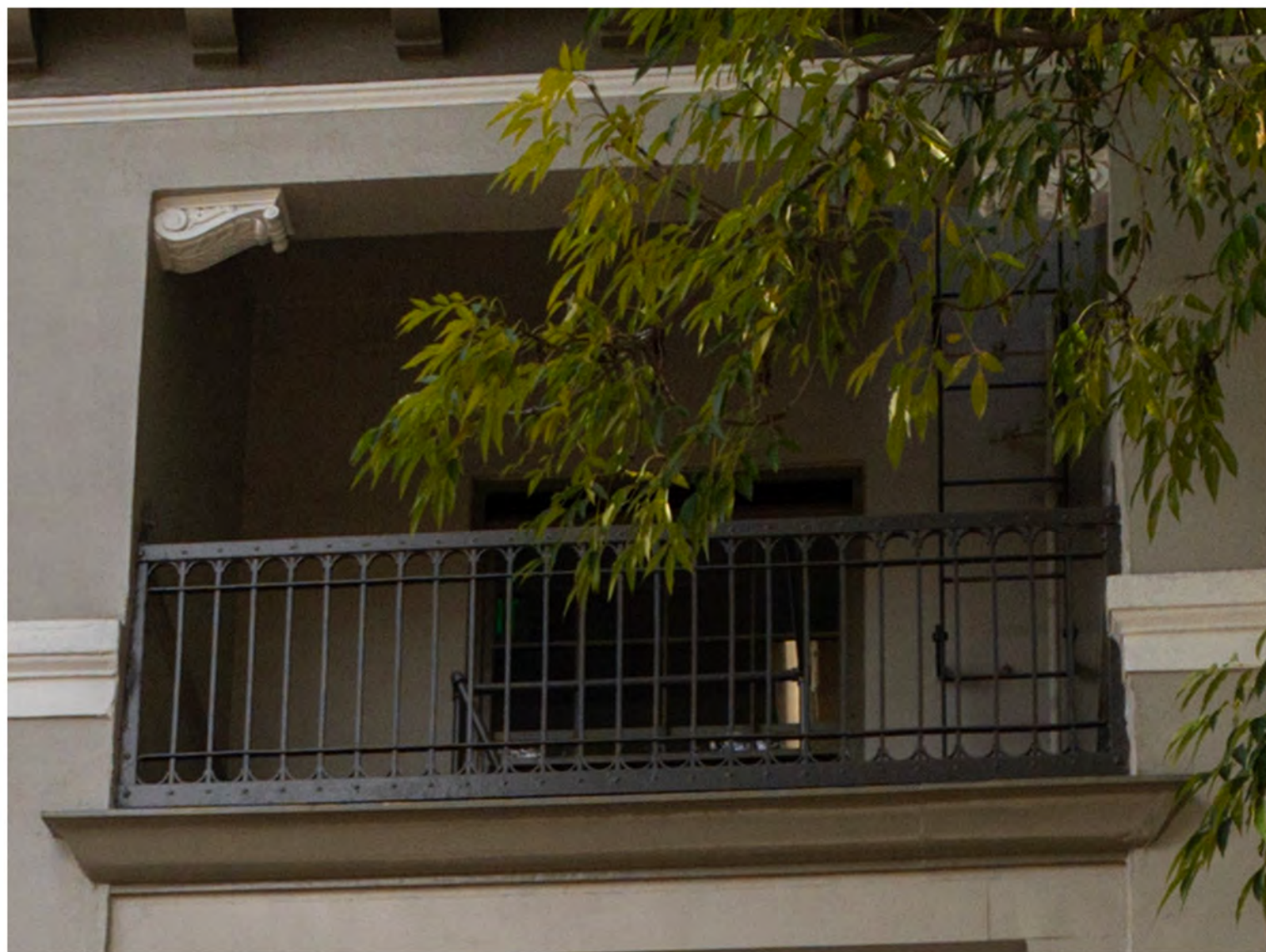
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Current photo

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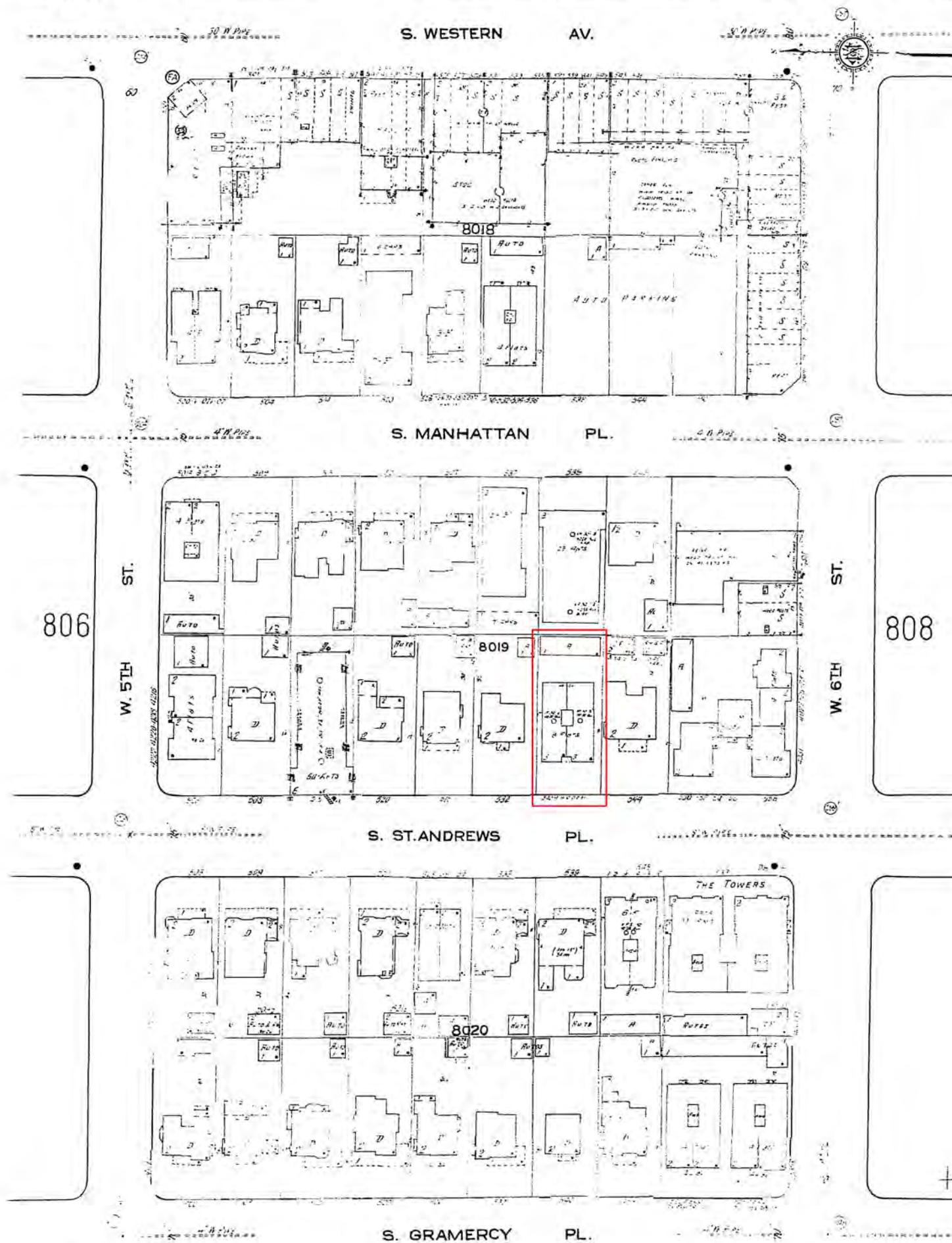
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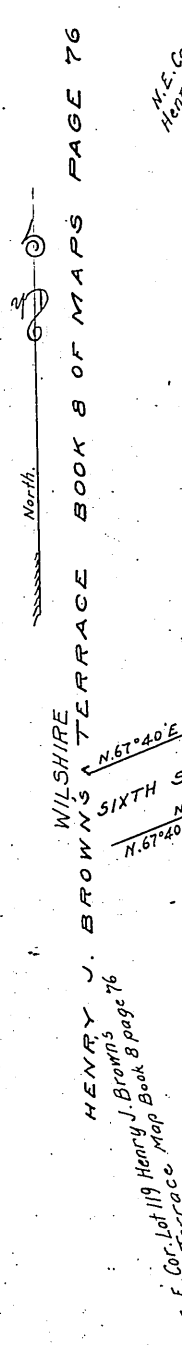


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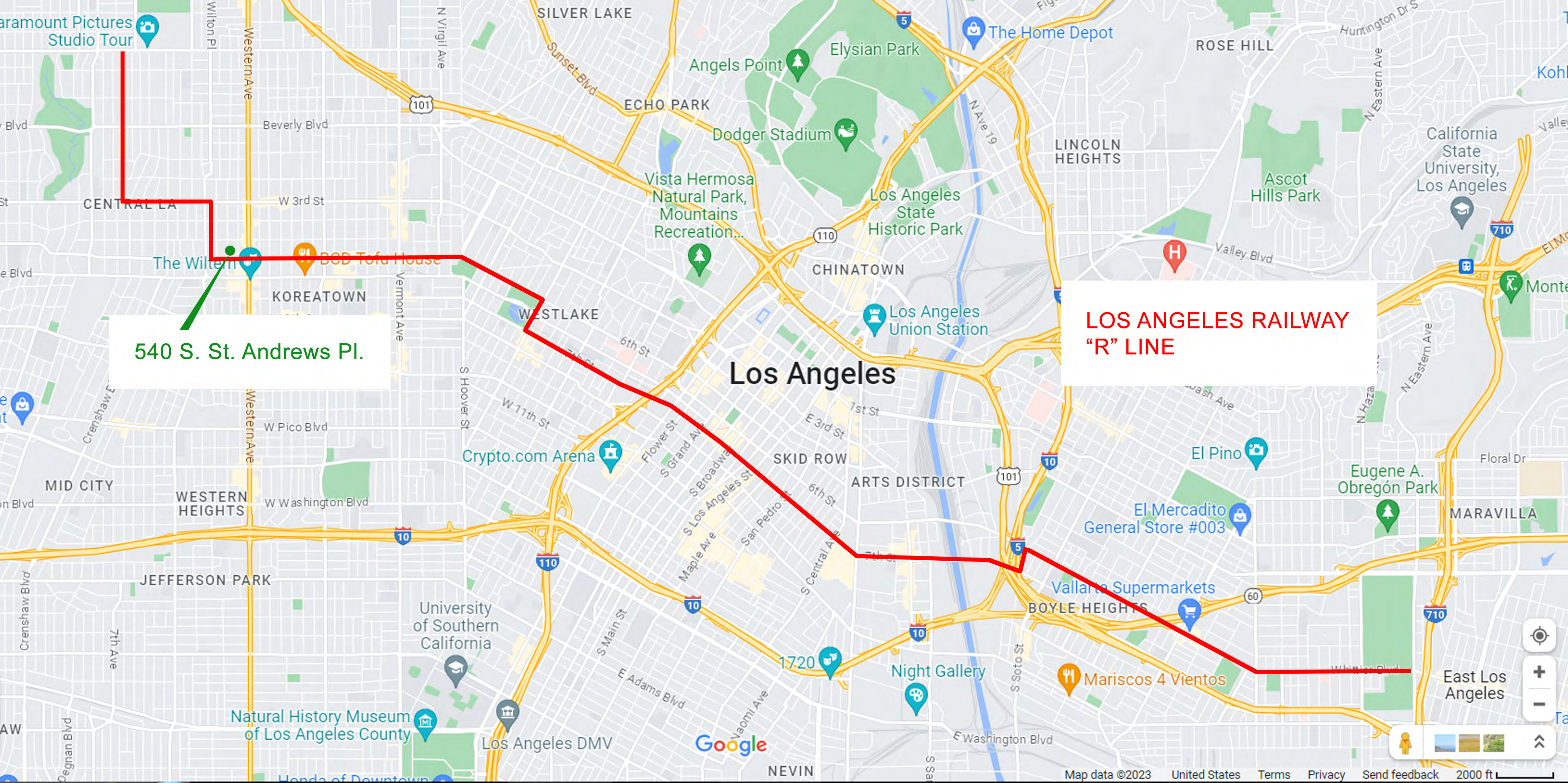


