

**BRYSON APARTMENTS, HCM #653**  
2701-2715 Wilshire Boulevard; 637 South Rampart Boulevard  
CHC-1998-6207-HCM-CC1

Agenda packet includes:

1. [Staff Recommendation Report](#)
2. [Application to Amend Monument Boundary](#)
3. [1998 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-1998-6207-HCM-CC1

**HEARING DATE:** November 7, 2019  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 2701-2715 Wilshire Boulevard;  
637 South Rampart Boulevard  
Council District: 1 – Cedillo  
Community Plan Area: Westlake  
Area Planning Commission: Central  
Neighborhood Council: MacArthur Park  
Legal Description: Resubdivision of the Southerly  
37 1/2 Feet of Lot 7 and Lots 8, 9 and 10  
Block 8 Wilshire Boulevard Tract, Lot 10;  
Tract 1751, Lots 1 and 2

**PROJECT:** Amendment of the boundary for the  
BRYSON APARTMENTS, HCM #653

**REQUEST:** Removal of Lot 10 of the “Resubdivision of the Southerly 37 1/2  
Feet of Lot 7 and Lots 8, 9 and 10 Block 8 Wilshire Boulevard”  
Tract from the Monument designation

**OWNERS:** Bryson Family Apartments LP c/o Richard Tarbell  
800 South Figueroa Street, Suite 1270  
Los Angeles, CA 90017

Bryson Family Apartments LP  
515 South Figueroa Street, Suite 1037  
Los Angeles, CA 90071

**APPLICANT:** Rick Westberg  
The Richman Group of California  
420 31<sup>st</sup> Street, Suite B1  
Newport Beach, CA 92663

**PREPARER:** Teresa Grimes  
GPA Consulting  
12 South Fair Oaks Avenue, Suite 200  
Pasadena, CA 91105

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Amend the boundary of Historic-Cultural Monument #653** to exclude Lot 10 of the “Resubdivision of the Southerly 37 1/2 Feet of Lot 7 and Lots 8, 9 and 10 Block 8 Wilshire Boulevard” Tract
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP  
Director of Planning

**[SIGNED ORIGINAL IN FILE]**

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

**[SIGNED ORIGINAL IN FILE]**

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Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachments:           Application to Amend Boundary  
                              1998 Historic-Cultural Monument Application

## **BACKGROUND**

The Bryson Apartments, HCM #653 is a 10-story apartment building with an adjacent surface parking lot located on Wilshire Boulevard, between Lafayette Park Place and Rampart Boulevard in the MacArthur Park neighborhood of Los Angeles. Built in 1912, the subject property was designed in the Beaux Arts architectural style with Mediterranean Revival-style influences by architects F. Noonan and C.H. Kysor for developer, Hugh Bryson.

The City Council designated the apartment building, and adjacent parking lot, as an Historic-Cultural Monument in September 1998. The Bryson Apartments, incorporating only the apartment building, was listed on the National Register of Historic Places in 1983.

## **FINDINGS**

Staff finds that the surface parking lot was not historically associated with the 10-story apartment building and is not a character-defining feature, and therefore the amendment of the boundary to exclude this lot would not impact the significance of the Bryson Apartments Historic-Cultural Monument.

## **DISCUSSION**

At the time that the Bryson Apartment building was constructed, the adjacent lot, then a separate parcel, was occupied by two single-family residences erected in approximately 1905. In 1921, the two single-family residences were relocated, and the parcel was purchased by F.W. Braun Properties, Incorporated, the entity that owned the Bryson Apartments at the time.

While the use of the parcel is not known, based on historic photographs submitted by the applicant, it appears that there may have been a lawn. However, by the 1950s, the open space area was converted to a surface parking lot as it appears today. Although the parking lot and apartment building has been continuously under a single owner since 1922, they were held up until at least 1962 as separate parcels, Assessor Parcel Number 5141-010-006 (parking lot) and Assessor Parcel Number 5141-010-005 (apartment building). The two parcels were merged into one parcel, Assessor Parcel Number 5141-010-007, at an unknown date.

The Bryson Apartments historically had a dedicated parking structure to the north at 623 South Rampart Boulevard, but it was demolished in 2005 and replaced with an existing multi-family residential building.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

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 State of California CEQA Guidelines, Article 5, Section 15061(b)(3):

The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The amendment of the boundary of Historic-Cultural Monument # 653, the Bryson Apartments, in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, the amendment of the boundary does not have the potential for causing a significant effect on the environment and is not subject to CEQA.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Bryson Apartments</b>		Original historic name	
Other Associated Names:			
Street Address: <b>2701 Wilshire Boulevard</b>		Zip: <b>90057</b>	Council District: <b>1</b>
Range of Addresses on Property:		Community Name:	
Assessor Parcel Number: <b>5141010007</b>	Tract: <b>1751</b>	Block:	Lot: <b>1,2</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1912</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Frederick Noonan &amp; Charles H. Kysor</b>		Contractor: <b>F. O. Engstrum</b>	
Original Use: <b>Apartments</b>		Present Use: <b>Apartments</b>	
Is the Proposed Monument on its Original Site? <input checked="" type="radio"/> Yes <input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)			