N.E. Cor. Lot 137.
Henry J. Browns Wilshire Terrace
Book 8 Map 6 page 76



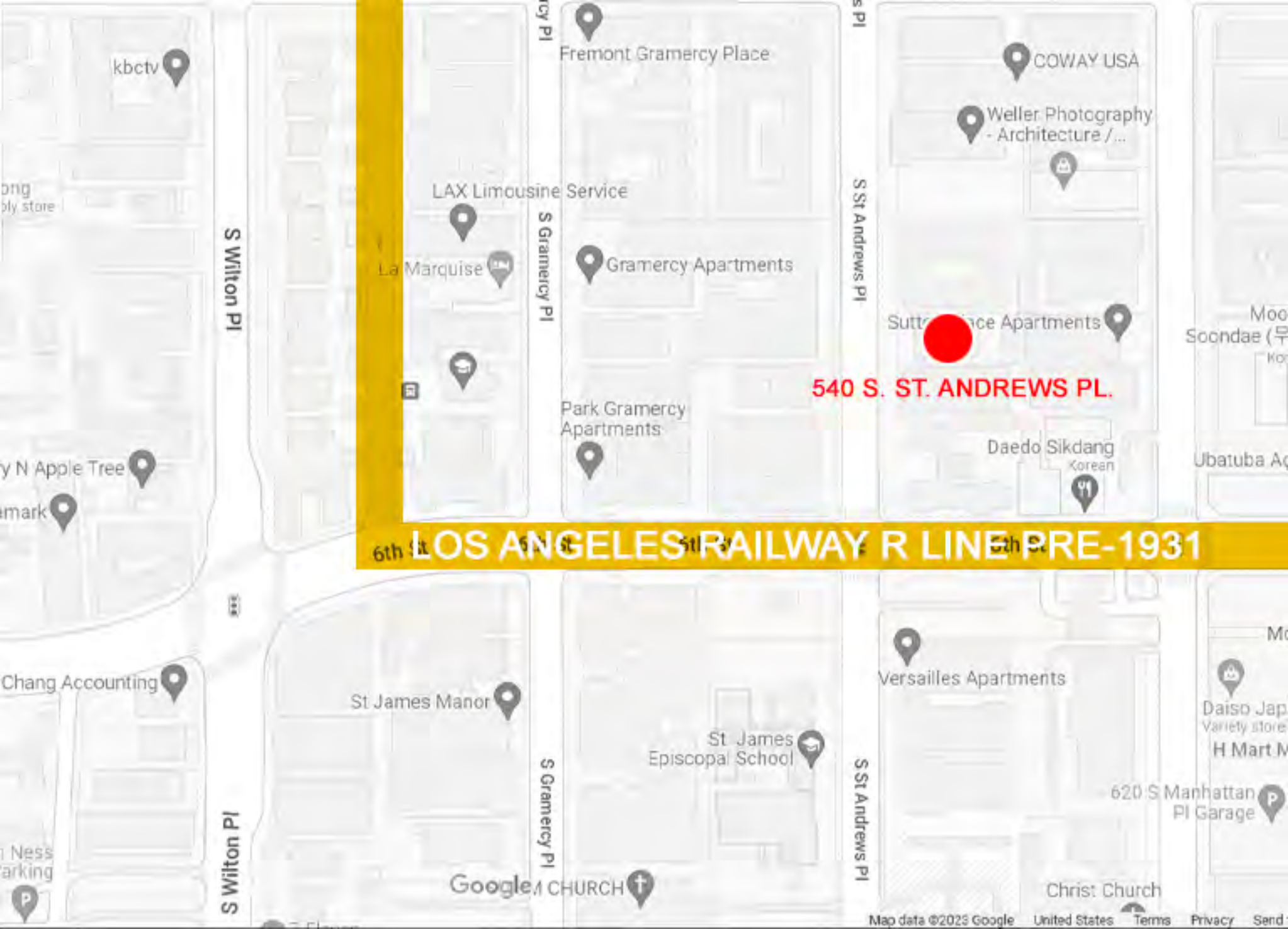
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(Scale reduced to 200' = 1")

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~~A-11~~ 9-B-2
~~5ht:5 A-217-290~~



540 S. St. Andrews Pl.

LOS ANGELES RAILWAY
"R" LINE



540 S. ST. ANDREWS PL.

LOS ANGELES RAILWAY R LINE PRE-1931

LOS ANGELES RAILWAY

ELECTRIC CAR and BUS ROUTES

— LEGEND

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

DOACH LINES

ANY LINES

CAR LINES
RACE LINES

each line

SCALE OF MILES

0 1 2

INFORMATION
Prospect 7211, Day or Night

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GLENDALE

PASADENA

Griffith
Griffith Observatory
Park

MONTEREY SOUTH
PASADENA

INGLEWOOD

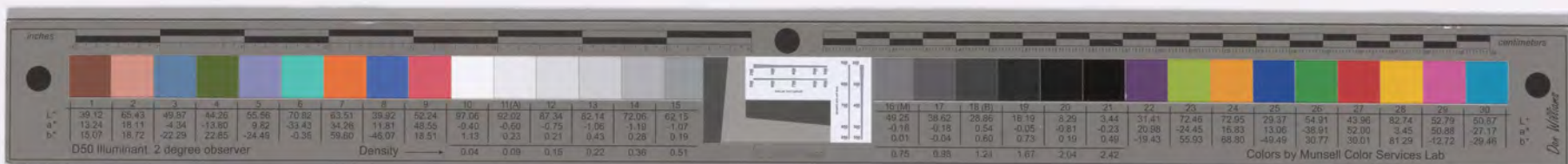
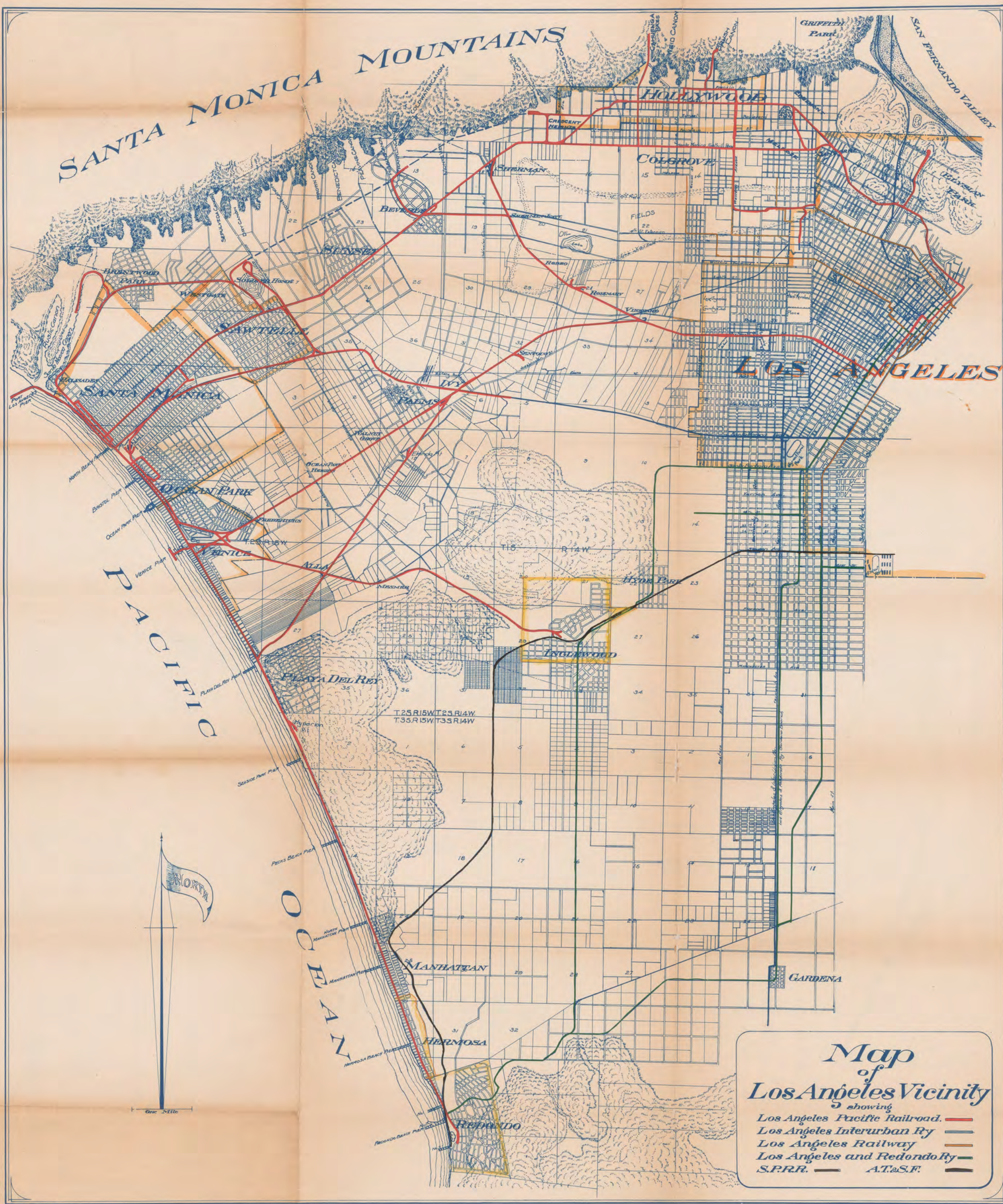
HAWTHORNE

LYNWOOD

Los Angeles
Municipal
Airport

L. A. Motor Coach
Interurban Bus
Torrance, Wilmington
San Pedro and Long Beach

H.P.Noordwal, Del.



All Applications must be filled out by Applicant

Edg. Form 2

PLANS AND SPECIFICATIONS
and other data must also be filed

2

BOARD OF PUBLIC WORKS DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

8/17/23

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

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

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

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

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

TAKE TO
REAR OF
NORTH
ANNEX
1st FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot No. 17 Block B

(Description of Property)
Westminster Place Tract

District No. 27 M. B. Page 16 F. B. Page 16

No. 540 So. St. Andrews Pl. Street

(Location of Job)
bet. 5th St and 6th St

(USE INK OR INDELIBLE PENCIL)

apartment

- Purpose of Building Flat No. of Rooms 36 No. of Families 6
- Owner's name Albert Balzer Phone 567-246
- Owner's address 634 So. Western Av
- Architect's name _____ Phone _____
- Contractor's name Ley Bior Phone 567-246
- Contractor's address 634 So. Western Av
- VALUATION OF PROPOSED WORK { Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc. } \$ 38,000.00
- Is there any existing (old) building on lot? no How used? _____
- Size of proposed building 48'-6" x 73'-6" Height to highest point 36 feet
- Number of Stories in height 3 Character of ground adobe
- Material of foundation concrete Size of footings 24" Size of wall 12" Depth below ground 2'
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____ x _____
- Give sizes of following materials: REDWOOD MUDDSILLS 2 x 8 Girders 3 x 6
EXTERIOR studs 2 x 6 INTERIOR BEARING studs 2 x 6 Interior Non-Bearing studs 2 x 4
Ceiling joists 2 x 4 Roof rafters 2 x 6 FIRST FLOOR JOISTS 2 x 8
Second floor joists 2 x 10 Specify material of roof composition & Tile
- Will all provisions of State Dwelling House 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

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>37820</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>W. H. Ray</u> Plan Examiner	Application checked and found O. K. <u>W. H. Ray</u> Clerk	Stamp here when permit issued <u>AUG 17 1923</u> L.A. BLDG. DEPT.
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P. Plans

0-112059

FOR DEPARTMENT USE ONLY

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

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" or "B" on the same side of the street.

Owner.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES,

AFFIDAVIT

③

I, Albert Balgus, being first duly sworn, depose and say that he is authorized by the Owner to act for him and sign this affidavit, that Albert Balgus is the Owner referred to in this application; that the plans and specifications here-with filed are true and contain a correct description of the building, structure, lot and proposed work.

Subscribed and sworn to before me this

day of July 1923

JOSE DOMINGUEZ, Notary Public

[Signature]
Notary

Submitted to City # 2099

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 7

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 ordinance of the City of Los Angeles.

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

TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st FLOOR

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 405
SOUTH
ANNEX

ENGINEER
PLEASE
VERIFY

Lot No. 17 Block B
(Description of Property)

District No. 2712 M. B. Page 16 F. B. Page 16

No. 540 So. St. Andrews Place Street

bet. 5th & 6th
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Private Garage No. of Rooms 6 No. of Families ✓
- Owner's name Albert J. Balzer Phone ✓
- Owner's address 540 So. St. Andrews Pl.
- Architect's name _____ Phone _____
- Contractor's name Ley Bros Phone Dunk 3184
- Contractor's address 311 So. Vermont
- VALUATION OF PROPOSED WORK [Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.] \$ 500.00
- Is there any existing (old) building on lot? No How used? Appt - 6 upst
- Size of proposed building 18 x 58 Height to highest point 10 feet
- Number of Stories in height One Character of ground Loam
- Material of foundation Concrete Size of footings slab Size of wall ✓ Depth below ground ✓
- Material of chimneys ✓ Number of inlets to flue ✓ Interior size of flues ✓
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders Slab
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3
Ceiling joists 2 x 6 Roof rafters 2 x 6 FIRST FLOOR JOISTS Slab
Second floor joists ✓ x ✓ Specify material of roof Composition
- 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

(Sign here)

Lick W. Durham
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 7628	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner	Application checked and found O. K. <u>11/24</u> Clerk	Stamp here when permit is issued. RECEIVED FEB 13 1924 RECEIVED
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3 H. W. ...

175

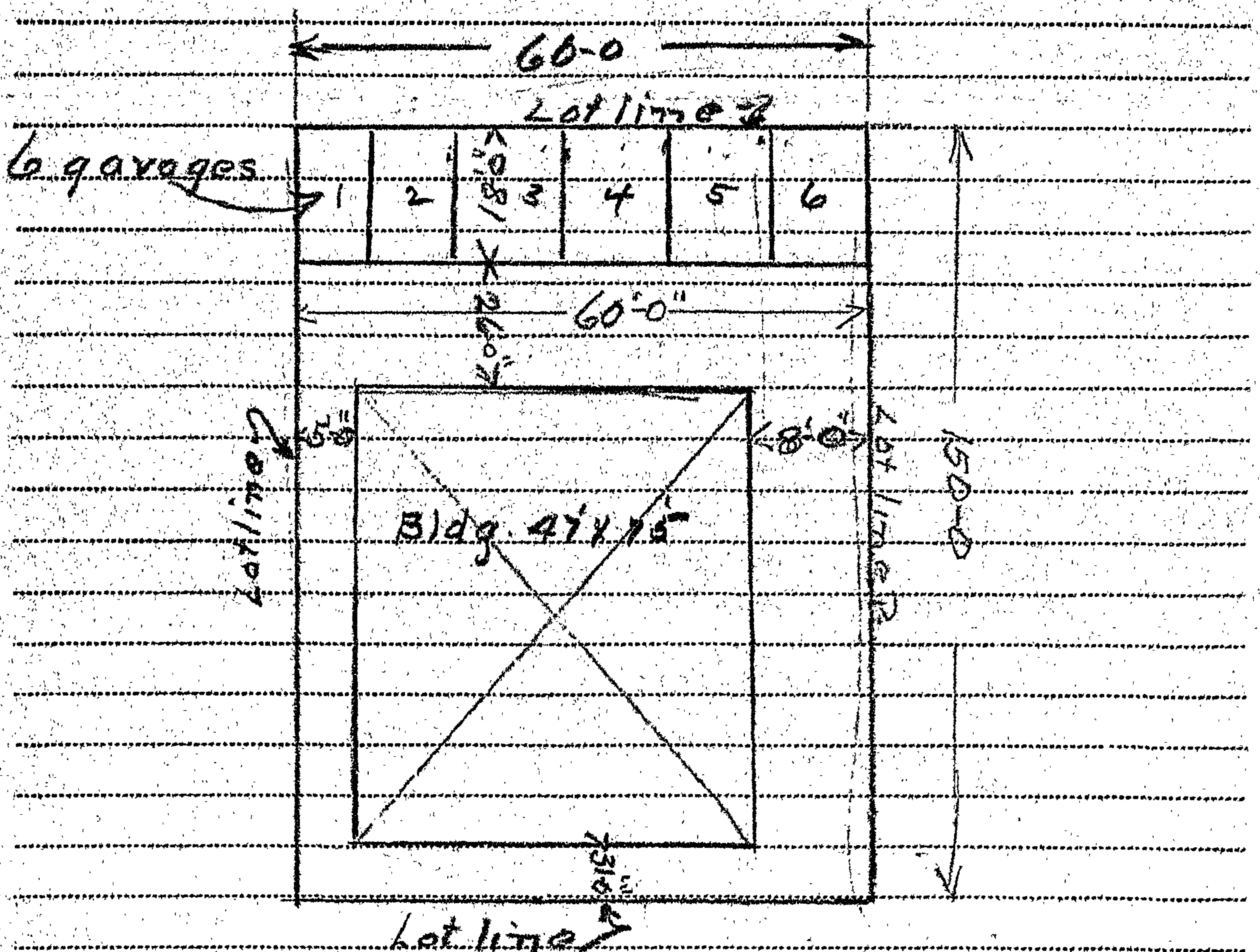
FOR DEPARTMENT USE ONLY

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

REMARKS

I hereby agree to locate and erect this building or structure and every portion thereof, except unenclosed porches, back a distance from the front property line equal to the set-back line of the nearest building now erected on any lot in this block in Zone "A" on the same side of the street.

Owner.



3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

BAS B-3-R-1-73

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 17	BLK. B	TRACT West Westminster Tr. Pl.	DIST. MAP 4584
2. PRESENT USE OF BUILDING (OS) 6 unit Apt.	NEW USE OF BUILDING (OS) 6 unit Apt.			CENSUS TR. 2117.00
3. JOB ADDRESS 540 S. St. Andrews Place				ZONE R-4-4
4. BETWEEN CROSS STREETS 14th St. AND 5th St.				FIRE DIST.
5. OWNER'S NAME Major Freeman	PHONE 851-2592			LOT (TYPE) 1MT
6. OWNER'S ADDRESS 540 S. St. Andrews Place, Los Angeles	CITY ZIP			LOT SIZE 600 X 150
7. ENGINEER	STATE LICENSE No. PHONE			ALLEY
8. ARCHITECT OR DESIGNER Arthur M. Gutt	STATE LICENSE No. #385 PHONE 651-4060			BLOG. LINE
9. CONTRACTOR Owner	STATE LICENSE No. PHONE			AFFIDAVITS
10. BRANCH LENDER	ADDRESS CITY			
11. SIZE OF EXISTING BLDG. WIDTH 48' LENGTH 56' STORIES 3 HEIGHT 30' NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Apt. bldg. & 6 car garage				
12. CONST. MATERIAL OF EXISTING BLDG. → EXT. WALLS Stucco ROOF Compo. FLOOR Wood				
13. JOB ADDRESS 3 540 S. St. Andrews Place				DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 1500 -				CRIT. SOIL
15. NEW WORK: (Describe) Addition of 6 one hour fire doors & assembly to comply with fire Safety Ord.				GRADING
NEW USE OF BUILDING	SIZE OF ADDITION			HIGHWAY DED.
TYPE	GROUP OCC.	PLANS CHECKED		FLOOD
BLDG. AREA	MAX OCC.	PLANS APPROVED		CONS.
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	APPLICATION APPROVED	ZONED BY MARTZ
SPRINKLERS REQ'D SPECIFIED	CONT. INSR.	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS		FILE WITH
P.C. 1190	S.P.C.	B.P. 1400	I.F.	INSPECTOR
G.P.I.	O.S.	C/O	TYPIST	
P.C. No. 157000	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

FEB-1-74	49158 E	•84426	V — 6 CK	11.90
FEB-1-74	49159 E	•84426	V — 1 CK	14.00

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.)

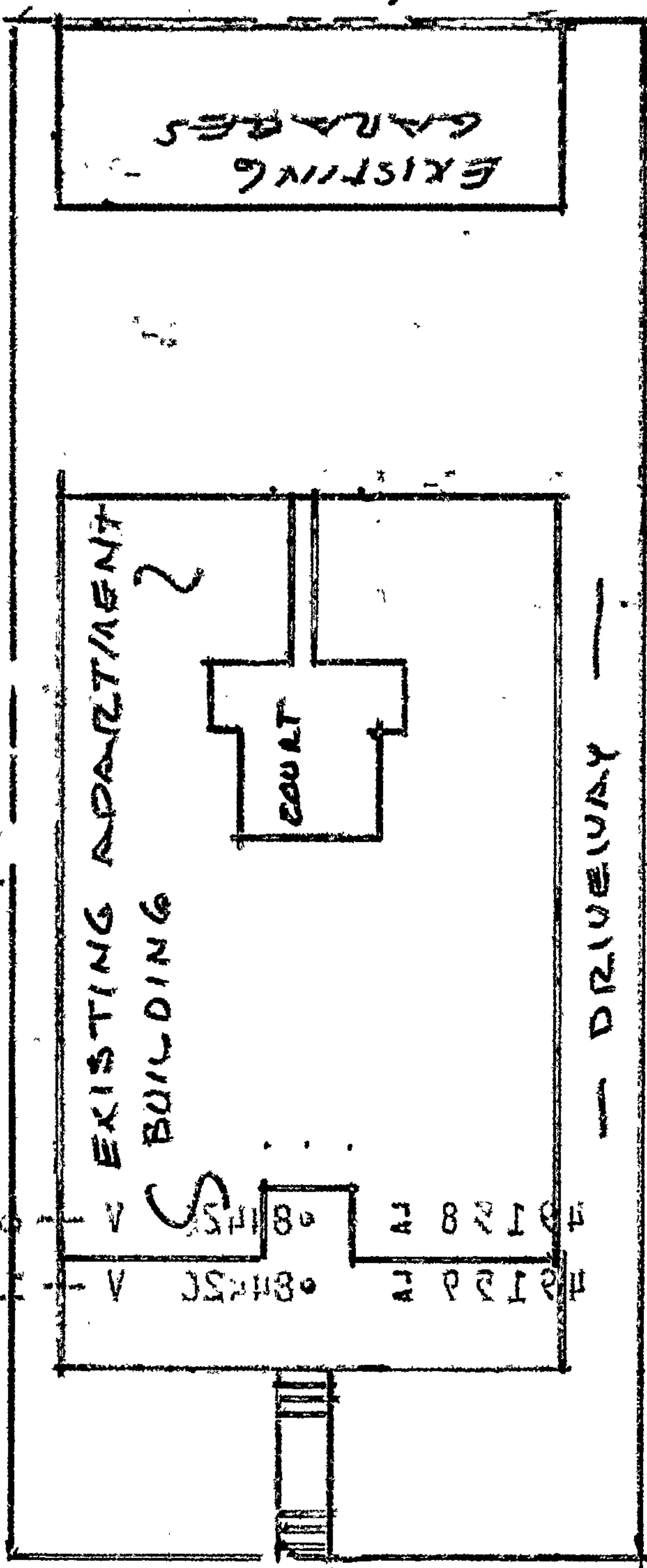
Signed Arthur M. Gutt
(Owner or Agent)

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS	NO SEWER, PLUMBING REQ'D.
		SFC NOT APPLICABLE
		SFC PAID
		SFC DUE
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Plumbing	PRIVATE SEWAGE SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED	

540 50. ST. ADDRESS
PLACE

60.0'



150.0'

150.0'

DRIVEWAY

2

EXISTING APARTMENT
BUILDING

COURT

2

081450

081450

FEB-1-34

FEB-1-34

3

APPLICATION
FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT M	BLOCK B	TRACT Westminster Pl	COUNCIL DISTRICT NO 4	DIST. MAP 4584 CENSUS TRACT 2117
2. PRESENT USE OF BUILDING (05 Apt. Bldg.	NEW USE OF BUILDING () Same Same				ZONE R4-4
3. JOB ADDRESS 540 S. St. Andrews Pl.					FIRE DIST.
4. BETWEEN CROSS STREETS 7th 5th AND 6th					LOT TYPE INT.
5. OWNER'S NAME Alexander A. Chirons	PHONE (213) 475-8792				LOT SIZE 60x150
6. OWNER'S ADDRESS 10475 Ilona Ave	ZIP				
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE				ALLEY
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE				BLDG. LINE
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP				AFFIDAVITS
10. CONTRACTOR G & G Solar Inc.	BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 460690 (818) 782-0242				
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES 3	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		P.C. REQ'D
12. CONST. MATERIAL OF EXISTING BLDG. →	EXT. WALLS Wood	ROOF Wood	FLOOR Wood		
13. JOB ADDRESS 540 S. St. Andrews	STREET GUIDE				DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ PC 8,600 BP 15,000				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Comply w/Dorothy Mae Ordinance				GRADING FLOOD HWY. DED. <input checked="" type="checkbox"/> YES
NEW USE OF BUILDING Apt Bldg.			SIZE OF ADDITION		STORIES HEIGHT ZONED BY Doc
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		FILE WITH
DWELL UNITS	TOTAL		APPLICATION APPROVED		TYPIST
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY COMB GEN. MAJ.S. <input checked="" type="checkbox"/> CONS. <input checked="" type="checkbox"/> EQ.		INSPECTOR Durand
P.C. 55.70	G.P.I.	CONT. INSP.	CASHIER'S USE ONLY C 55.70 C-MC C 107.00 BP-C C 1.09 E-17 C 3.28 OBS 53735 DPA B3005 3 12/23/86 167.07 CHTD		
S.P.C.	P.M.				
B.P. 107.00	E.I. 1.09	Claims for refund of fees paid on permits must be filed: 1 Within one year from date of payment of fee; or 2 Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	F.H.				
O.S.	O.S.S.				
DIST. OFFICE LA	S.O.S.S.	SPRINKLERS REQ'D SPEC. DM			
P.C. NO. C5862	C/D	ENERGY			
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID ON 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 12-23-86 Lic. Class B Lic. Number 460690 Contractor Abubakar
(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. 811WCL132096-A Insurance Company MISSION AMERICAN

☐ Certified copy is hereby furnished.☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.Date 12-23-86 Applicant's Signature Abubakar

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed Abubakar Agent 12-23-86
(Owner or agent having property owner's consent) Position Date

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APPLICATION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