## 3. STYLE & MATERIALS

Architectural Style: <b>Beaux Arts Classicism</b>		Stories: <b>10</b>	Plan Shape: <b>U-shaped</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Concrete poured/precast</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, smooth</b>	Material: <b>Select</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Single-hung</b>	Type: <b>Single-hung</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Centered</b>	Style: <b>Off-center</b>	
DOOR	Type: <b>Double</b>	Type: <b>Double</b>	



# 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.	
1917	Add canopy over side (east) entrance
1946	Erect roof sign
1960-61	Correct parapet along south and east exits
1974	Comply with fire code
1976	Enclose staircases, add doors to corridors
1987	Comply with Dorothy Mae Ordinance
1988	Repair fire escapes
1992	Replace 9th floor windows; back fill footings in basement; general rehabilitation

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/> 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):	
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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: Rick Westberg		Company: The Richman Group of California	
Street Address: 420 31st Street, Suite B1		City: Newport Beach	State: CA
Zip: 92663	Phone Number: 619-708-8797	Email: westberg@richmancapital.com	

### Property Owner

Is the owner in support of the nomination?  Yes  No  Unknown

Name: Bryson Family Apartments LP		Company: LOS ANGELES HOUSING PARTNERSHIP	
Street Address: 800 S. Figueroa Street, #1270		City: Los Angeles	State: CA
Zip: 90017	Phone Number: 213-624-9172	Email: vramirez@lahousingpartnership.com	

### Nomination Preparer/Applicant's Representative

Name: Teresa Grimes		Company: GPA Consulting	
Street Address: 617 S. Olive Street, Suite 910		City: Los Angeles	State: CA
Zip: 90014	Phone Number: 310-792-2690	Email: teresa@gpaconsulting-us.com	



# 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: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 8. ✓ Historical Photos   |
|  | 9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)                         |

## 10. RELEASE

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

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

Name: RICH WESTBERG

Date: 8/1/19

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](http://preservation.lacity.org)



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## **B. SIGNIFICANCE**

The Bryson Apartments was designated HCM No. 653 in 1998 for the reasons noted on the National Register of Historic Places nomination attached (attached). The Bryson Apartments, sometimes referred to as the Bryson Apartment Hotel, was listed in the National Register under Criterion B for its association with its owner, developer, and namesake Hugh Bryson and under Criterion C as an excellent example of the Beaux Arts style. This amendment pertains to the boundary of the HCM, which includes Assessor Parcel Number 5141-010-007. The legal address is Tract 1751, Lots 1, 2 and 10. Prepared in 1983, the National Register nomination did not include Lot 10, which is a surface parking lot. This amendment proposes the exclusion of Lot 10 from the HCM as it does not contribute to the significance of the building.

Lot 10 was historically occupied by two single-family residences constructed in approximately 1905. It was a re-subdivision of lots 8, 9, and 10 of the Wilshire Boulevard Tract. The Bryson Apartments was constructed between 1912 and 1913. By 1921, the two single-family residences were moved from current Lot 10. According to the Los Angeles County Office of the Assessor records, by this time F.W. Braun Properties, Inc. owned the Bryson Apartments and purchased Lot 10. The use of Lot 10 is unclear. It is not referred to in the National Register nomination and research did not reveal any additional information beyond that included in this amendment. It appears from historic photographs (below) that it may have been planted with a lawn, but nothing further like a formal garden. By the 1950s, it appears to have been used as a surface parking lot. As late as 1962, Lot 10 was Assessor Parcel Number 5141-010-006, while the Bryson Apartments was Assessor Parcel Number 5141-010-005. When these two APNs were united into Assessor Parcel Number 5141-010-007 is unknown.

The Bryson Apartments historically had a dedicated parking structure to the north at 623 S. Rampart Boulevard. It was not mentioned in either the HCM or National Register nominations. It was demolished in 2005 and replaced with the existing multi-family residential building in 2005.

While Lot 10 has been owned by the same parties that have owned the Bryson Apartments since 1922, it does not contribute to the significance of the building. It simply appears to have been used for additional surface parking.