FOR INSPECTION

17700200245

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 13	BLOCK -	TRACT Vendome Park Tr.	COUNCIL DISTRICT NO. 4	DIST. MAP 4642 CENSUS TRACT 1924
2. PRESENT USE OF BUILDING (01) SFD				NEW USE OF BUILDING () Same	
3. JOB ADDRESS 540 N. St. Andrews Pl.					FIRE DIST. -
4. BETWEEN CROSS STREETS AND Clinton St. and Maplewood Ave. Map 81 - 22					LOT TYPE Corner
5. OWNER'S NAME Gloria Leon				PHONE 468-7398	LOT SIZE 44X125
6. OWNER'S ADDRESS 540 N. St. Andrews Pl.				CITY 90004	
7. ENGINEER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY -
8. ARCHITECT OR DESIGNER		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE -
9. ARCHITECT OR ENGINEER'S ADDRESS				CITY	ZIP
10. CONTRACTOR		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
Owner-builder					
11. SIZE OF EXISTING BLDG. WIDTH LENGTH		STORIES 1	HEIGHT 11	NO. OF EXISTING BUILDINGS ON LOT AND USE (1) SFD	
12. CONST. MATERIAL OF EXISTING BLDG. →		EXT. WALLS Wood	ROOF Wood	FLOOR Wd/Conc	P.C. REQ'D No (F)
13. JOB ADDRESS 540 N. St. Andrews Pl.					STREET GUIDE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 1,600.00					DISTRICT OFFICE LA SEISMIC STUDY ZONE -
15. NEW WORK (Describe) Reroofing - composition shingle					GRADING - FLOOD -
Class A or B					HWY. DED. Yes CONSP. -
NEW USE OF BUILDING (01) SFD			SIZE OF ADDITION	STORIES	HEIGHT
TYPE		GROUP OCC. R-3	FLOOR AREA TOTAL	PLANS CHECKED	
DWELL. UNITS		MAX OCC.	APPLICATION APPROVED		TYPIST hla
GUEST ROOMS		PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY	
				OMB GEN. MAJS. CONS. E.D.	
P.C. NO.		G.P.I.	CONT. INSP.	B & SB-3 (R/2/87)	
S.P.C.		P.M.		E 23.68 2704	
B.P.		E.I.		C 1.00 OSS	
23.60		.50		88646 0001	
I.F.		F.H.		E3398 2 02/09/88 25.10 CATO	
S.D.		O.S.S.		88646	
1.00					
DIST. OFFICE		S.O.S.S.	SPRINKLERS REQ'D SPEC.		
P.C. NO.		C/O	ENERGY		

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

88646

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 _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

Date 1-9-88 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. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed _____ (Owner or agent having property owner's consent)

Position

Date

1-9-88

Bureau of
Engineering

ADDRESS APPROVED

DM 2-8-88

17300

DRIVEWAY

246

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC NOT APPLICABLE

SFC DUE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-8700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING UNITS

LEGAL DESCRIPTION

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

N/V

88P/P

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

BE OCCUPANCY
AND FOR OCCUPANCY
REVIEW-DEMONSTRATION
TO ADD-ALTER-

3

APPLICATION

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

TO ADD-ALTER-
REPAIR-DEMOLISH
AND FOR CERTIFICATE
OF OCCUPANCYFOR 3 2 5 0 0 4 0 0 2 8 2
INSPECTION

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 17	BLOCK B	TRACT MP9 61	COUNTY REF. NO.	DIST. MAP 4584 CENSUS TRACT 211700
2. PRESENT USE OF BUILDING '05' 6 units	NEW USE OF BUILDING '05' same			ZONE R4-4	
3. JOB ADDRESS 540 S. St. Andrews Pl(Apts:1 &2) 90020	FIRE DIST. AND			COUN.DIST. 04	
4. BETWEEN CROSS STREETS	LOT TYPE				
5. OWNER'S NAME A. & A. Chironis	PHONE			LOT SIZE	
6. OWNER'S ADDRESS 10475 Ilona Ave., Los Angeles, CA. 90064	CITY ZIP				
7. ENGINEER	BUS. LIC. NO. ACTIVE STATE LIC. NO.			PHONE	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO. ACTIVE STATE LIC. NO.			PHONE	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP			AFFIDAVITS	
10. CONTRACTOR	BUS. LIC. NO. ACTIVE STATE LIC. NO.			PHONE	
11. SIZE OF EXISTING BLDG. WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS 540 S. St. Andrew Pl(Apts:1&2)	STREET GUIDE				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	No fee in compliance with Section 91.0204 L.A.M.C			DIST. OFF. Metro	
15. NEW WORK (Describe) Install Security Bars with Quick Release Devices				P.C. REQ'D SEISMIC	
NEW USE OF BUILDING			SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED J. Vidas		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	INSPECTION ACTIVITY XXX GEN. MAJ.S. EQ.		
P.C.	G.P.I. + NP	CONT. INSP.	B & S B-3 (R.7/89)		
S.P.C.	P.M.	90 Day Permit			
B.P.	E.I.	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.			
I.F.	F.H.				
S.D.	O.S.S.				
ISS. OFF.	S.O.S.S.	SPRINKLERS REQ'D SPEC.			
P.C. NO.	C/O	ENERGY	DAS		
Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.					

SECURITY BARS

A COPY OF THIS PERMIT MUST BE FORWARDED TO THE SECURITY BAR PROGRAM, CONSERVATION BUREAU

CASHIER'S USE ONLY

FEE NO FEE NO FEE
05/10/91 01:19:50PM H001 T-3625 C 26
SECURITY BARS 48.00
ONE STOP SURCH 1.00
NO FEE 0.00
91HO 12497

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 _____ Lic. Class _____ Lic. Number _____ Contractor: _____ (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, 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 4-19-91 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. _____ Insurance Company _____

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

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 4-19-91 Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed _____ owner _____ 4-19-91
(Owner or agent having property owner's consent) Position Date

3 2 5 0 0 4 0 0 2 8 3

Bureau of Engineering		ADDRESS APPROVED		
		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
SEWERS RES. NO. CERT. NO.		FLOOD CLEARANCE		
			SEWERS AVAILABLE	
			NOT AVAILABLE	
			SFC PAID	
	SFC NOT APPLICABLE		SFC DUE	
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety		APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire		APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing		HOUSING AUTHORITY APPROVAL		
Planning		APPROVED UNDER CASE #		
Transportation		APPROVED FOR		
Construction Tax		RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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

BUCKHAM CONSERVATION CENTER
FORWARDED TO THE RECORDS DIV
A COPY OF THIS PERMIT NOTED BY
RECEIVED 04/18/82

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELESDEPT. OF BUILDING AND SAFETY

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

135 193

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1.

LOT

17

2.

PRESENT USE OF BUILDING

(05) Apartment Building

3.

JOB ADDRESS

540 S. St. Andrews Place

4.

BETWEEN CROSS STREETS

5 th. AND Western Av.

5.

OWNER'S NAME () TENANT () BUILDING

Mr. & Mrs. Chironis

6.

OWNER'S ADDRESS

10475 Ilona Ave.

7.

ENGINEER

None

8.

ARCHITECT OR DESIGNER

None

9.

ARCHITECT OR ENGINEER'S ADDRESS

10.

CONTRACTOR

United Roofing Co.

11.

SIZE OF EXISTING. BLDG.

WIDTH LENGTH

12.

FRAMING MATERIAL OF EXISTING BLDG.

13.

JOB ADDRESS

540 S. St. Andrews Pl.

14.

VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING

40 sqs. \$ 4,000.00

15.

NEW WORK (Describe)

Remove existing roof. Install 3-ply built-up fiberglass capsheet roof system, Class B.

LEGAL DESCR.

17

BLOCK

B

TRACT

WESTMINSTER PL

CITY CLERK REF. NO.

MP 9-51

DIST. MAP

135-B-193

NEW USE OF BUILDING

(05) Apartment Building

SUITE/UNIT NO.

ZONE

RA-2

FIRE DIST.

4

COUN. DIST.

LOT TYPE

LOT SIZE

60x150

ALLEY

BLDG. LINE

DOCUMENTS/EASEMENTS

11.

STORIES

HEIGHT

NO. OF EXISTING BUILDINGS ON LOT AND USE

12.

EXT. WALLS

ROOF

FLOOR

13.

SUITE/UNIT NO.

14.

DIST. OFF.

L.A.

P.C. REQ'D

NEA

GRADING

SEISMIC

HWY. DED.

Coll.

FLOOD

NEW USE OF BUILDING

Same

SIZE OF ADDITION

None

STORIES

HEIGHT

TYPE

V-1-h

GROUP OCC.

N/C

MAX. OCC.

N/C

PLANS CHECKED

Abdul Megeni

DWELL UNITS

BUILDING AREA

N/C

ZONING AREA

APPLICATION APPROVED

AK Cape: 7284

GUEST ROOMS

PARKING REQ'D

N/C

PARKING PROVIDED

S - C - HC.

INSPECTION ACTIVITY

P.C.

G.P.I. + NP

CONT. INSP.

S.P.C.

P.M.

B.P.

58.00

E.I.

.50

Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.

I.F.

F.H.

S.D.

O.S.S.

1.17

ISS OFF.

L.A.

S.O.S.S.

SPRINKLERS REQ'D SPEC.

P.C. NO.

C.C.

C/O

ENERGY

No

DAS

SYS

3.51

SSYS

03/22/93 12:03:55PM LAD4 T-4119 C 27

BLDG PERMIT CO

58.00

INVOICE # 0072043 BB

EY COMMERCIAL

0.50

ONE STOP

1.17

SYS DEV

3.51

TOTAL

63.18

CHECK

63.18

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO PER

ADMINISTRATIVE APPROVAL DATED

BY

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

ASBESTOS NOTIFICATION

Check Box: Notification letter sent to AQMD or EPA.

Signature

Date 3/19/93

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 03-19-93 Lic. Class C-39 Lic. Number 137650 Contractor

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. 1330196 Insurance Company State Comp. Ins. Fund

Certified copy is hereby furnished.

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

Date 03-19-93 Applicant's Signature

Applicant's Mailing Address 1821 Daly St., Los Angeles, Ca 90031

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name Lender's Address

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

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

Signed Contractor 03-19-93

Position Date

32330427301

Bureau of Engineering

Public Works Improvement

SEWERS

Grading

Comm. Safety

CEQA

Fire

CRA

Transportation

Planning

Housing

Construction Tax

Cultural Affairs

Rent Stabilization Division

Required
YES ☐ NO ☐

PERMIT

#

PRIVATE SEWAGE SYSTEM APPROVED

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

APPROVED (TITLE 19) (L.A.M.C.-S700)

APPROVED - HYDRANT UNIT, ROOM 920 CHE

APPROVED PER REDEV. PROJECT

APPROVED FOR DRIVEWAY LOCATION

APPROVED FOR ORD. #

WORK SHEET #

APPROVED UNDER CASE #

LANDSCAPE / XERISCAPE

SIGHT PLAN REVIEW

HOUSING AUTHORITY AFFIDAVIT NO.

RECEIPT NO.

DWELLING UNITS

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

Julian

3/22/83

LEGAL DESCRIPTION

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

No Change on Plot Plan



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

THIS PERMIT IS FOR:

- ☐ NEW BLDG/STRUCTURE
☐ RELOCATE EXIST. BLDG.
☒ ADD, ALTER, REPAIR EXISTING BUILDING
☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

PERMIT CODE

EX-1-74

REF. NO.

OBS H NL



A PROJECT ADDRESS 540 S ST ANDREWS PL TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20) WESTMINSTER PL (MP 9-61)		SUT/UNIT NO. 6TH ST & 5TH		CROSS STREETS 6TH ST & 5TH	
LOT TYPE INT		LOT SIZE 60 X 150		ZONE R-2	
BUILDING LINE		ALLEY		CENSUS TRACT 2118.02	
DIST. MAP 135B193		ASSESSOR'S ID		COUNCIL DIST. 4	
FIRE DISTRICT		FLOOD ZONE		SEISMIC STUDY	

B PROPERTY OWNER ALEX CHIRONIS ADDRESS 10475 ILONA AV CITY/STATE/ZIP WLA, CA 90064		PHONE 310 4758792 SUT/UNIT NO.		APPLICANT ALEX CHIRONIS ADDRESS SAME CITY/STATE/ZIP		PHONE 310 4758792 SUT/UNIT NO.	
ARCHITECT NAME		ADDRESS		LIC. CLASS		ACTIVE STATE LIC. NO.	
ENGINEER		ADDRESS		CITY BUS. LIC. NO.		PHONE NO.	
CONTRACTOR		ADDRESS		CITY BUS. LIC. NO.		PHONE NO.	
OWNER		ADDRESS		CITY BUS. LIC. NO.		PHONE NO.	
PROPOSED USE OF BUILDING (07) SAME		EXISTING USE OF BUILDING (Leave blank for new buildings) (07) CARPORT		DESCRIPTION OF WORK <input type="checkbox"/> DAMAGE REPAIR <10% <input type="checkbox"/> PATCH PLASTER/ DRYWALL <input type="checkbox"/> INT. NON-STRUCTURAL REMODEL <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCO/SIDING <input type="checkbox"/> RE-ROOF OTHER: (Describe) REPAIR EQ DAMAGE FOOTINGS & WALL (SOUTH OF (E) CARPORT APP 20' LONG			

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CRITERIA: I HEREBY <input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE <400 AMP AND TOTAL FLOOR AREA <15,000 S.F. <input type="checkbox"/> PLUMBING (NOT INCLUDING FIRE SPRINKLER) THAT HAS WORK FOR TREATMENT SIZE < 1/2" DIA. AND A.C. SIZE < 1/2" TONS DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above) ELECT. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO. PLUMB. CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO. HVAC CONTR. NAME ADDRESS LIC. CLASS ACTIVE STATE LIC. NO. CITY BUS. LIC. NO. PHONE NO. OWNER OR OWNER'S AGENT	
---	--

D NO. OF EXISTING BLDGS. ON LOT AND USE 2: SED/DET CARPORT		LENGTH		WIDTH		HEIGHT (BUILDING)		FLOOR AREA (BUILDING)	
STORES		GROUP OCCUPANCY		OCCUPANTS PER GROUP		MAX. OCCUPANCY			
DWELLING UNITS		GUEST ROOMS		CONSTR. TYPE		LIC. FABRICATOR REQD FOR:			
REQD PARKING		PARKING PROVIDED		HEIGHT (ZONING)		FLOOR AREA (ZONING)			
LOCATION OF REQD FIRE SPRINKLERS		TYPE OF INSPECTION (CS) EQ FS MS GEN		DISTRICT INSPECTION OFFICE (LA) VN WLA SP					
LATERAL/POLE SYSTEMS		SHEARWALL		PILE/CAISSON		SMRSP/OMRSP		OTHER	
CONCRETE > 2000 PSI		FIELD WELDING		GUNITE/SHOTCRETE		GRADE BEAMS/CAISSONS		OTHER	
MASONRY		REBAR WELDS		GRADING					

E P.C. NO. CC		VALUATION (including all fixed operating equipment) \$ 7,500.00	
PLAN CHECK 7310		SUPPLEMENT TO PERMIT NO.	
NIGHTSIDE POSTING		PLAN MAINT.	
FIRE INSPECTION		D.A. PLAN CHECKED BY	
INVESTIGATION FEE		ZONING PERMITTED BY	
RELOCATION FEE		SCHOOL DIST. FEE	
SCH. DIST. PL. AREA		SIGN	
ENERGY		NOT PLAN ATTACHED	
D.A. SURCH.		YES NO	
SEWER CAP REQD		OTHER ATTACHMENTS (Det.)	

FOR CASHIER'S USE ONLY

95WL 32758

NO FEE NO FEE NO FEE
 10/23/95 01:32:55PM WL01 T-4334 C 11
 BLDG PLAN CHC 73.10
 BLDG PERMITS R 86.00
 INVOICE # 0099660 00
 EI RESIDENTIAL 0.75
 ONE STOP 3.20
 SYS DEV 9.59
 MISCELLANEOUS 5.00
 CITY PLAN SURC 4.77
 NO FEE 0.00

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the 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. 22.0900 L.A.M.C.). Claims for refund of fee paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.12 & 22.13 L.A.M.C.).

SCHEDULE OF ENGINEERING		SEWERS		PLANNING WORKSHEET NO.	
		<input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____		APPROVED UNDER CASE NO. _____	
CURB RAMP	DRIVEWAY	SEWER FACILITIES CHARGE		LANDSCAPE/ERISCAPE	
FLOOD	INDUSTRIAL WASTE	<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE <input checked="" type="checkbox"/> PAID		SITE PLAN REVIEW	
HIGHWAY DEDICATION		GRADING DIVISION		FIRE DEPT	
<input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED		<input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> PRIVATE SEWAGE SYSTEM OK <input type="checkbox"/> CRA APPROVED RE-DEV PROJECT		<input type="checkbox"/> APPROVED TITLE 18 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____	
EXCAVATION ADJACENT TO PUBLIC WAY				DEPT OF TRANSPORTATION	
CONSTR. TAX RECEIPT NO. _____ DWELLING UNITS _____				<input type="checkbox"/> DRIVEWAY LOCATION <input type="checkbox"/> CRD NO. _____	
HOUSING AUTHORITY				CAL OSHA	
CULTURAL AFFAIRS				AGMD-AB3205	
		C.E.Q.A.		DEPT WATER & POWER	
COMPLETE FOR RELOCATION PERMITS ONLY				CASH/SURETY BOND NO. _____ MILES MOVED _____	
OLD ADDRESS _____				<input type="checkbox"/> FROM OUTSIDE CITY OF LA	

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and 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. I am responsible for the following permits:

☐ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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 Sec. 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 Sec. 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 _____ Policy No. _____
☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and 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. I am responsible only for the plumbing permit.

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 Sec. 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 Sec. 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 _____ Policy No. _____
☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and 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. I am responsible only for the electrical permit.

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 Sec. 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 Sec. 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 _____ Policy No. _____
☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and 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. I am responsible only for the HVAC permit.

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 Sec. 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 Sec. 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 _____ Policy No. _____
☐ 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 provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign _____ Date _____

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

2 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 _____

3 ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable. ☐ I declare that a notification letter has been sent to the AQMD or EPA. Sign Antje Chironis Date 10-23-95

4 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & 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 Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 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 the 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 of completion, the owner-builder will have the burden of proving that he or she did not intend to 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 & 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 Antje Chironis Sign Antje Chironis Date Oct. 23, 1995 ☒ OWNER ☐ AUTHORIZED AGENT

5 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, neither the City of Los Angeles nor any board, department, officer, or employee thereof, 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.

Print Antje Chironis Sign Antje Chironis Date Oct. 23, 1995 ☒ OWNER ☐ AUTHORIZED AGENT ☐ CONTRACTOR

\$100 Down
Buys a Fine Lot
AT
Huntington Terrace
Prices \$695 Some More
Some Less
Level and Hill Slope Lots
High, Dry and Sightly
No Rain or Flood Danger

The recent heavy rains only proved what we told you before; no matter how heavy the rains you can always get home without being "towed."

Huntington Terrace is midway between Los Angeles and Alhambra, in the gentle rolling lands just off Huntington Drive.



Prices here are far below those to be found in the immediate vicinity, and the terms are most reasonable.

By Auto

Drive out North Broadway or Mission Road to Huntington Drive. Follow along Huntington Drive, to Tract Office at Lomitas Avenue and Huntington Drive. Office on the property.

Huntington Terrace is 5 miles from downtown, a 15-minute ride. Good boulevards. Industrial districts close-by. Wise restrictions in force.

By Street Car

Sierra Vista red car going north on Main St., and get off at 60 limit, Lomitas Ave., Rose Hill Park station. Tract office there.

Loftus Land Co
420 Pacific Finance Bldg.



Go out and see the City of Opportunity—the city that is destined to be the biggest profit maker for your investment TODAY.

ALBRIGHT
~ the New Venice Short Line Subway City

"Albright" is more than a subdivision. It is a real city—homes are building—people are coming—that is what makes values grow.

Business frontage in "Albright"—the logical Trading Center of the great Los Angeles to Venice district—can now be bought—ON EASY TERMS—at low opening prices. An unprecedented opportunity.

Look at the map—note the lines of travel—here is the center—the HUB OF TRAFFIC—go out and see for yourself.

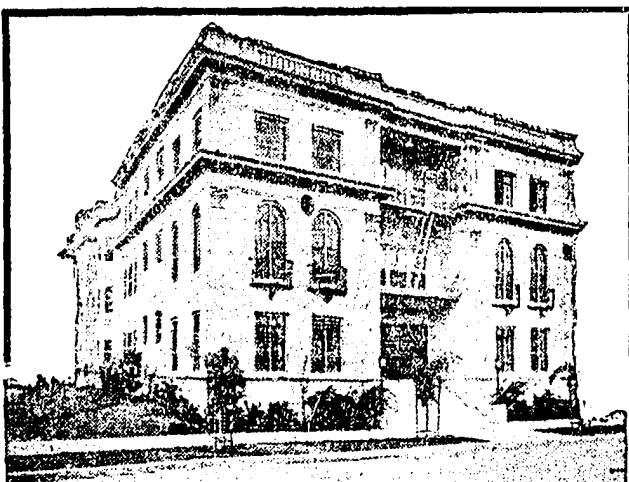
Developed by C. C. Albright Co.

Los Angeles Office
433 W. 5th St.
Tucker 1047
738 S. Figueroa
Vandike 4251
2432 S. Vermont Ave.
Benson 2423

HARRY H. CULVER & CO.
LOS ANGELES TO VENICE PROPERTIES
CULVER CITY, CAL.
General Sales Agents

Tract Office
Sawtelle and
Venice Blvd.

General Office
Culver City
761246



LEY BROS. BUILT

Own and operate this beautiful Apartment on W. 7th St. Since completion it has shown 16% NET on the total price of \$165,000. 75-ft. lot with 18 ft. on each side of building.

WE ARE BUILDERS OF HIGH-CLASS APARTMENTS AND FLATS. M. E. Taylor and A. G. Dless have just associated themselves with us where they will be pleased to meet their many friends.

Ley Bros.

311 So. Vermont

DUnkirk 3184

HOW TO INSERT A TIMES WANT AD

You can bring it or send it to the Times Main Office, Broadway at First, or to the Times Branch Office, 621 South Spring; hand it to any Times Agent; deposit it in one of the Times Collection Boxes, located in lobbies of principal downtown office buildings, or phone Metropolitan 0700.

Transfer Corner

100 x 135

Eleven Stores

\$7100 Income

One of the finest intersections available in the city. Lot alone is worth more than the price asked. No phone information.

Price \$62,500

Cash \$25,000.

Easy Terms.

BUSINESS-INCOME-RESIDENCE PROPERTIES-SUBDIVISIONS

George Sunday Inc.

THE SEAL OF GOLD VALLEY
 Eighth at Spring TRINITY-8601
 400 Lane Mortgage Bldg.

OPEN EVERY DAY BUT SUNDAY



1415 So. St. Andrews Pl.

LEY BROS. BUILT & OWN

This 4 five room and 4 four room Furnished Flat. Extra large rooms with hand decorated walls on Sanitas, mah. finish, hardwood floors, tiled baths and showers.

Each Unit a Home in Itself.

All rented at conservative rentals for \$12,000 year.

Lot 74x178

Price \$75,000.

Cannot be duplicated in this location for price asked.

M. E. Taylor or E. G. Dless.

Mr. Olivier has a fine corner lot 102x185 for \$19,000 between Vermont and Western near 8th. Wonderful site for 2 flats or an apartment.

WE ARE BUILDERS OF HIGH CLASS FLATS AND APARTMENTS
 WE HAVE AN EXPERIENCED ARCHITECT AT YOUR SERVICE.

LEY BROS.

311 So. Vermont

DUnkirk 3184

High Class Individually Owned Apartments

Plans are under way to erect in the Wilshire District a STRICTLY CO-OPERATIVE apartment house.

There will be no promotion expense and the entire cost will be divided among the owners.

Building will be fireproof Class "A" construction consisting of 24 large apartments divided and finished as the owners desire. There will also be a garage for 24 cars.

The project will be handled by one thoroughly acquainted with building and co-operative principles.

Those interested in obtaining an apartment home at cost and who have from \$6000 to \$7000 available cash are invited to communicate with

ADVERTISER—1126 STORY BUILDING

Why Not Improve That Vacant Lot?

Have you figured just what it costs a year to carry vacant property?

**It costs \$100 per month to carry a
\$15,000 lot.**

**We can build you a building that will show
you better than 17% on your investment.**

13 Years Experience in Los Angeles

**Our buildings show the smallest percentage
of vacancies. Why? "Quality First" is our
motto.**

**Will submit sketches and estimates and show
you finished buildings, without obligation.**

**Also we maintain an architectural department
which is at your service.**

LEY BROS.

311 South Vermont

Unkirk 3184

Sensational Sacrifice of Full Bearing Fruit Land

Liquidation of English-owned property at Riverside, California, offers life-time opportunity to acquire beautiful income home-sites and high-grade commercial orchards in desired sizes, at \$500 to \$1000 per acre, or less than half the actual cost of development.

Think of being able to secure a scientifically cultivated, full-bearing grove of oranges, lemons, grapefruit, avocados or walnuts,—five acres or more—in one of the richest and most beautiful spots in California, at less than HALF the price that would be asked for property of this character under normal conditions.

This unparalleled opportunity is the result of an order from the controlling interests in England to liquidate without delay the magnificent estate of the Arlington Heights Fruit Company, comprising 3400 acres in Arlington Heights, a few miles from the business center and within the city limits of historic Riverside, a prosperous city of 25,000 population, with the finest schools, churches, stores, country clubs and community organizations—and the most beautiful surroundings imaginable.

If you have ever had a desire for a really fine producing fruit grove, in an ideal location for a permanent home, or if you are a practical fruit grower looking for a profitable commercial orchard with an unfailing water supply, convenient packing and shipping facilities, where soil and climate combine to produce the finest navel oranges grown, here is an opportunity for you that will never be duplicated.

Never before, to our knowledge, has any such offer been made, nor is it likely ever to be duplicated. It represents an amazing sacrifice of the most carefully developed, most productive, and most wonderfully located fruit lands in California. If this were a subdivision for profit the prices undoubtedly would be \$2000 to \$3000 per acre instead of the present unparalleled prices of \$500 to \$1000 per acre—half cash, balance terms.

A personal inspection of these magnificent groves will convince any person with even a slight knowledge of values, that here, indeed, is an opportunity for sound and profitable investment in high-grade, producing orchards and beautiful home-sites, that is not likely ever to be equalled.

But prompt action is essential. Sign, tear out, and mail the attached coupon right now before you forget it. There is no obligation to purchase. Your own judgment will be your guide.

Arlington Heights Fruit Company
825 Story Bldg. Los Angeles, Calif.

COUPON
Send descriptive circular

NAME

ADDRESS

How To Insert a Times Want Ad
You can bring it or send it to the Times Main Office, Broadway at First, or to the Times Branch Office, 621 South Spring; hand it to any Times Agent; deposit it in one of the Times Collection Boxes, located in lobbies of principal downtown office buildings, or phone MEtropoln 0700.

Many a Successful Business
In Los Angeles was purchased through a TIMES WANT AD. Similar opportunities are on the market today. See today's "Business Chances."



For LEASE or SALE
This LEY BUILT Apartment
All outside rooms, hand decorated on Sanitas. Mahogany finish. Tiled Baths and Sinks. Breakfast nook 6x8 ft. Incinerator with outlet on each floor. Individual lockers in basement. Must be seen to be appreciated.
We can show you a duplicate of this building that is ALL RENTED NOW and bringing from \$165 to \$180 for each apartment.
BUY this BUILDING direct from us and run it yourself. WILL SHOW BETTER THAN 26% ON TOTAL INVESTMENT.
LEY BROS.
311 South Vermont DUnkirk 1608

"Carlsbad by the Sea" "The Home of the Avocado"

Does Farming pay? Ask the Carlsbad Rancher. He will tell you that he is now shipping Kentucky Wonder String Beans at 24 cents per lb. That he will soon be selling Sweet Corn at \$1.00 per dozen and so on, all the way down the line of tender "Out-of-Season" vegetables.

One Carlsbad rancher tells us that he has shipped from 4½ acres of Italian Squash more than 4000 boxes, which averaged better than \$1.00 per box. He is still shipping at \$1.25 per box.

Yes indeed, farming pays, if you do your farming and fruit growing at Carlsbad, where you do not have to battle the elements, but, where nature does everything possible to assist you.

TAKE NOTICE: You may still buy this "Wonderland" with water at cost, at \$750 to \$850 per acre, and you need pay only 10% cash and 10% yearly.

In spite of quarantine (which now has been lifted) we added six buyers to our many hundred contented and prosperous Carlsbad Clients, during the past week.

Drive down to Carlsbad and have our Mr. W. T. Hart show you these fine properties, or call on or write:

South Coast Land Company
E. M. CLAUSSEN, Sales Manager
912 Garland Bldg., Los Angeles, Calif.
Phone TRinity 3161

An investment in a well-built home is a permanently profitable investment. Build your home as you would your business—to last a lifetime.

--a home without money

DESIGNERS
BUILDERS AND
FINANCERS
MEMBERS OF
CHAMBER
OF
COMMERCE
BUILDERS'
EXCHANGE
BANK
REFERENCE

WE WILL BUILD A BUNGALOW, DOUBLE OR FLAT—WITHOUT ANY MONEY FROM YOU—IF YOU OWN A CLEAR LOT.

NO BONUSES. NO COMMISSIONS. PAYMENTS LIKE RENT.

WE ARE NOW BUILDING, OR HAVE RECENTLY COMPLETED, A HOME IN YOUR NEIGHBORHOOD.

LET US EXPLAIN OUR PLAN.

TIFAL & O'CONNOR

Builders of Merit

709 GRANT BLDG. TRinity 5438 4TH AND BROADWAY

One Fair Profit in Eighty Six Years

That is all that you are permitting of when you purchase industrial, wholesale, assembling, warehouse and trackage property in—

"Daum's Bandini Industrial Terminal"

Excellent facilities. Reservations and inquiries handled in the order received.

W. H. DAUM & STAFF

INDUSTRIAL ANALYSTS ANAYTICAL REALTORS INDUSTRIAL FINANCING

Have You Shown Your Faith in Los Angeles by Buying Legitimate Industrial Stocks from W. H. Daum and Staff

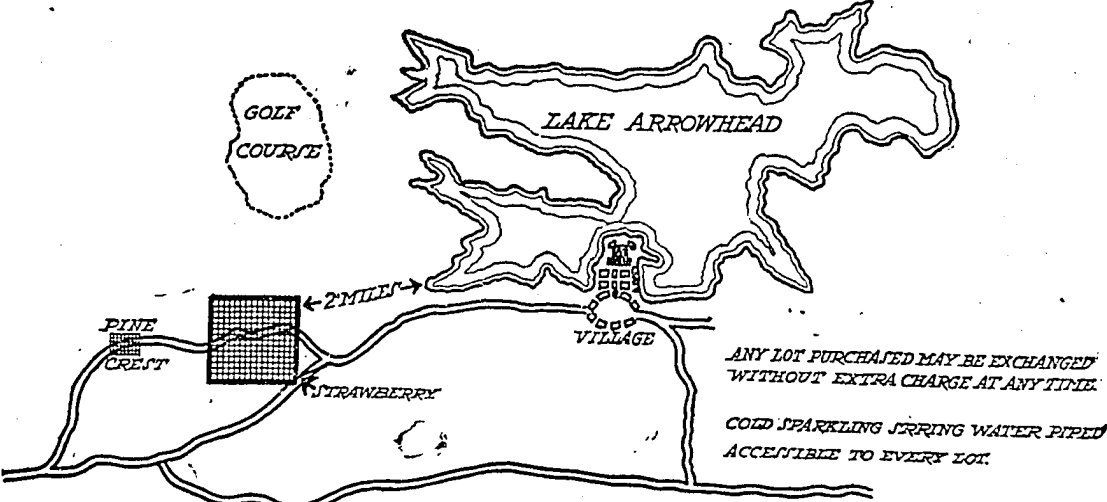
756 So. Spring St. TRinity 5351 LOS ANGELES

Lumber for 50 Mountain Cabins to be Given Away Absolutely Free
at

STRAWBERRY LODGE

(two miles west of)

LAKE ARROWHEAD



There is no catch or lottery attached to this offer. We are putting on the market our final unit of 400 lots, and with a view to making a resort out of our tract we will give to the first 50 buyers, commencing today, absolutely free of cost, all the lumber needed to build a two-room cabin 10-ft. wide by 20 ft. long, with 8-ft. sidewalls. Any respectable person of the white race is eligible. To secure this material all you have to do is to purchase one of our lots on terms of \$10.00 DOWN and \$10.00 per month. TOTAL PRICE \$180.00. Or, if you desire a larger cabin we will give you the allotted quota of lumber and sell you the balance at \$40.00 per thousand ft. A LIFE MEMBERSHIP in the STRAWBERRY LODGE CLUB goes with every purchase, giving you and your family free access to the clubhouse and dance hall. Material for these buildings is already on the ground. NO WAITING for ROADS and WATER. About half of this work is already in, and the balance is being rushed forward daily by our experienced workers. We have no agents on this unit, except on tract, so mail your check direct to owners. ANY lots we may choose for you can be exchanged at a later date without extra charge. YOUR MONEY RETURNED IN FULL at any time within the next 30 days if not entirely satisfied. We expect this issue to be over-subscribed, so hurry. If your money does not arrive in time it will be returned. The free lumber will be delivered to your lots when you have paid off half of your contract. No lots less than 25x100 ft.

STRAWBERRY LODGE CO., 1230 American Ave., Long Beach.

Phone 613-267.

FOR OVER 18 YEARS
"NOTHING BUT BUSINESS PROPERTIES"

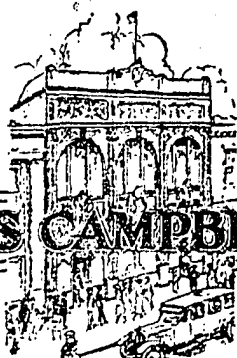


LET'S DISCUSS IT—

Results Count!
The Ability
TO PROFITABLY ESTABLISH
Your Business Home
IN LOS ANGELES
by suggesting
an adaptable location
IS THE ACCOMPLISHMENT
OF THIS
INSTITUTION OF SPECIALISTS
WE HAVE THE "FACTS"

Sale
Leases
Loans
Exchanges

Bonds
Insurance
Property
Management



W. ROSS CAMPBELL CO.

712-14 So. Spring St.

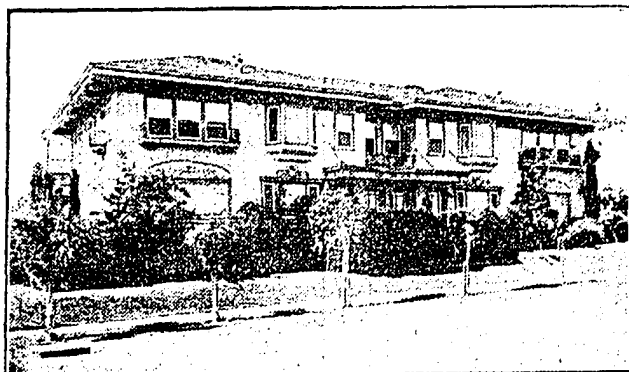
Phone VAndlike -1177

OUR

HOME

IN THE HEART OF THE FINANCIAL DISTRICT

ASK ANY BUSINESS MAN OR BANKER



N. E. Corner 4th St. and Catalina
Income \$4800 a Year—All Rented.

We, as builders, cannot reproduce this property under the following:

Building	\$21,000.00
Lot value easily.....	17,000.00
	\$38,000.00

We highly recommend this both from standpoint of construction, as well as investment.

Price for immediate sale, \$33,000

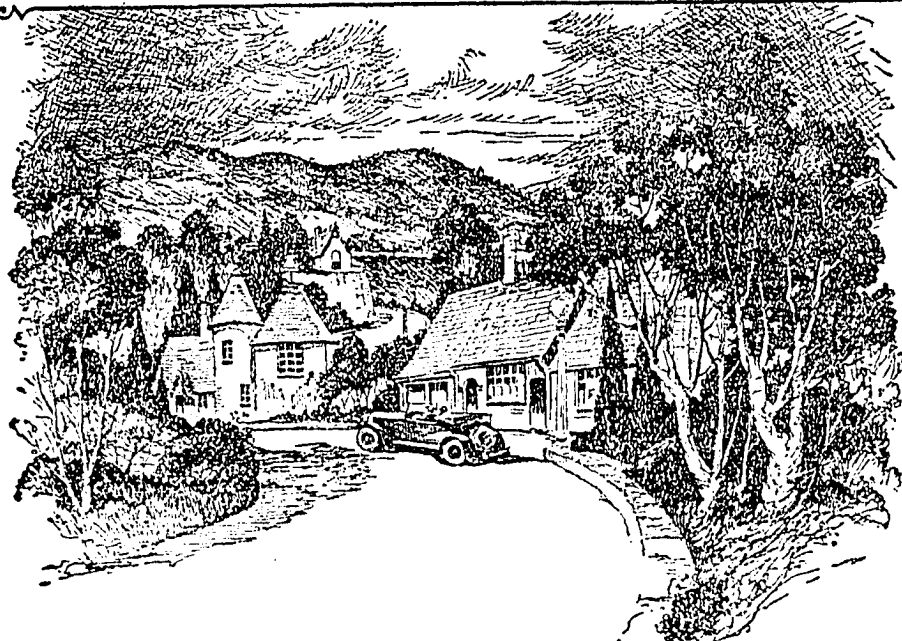
LEY BROS.

311 S. Vermont.

DUnkirk 1608.

Sketched from Life in

HOLLYWOODLAND



Hillside homes of enduring charm—combined with the delightful environment of scenic beauty and outdoor sports—all within twenty-five minutes of downtown Los Angeles—unite to make Hollywoodland the IDEAL Residential Community.

[Drive in today and allow a courteous representative to explain]
[the Home-Building possibilities of the Hollywoodland Hills.]

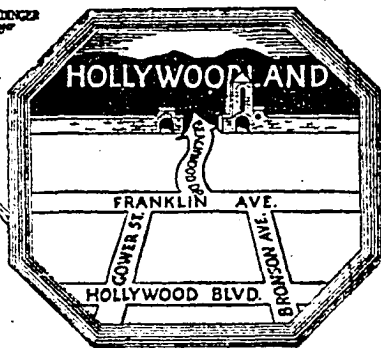
S.H. WOODRUFF

successor to

Tracy E. Shoults Co.

Office on the property 2690 N. Beachwood Dr.
Phonics - Hollywood 1344 - Hollywood 6682

MARTIN T. HEDGECOCK
Manager



Wilshire Corner Bungalow

Located near 3rd St. 7 large rooms, 3 bedrooms, hand decorated walls, mahogany finish, tile baths. Price \$16,000. Terms. Call *Mr. Cardwell*.

Corner Wilshire Flat

Near Ambassador. Income \$400 per mo. No vacancies. Will consider vacant or bungalow to \$15,000 for part. Shows better than 15% net on investment. Call *Mr. Pitzer*.

Income \$1000 Month

1415 So. St. Andrews. 8 duplex flats. Priced right for sale or exchange. Please do not disturb tenants. Call *Mr. Pitzer* or *Mr. Cardwell*.

Mr. L. A. Pitzer is now associated with us, where he will be glad to meet his business acquaintances.

LEY BROS.

311 So. Vermont

DUnkirk 1608

FOR OVER 18 YEARS
 "NOTHING BUT BUSINESS PROPERTIES"

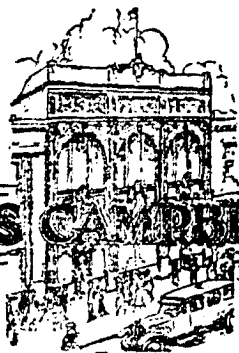


LET'S DISCUSS IT—

RIGHT ON SPRING STREET
 Between 6th and 7th
 THE VERY PULSE
 OF THE FINANCIAL DISTRICT
 You'll Find 8500 Square Feet
 Of Fine Space
 On One Floor
 Priced at Less Than \$1.00 per Square Foot
 per year
 In a District of \$3 Space
ONLY IMMEDIATE ACTION
 Will Get This Bargain—
 See Our Representative Now!
WE HAVE THE "FACTS"

Sales
 Leases
 Loans
 Exchanges

Bonds
 Insurance
 Property
 Management



W. ROSS CAMPBELL CO.

712-44 So. Spring St.

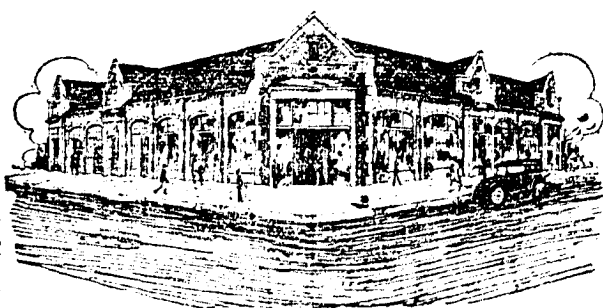
Phone WAnsles-1177

OUR

HOME

IN THE HEART OF THE FINANCIAL DISTRICT

ASK ANY BUSINESS MAN OR BANKER



**Ley Bros. Are Building These
 Beautiful Brick Stores**
*At 6th and La Brea
 And 1st and Union*

Why not improve that business vacant with an attractive store? Can easily be financed.

We have other attractive designs to show you.

Make that vacant property pay an income.

An experienced designer at your service.

LEY BROS.

311 S. Vermont

DUnkirk 1608

the future in HOLLYWOODLAND

Re-forestation plans are being completed and scientifically demonstrated which will add a thousand fold to the Beauty of the Hills of Hollywoodland.
 Drive in Today and a courteous representative of Hollywoodland will explain our re-forestation idea.

S.H. WOODRUFF

successor to

Tracy E. Shoults Co.

Office on the property 2690 N. Beachwood Dr.
 Phones - Hollywood 2344 - Hollywood 6682
 MARTIN T. LINDENBERG
 Sales Manager



Ride..

The bridle trails of Hollywoodland—Horses available at the Hollywoodland Riding Club

"A better building in record time for less money"

KASS & RUBEN
MORTGAGES-INVESTMENTS
SUITE 608 BANK OF ITALY BUILDING
LOS ANGELES, CALIFORNIA

October 15th 1923

Dear Mr. Mayo:

We feel this is coming to you.

There's a time worn saying about it being impossible to teach old dogs new tricks--you've proved it wrong and here is how.

As you know, we are building contractors operating our own Apartment Houses and always figured, since we were the interested parties, that we could save time and money and make a better job of designing our own Apartment Houses.

Then at your suggestion, we decided to let the Mayo Organization compete against us on a job and you won hands down.

We got a better building, better grade materials and workmanship--finished in record time and for less money than we could have done the job ourselves.

Since we know whereof we speak it is our pleasure to render this tribute to the Mayo Organization--you said you could do it; then you went ahead and proved it.

We're for you because YOU DO DELIVER THE GOODS.

Cordially yours,
KASS & RUBEN.

by *Frank E. Fisher*

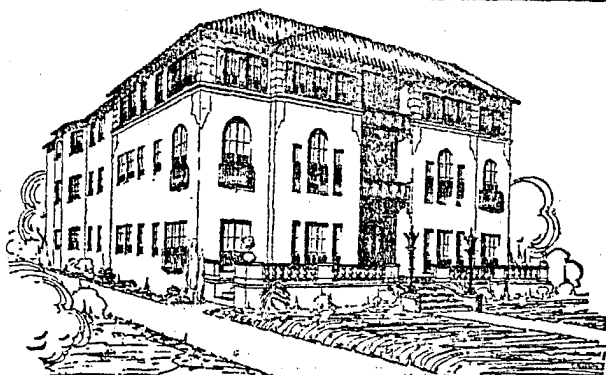
Many owners having building experience believe they can "save the contractor's profit." The frank statement above, from such an owner, is proof positive that a SPECIALIST can save the owner money and deliver a better building.

We can finance your building. References to banks and clients gladly given.



Luther T. Mayo.

Designing • Financing • Building
531 BLACK Bldg.....TRINITY 1521



Why not put this Ley Bros. designed and built revenue producer to work for you on that vacant lot?

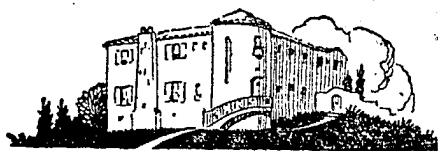
Let us show you that with our special building plan you cannot afford to allow your property to remain idle.

An experienced designer at your service.

LEY BROS.

311 S. Vermont.

DUnkirk 1608.



We Build Your Home under a New Saving Plan

You rest secure under our plan of economic supervision of your home-building.

We plan your home according to your ideas, execute the work from start to finish, and guarantee cost.

Our method conserves your building fund and makes it purchase greater dollar-for-dollar value in sound materials and honest construction.

Many home-makers served by us are deep in praise of the benefits derived from our unique plan.

*Write or telephone
for Appointment.*

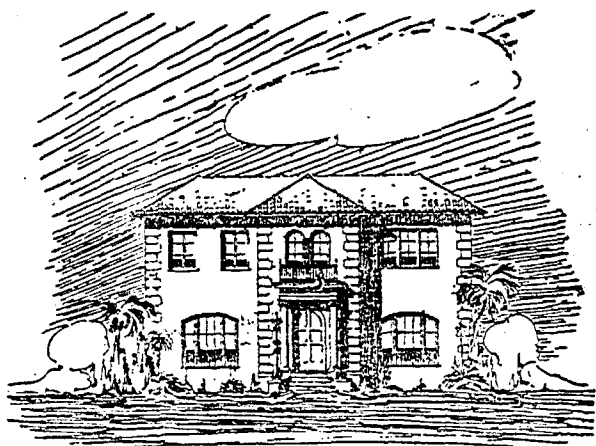
PHONE

3912

PAUL C.
WHITICE
BUILDING
ECONOMIST

569-631

W.6ST



This Ley Built Flat

will show you better than 20% net.
 Let us submit figures and designs to you.
 We have an extra fine lot for \$7000,
 which we highly recommend for this type
 building.

Associated Designer At Your Service

LEY BROS.

311 S. Vermont

DUnkirk 1608

For INCOME PROPERTY THAT PAYS

Apartments, duplex
 houses, bungalow
 courts—everything
 new and of un-
 usual design.



This Week's SPECIAL

Brand-new 10-room
 double house as low
 as \$3500 down!

Ask about our other
 unusual bargains.

See J. M. CLOSE

Realtor

Designer—Builder

241 N. Western

HEmpstead 2117

I WILL LOAN ALL MONEY

**TO FINANCE AND BUILD A HOME, DOUBLE
 BUNGALOW OR BUNGALOW COURT
 ON YOUR CLEAR LOT**

Even though your lot is not clear, I will
 consider the financing of a home for you.

I have made loans and contracted with a
 great many people in the past four years
 for both homes and income property, a list
 of whom I will be glad to furnish.

Many of these people now own their
 homes free and clear in place of a vacant
 lot.

Commencing Monday, October
 27th, I will keep my office open
 every night until 9 o'clock, in or-
 der to accommodate those unable
 to come in during the day.

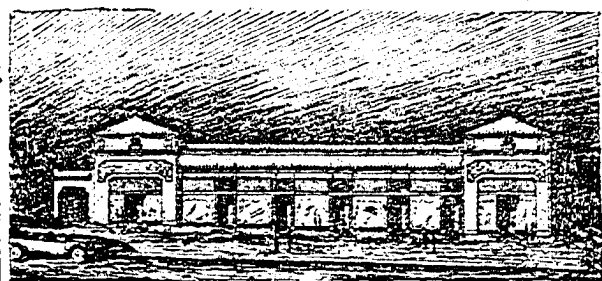
W. H. HYATT

716-18-19 Merritt Bldg.

307 West Eighth Street

Telephone TUcker 5707

At Eighth and Broadway



MAKE RESERVATIONS NOW

Excellent location for Exclusive Shops

Millinery
Draperies
Caterers

Lingerie
Antiques

Oriental Rugs
Art Goods
Jeweler & Optician

Ladies' and Children's Ready-to-wear.

SPANISH TYPE BUILDING

Vermont between Wilshire and 7th Street

Being built by LEY BROTHERS
Builders of Stores and Apartments.

ADVICE AND INFORMATION GIVEN CHEERFULLY.

LEY BROS.

311 S. Vermont.

DUnkirk 1608

YOUR PERMANENT HOME-SITE *is*

NOW AVAILABLE



in Eagle Terrace

**CONSIDER
these
ADVANTAGES**

- ACCESSIBILITY—Boulevards lead to Eagle Terrace.
- CHURCHES—near by.
- CLIMATE—healthy. No fogs. Doctors recommend this district.
- DISTANCE—from Downtown Los Angeles—9 miles.
- ELECTRIC LIGHTS — Yes. No poles on property.
- FIRE PROTECTION—Yes.
- GAS—Yes.
- GRADES—not over 10 per cent on roads leading to each homesite.
- LIBRARIES—near by.
- MAIL DELIVERY—Yes.
- PAVEMENTS—lead to every lot.
- POLICE PROTECTION—Yes.
- RESTRICTIONS —Yes. Every building erected under plans approved by our architects.
- SAFETY OF INVESTMENT —Assured. Eagle Terrace is surrounded by substantial, permanent homes.
- SCENIC ATTRACTIONS — Eagle Terrace overlooks valley. Ocean can be seen in distance.
- SCHOOLS—Yes.
- SEWERS—Yes. First improvement of this nature in district.
- SIDEWALKS—Yes.
- STREET LIGHTS — Ornamental.
- TERMS—or liberal discount for cash.
- TRANSPORTATION—Street cars and busses.
- WATER—Yes.



**Make Your Selection Sunday
In the First Unit!**

BUILDING a permanent home in scenic Eagle Terrace might well be considered the crowning achievement of any man's life . . . And yet, Eagle Terrace is priced surprisingly low—within the reach of every man with vision.

Luxury, culture and refinement . . . These words best describe the possibilities of these homesites, nestling on the hillside at Eagle Rock.

BEAUTIFUL SURROUNDINGS

It is not necessary to stretch the imagination to find out what Eagle Terrace will be like in a short time . . . Its future is assured . . . Even now it is surrounded by beautiful, well-kept homes, easy accessible on broad, clean streets, with an abundance of trees, flowers and shrubbery in evidence.

—these surroundings make your permanent home-site a desirable investment.

Every home-site in Eagle Terrace is easily reached by paved boulevards leading right to the door . . . The grade in no case exceeds 10 per cent.

IMPROVEMENTS UNDER WAY

All improvements are now being installed . . . No unsightly poles mar the landscape . . . Underground conduits for lighting; grading, water, gas, concrete paving, cement curbing, ornamental lighting, sewers—this will give some idea of the extent of these improvements . . . Eagle Terrace's sewer improvement is the first undertaken in the district.

Drive out **TODAY!**—or, if you prefer, arrangements to see Eagle Terrace may be made with our downtown office.

How to Reach Eagle Terrace
Eagle Terrace can easily be reached from Los Angeles, Hollywood, Glendale or Pasadena. It lies on beautiful Hill Drive, two blocks from Colorado Boulevard at Loleta avenue, Eagle Rock. See map.

Du Bain Realty Corporation
618 West Eighth Street
TRinity 9694
LOS ANGELES

Carlsbad By The Sea

THE HOME OF THE AVOCADO

Buy your Real Estate in a live, growing community, where buyers are settling daily, and where dull times or slump in business is unknown.

CARLSBAD IS THE PLACE

We offer for your careful consideration:

No. 3-50. A beautiful wooded Estate near Highway and Ocean, superb view of Breakers. Has several Buildings and Barns. 5.53 acres of fine warm Land, with Water Stock. Special \$5530. Pay only \$553 cash and \$553 yearly.

This is one of the very best Buys we have ever offered and like all our SPECIALS will be snapped up.

For the above and 100 other fine Buys, drive direct to Carlsbad and see our MR. W. T. HART, or call on or write

South Coast Land Company

E. M. CLAUSSEN, Sales Manager

912 Garland Bldg.
Phone TRinity 3161.

740 So. Broadway
Los Angeles, Calif.

A Real Business Corner on Beverly Boulevard

Corners of size with sufficient depth and immediate surroundings of concentrated housing are scarce along this premier through traffic artery.

This property, in center of Flat and Apartment district between Vermont and Western, has car and bus line, is solid ground and can be immediately improved to show a satisfactory return. The near future promises a substantial advance over present price levels along this thoroughfare and well located corners will soon become invaluable.

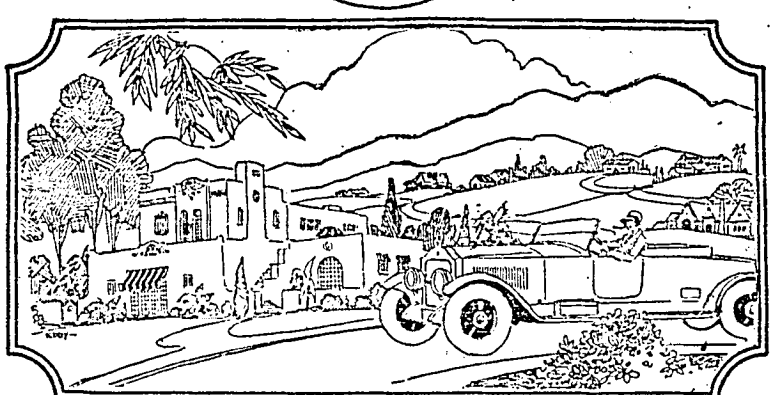
Owner has other plans that necessitate quick disposal of this at a considerable sacrifice. A substantial cash payment required. This will bear careful consideration.

ADDRESS 677 LORRAINE BLVD.

Magnitude IS an Attraction—
that's why people read Times Want Ads

Holmby Hills

RESIDENTIAL ESTATES



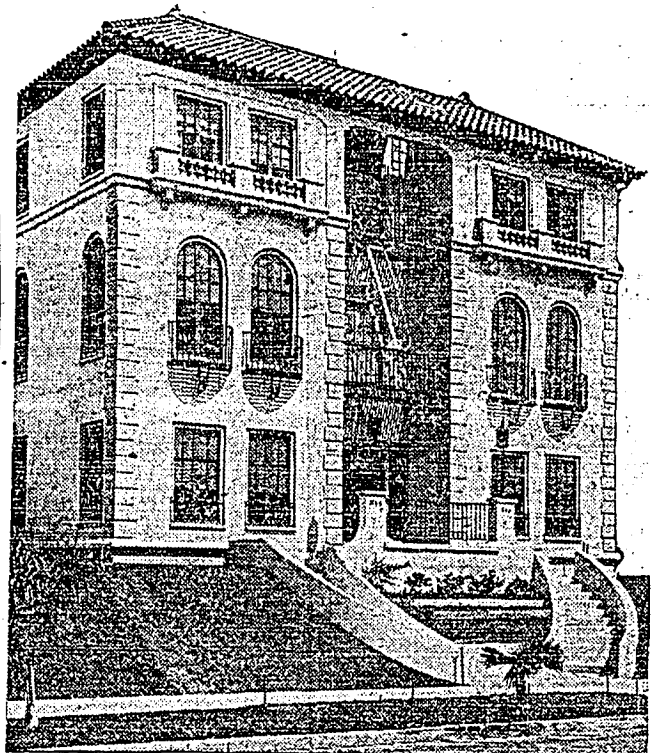
Elevation and View for Your Estate Without Steep Grades

PROBABLY no estate community ever developed has offered the "wonderful view with easy access" feature of Holmby Hills.

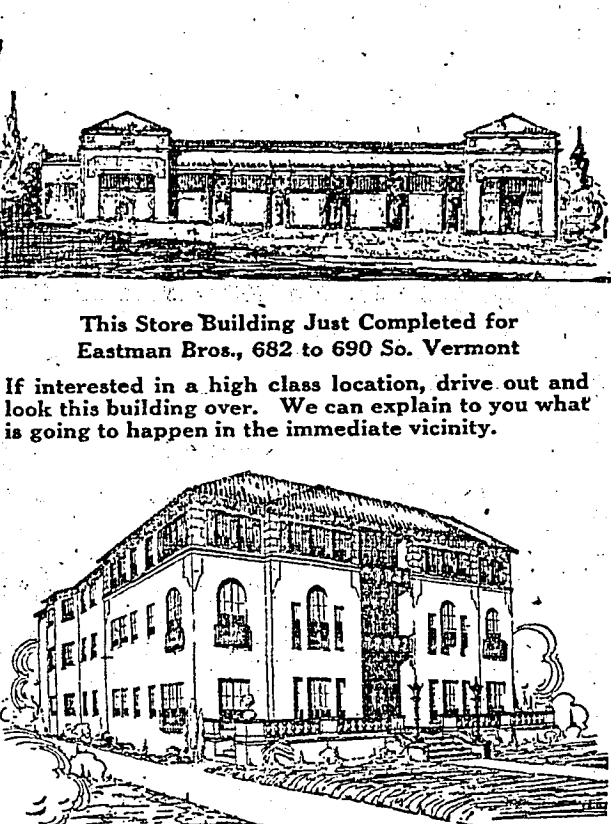
Holmby Hills estates overlook the entire adjacent territory including the famous estate districts bordering the Los Angeles Country Club—yet grades are extremely easy and wide streets make driving as safe as on a boulevard. More than half of the original 67 estates have already been selected by leaders in Social and Business life.

How To Reach Holmby Hills
Drive out Wilshire Boulevard to Beverly Glen Blvd. (JUST WEST OF LOS ANGELES COUNTRY CLUB) then turn right to Information Lodge or stop at Tract Office corner of Beverly Glen & Wilshire Boulevards where representatives are stationed for your convenience.

Janss Investment Co.



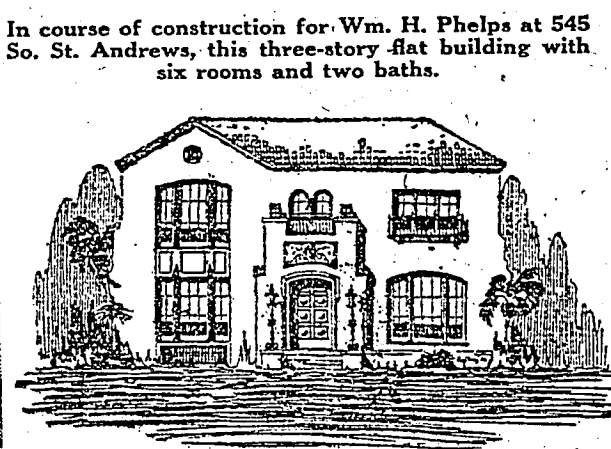
Just completed at 846 So. Catalina for Jacob Kalb, this three-story five-room flat building.



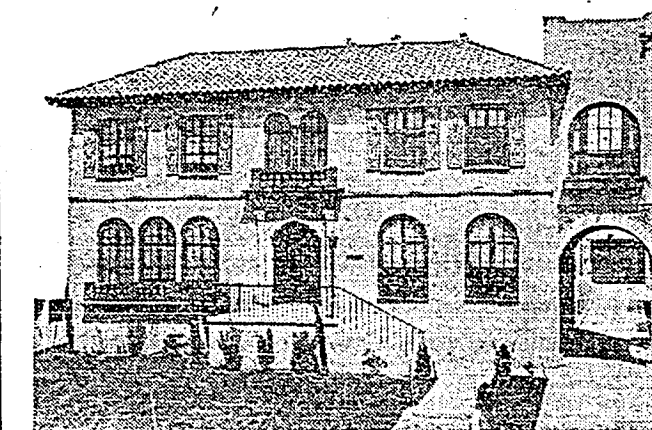
This Store Building Just Completed for Eastman Bros., 682 to 690 So. Vermont

If interested in a high class location, drive out and look this building over. We can explain to you what is going to happen in the immediate vicinity.

In course of construction for Wm. H. Phelps at 545 So. St. Andrews, this three-story flat building with six rooms and two baths.



Four family flat building at 734 So. Detroit St. All rented, showing \$300.00 per month income. Ley Bros., Owners.



This 8-unit three-room resident flat building just completed for Mrs. A. H. Becker at 234 S. Kenmore.

At this time, we do not advise building any more apartment houses to rent furnished. Do you know why?

We have made an exhaustive investigation and are in position to advise the kind of buildings that are in demand right now.

Vacant property is a liability.

But the WRONG kind of building is a "WHITE ELEPHANT." Therefore our investigation will assure you of the RIGHT kind of building and also will assure you from 12 to 16% NET on your money.

Our Architectural service will gladly submit sketches and cost sheet showing EXACTLY the cost of your building. NO GUESSING.

LEY BROS.

311 So. Vermont Ave. DUnkirk 1608



City of Los Angeles Department of City Planning

10/19/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

538 S ST ANDREWS PL
540 S ST ANDREWS PL

ZIP CODES

90020

RECENT ACTIVITY

ENV-2023-7021-CE
CHC-2023-7020-HCM

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2002-1128-CA
CPC-1986-834-GPC
CPC-1984-834-GPC
ORD-175038
ORD-165302-SA10C
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3170-CE
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information

PIN Number	135B193 795
Lot/Parcel Area (Calculated)	9,007.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H2
Assessor Parcel No. (APN)	5503017016
Tract	WESTMINSTER PLACE
Map Reference	M B 9-61
Block	BLK B
Lot	17
Arb (Lot Cut Reference)	None
Map Sheet	135B193

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	2117.04
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	R4-2
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Wilshire Center/Koreatown ZI-2512 Housing Element Inventory of Sites ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	High Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
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

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Wilshire Center/Koreatown
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5503017016
Ownership (Assessor)	
Owner1	HARIK,JAY
Address	1524 IDLEWOOD RD GLENDALE CA 91202
Ownership (Bureau of Engineering, Land Records)	
Owner	HARIK, JAY
Address	2306 TEVIOT ST LOS ANGELES CA 90039
APN Area (Co. Public Works)*	0.207 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$421,603
Assessed Improvement Val.	\$406,248
Last Owner Change	12/21/2006
Last Sale Amount	\$0
Tax Rate Area	6657
Deed Ref No. (City Clerk)	7-189
	507167
	497195
	487202
	369868
	2839618
	149668
Building 1	
Year Built	1924
Building Class	D7
Number of Units	6
Number of Bedrooms	18
Number of Bathrooms	12
Building Square Footage	10,152.0 (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: 5503017016]

Additional Information

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Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.34160768
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	WILSHIRE CENTER
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
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: 5503017016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.54 Units, Above Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

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Police Information

Bureau

West

Division / Station

Olympic

Reporting District

2022

Fire Information

Bureau

Central

Battalion

11

District / Fire Station

29

Red Flag Restricted Parking

No

CASE SUMMARIES

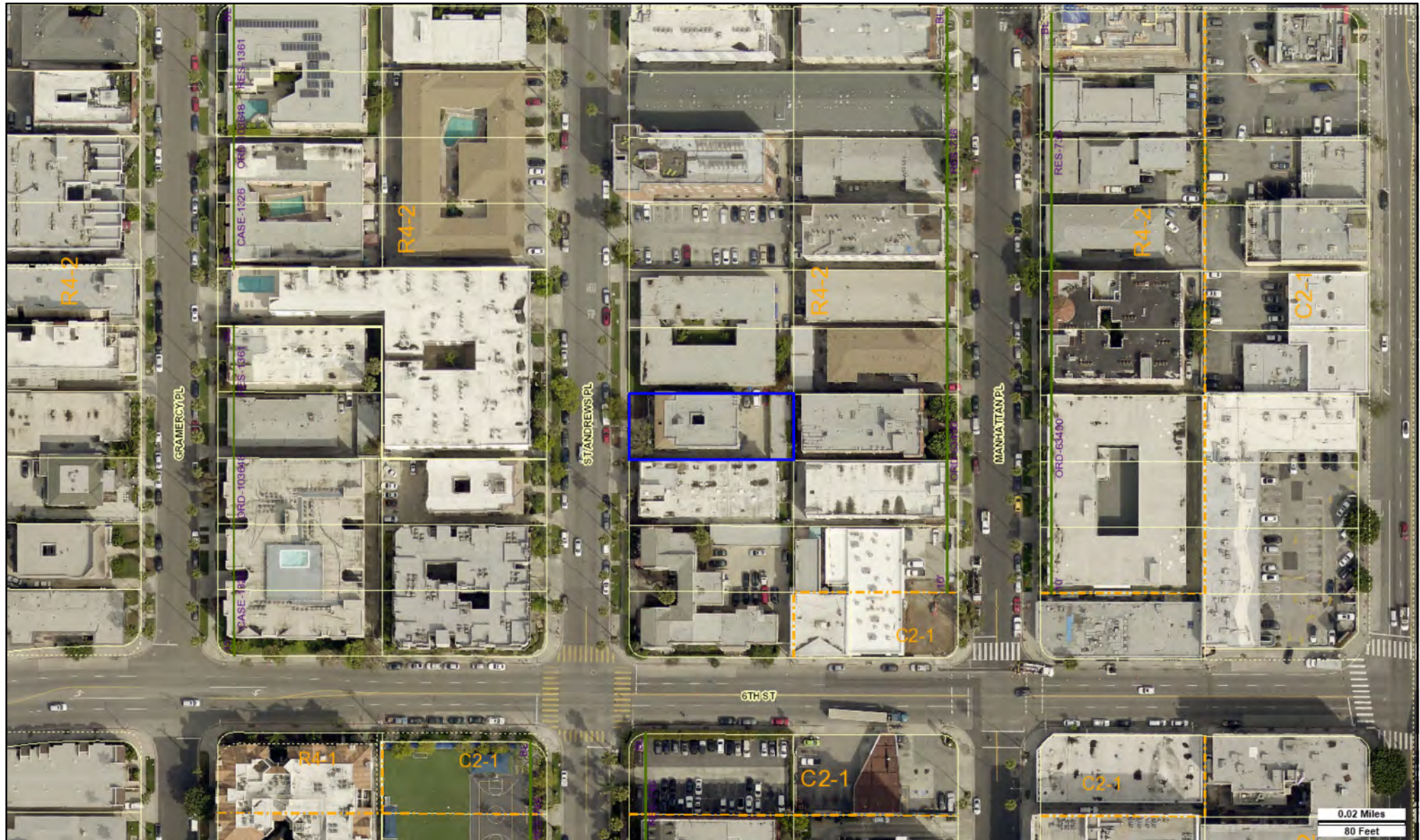
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-834-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO CITY, TOLUCA LAKE
Case Number:	CPC-1984-834-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

ORD-175038

ORD-165302-SA10C



Address: 538 S ST ANDREWS PL

APN: 5503017016

PIN #: 135B193 795

Tract: WESTMINSTER PLACE

Block: BLK B

Lot: 17

Arb: None

Zoning: R4-2

General Plan: High Medium Residential