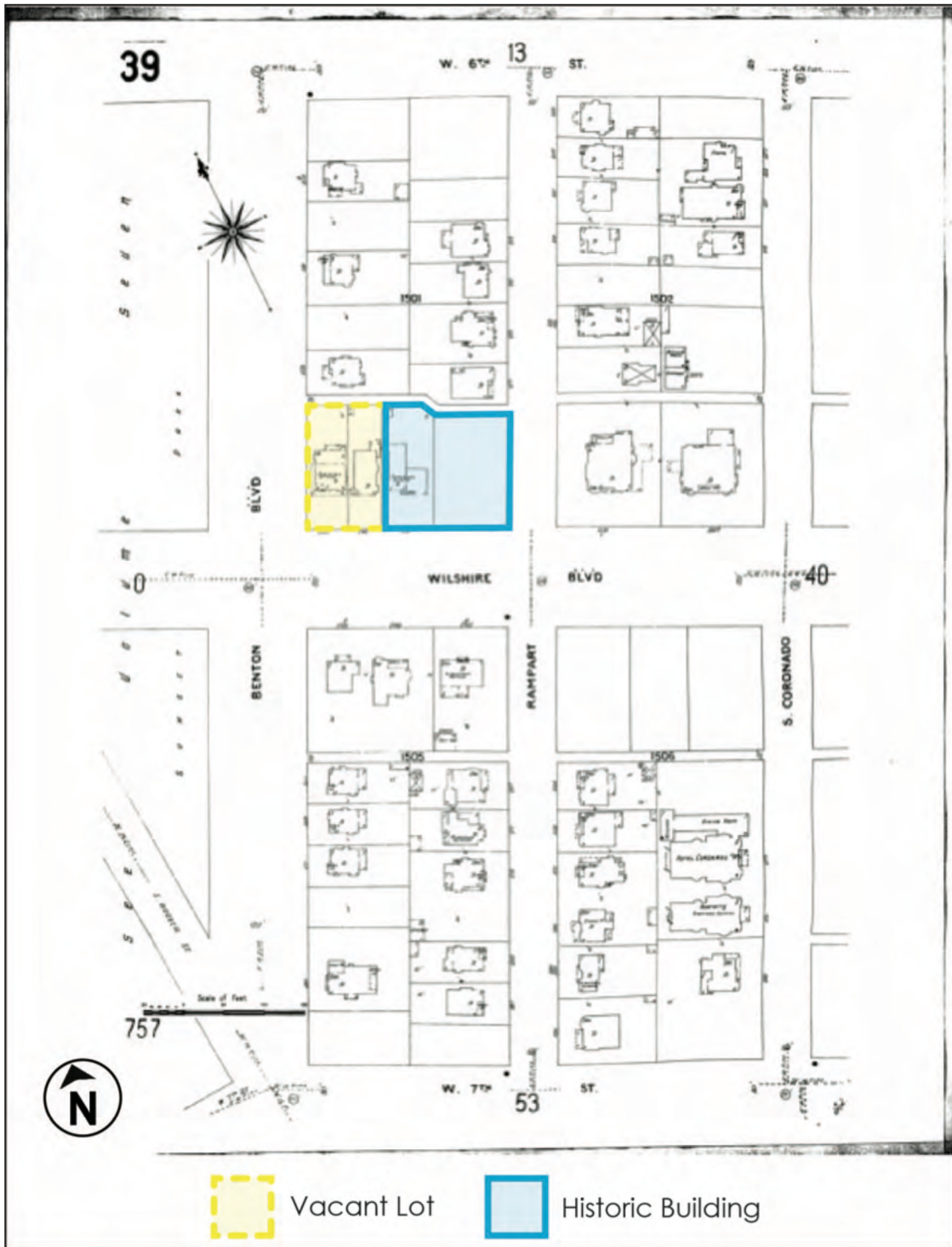
Table 1: Ownership History

Year	Lot 10	Lots 1 & 2
1962	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1961	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1960	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1959	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1958	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1957	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1956	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1955	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1954	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1953	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1952	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1951	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1950	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1949	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1948	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1947	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1946	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1945	Bo Roos and Fred MacMurray	Bo Roos and Fred MacMurray
1944	Herbert H. Lissner	Herbert H. Lissner
1943	Thomas D. Mercola	Thomas D. Mercola
1942	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1941	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1940	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1939	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1938	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1937	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1936	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1935	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1934	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1933	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1932	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1931	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1930	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1929	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1928	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1927	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1926	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1925	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1924	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1923	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1922	F.W. Braun Properties Inc.	F.W. Braun Properties Inc.
1921	Miguel Latz	F.W. Braun Properties Inc.
1920	Miguel Latz	F.W. Braun Properties Inc.
1919	Miguel Latz	F.W. Braun Properties Inc.

Table 1: Ownership History

Year	Lot 10	Lots 1 & 2
1918	Miguel Latz	F.W. Braun Properties Inc.
1917	Miguel Latz	F.W. Braun Properties Inc.
1916	Miguel Latz	F.W. Braun Properties Inc.
1915	Miguel Latz	Frederick Braun
1914	Miguel Latz	Frederick Braun
1913	Miguel Latz	Frederick Braun
1912	Miguel Latz	Orin S. Westin
1911	Miguel Latz	Hugh Bryson

1906 Sanborn Map, volume 1, sheet 39, Bryson Apartments is not yet constructed, Lot 10 is occupied by two single-family residences with the addresses 2715 and 2721 Wilshire Boulevard.



1913 historic photograph, looking northwest, Los Angeles Public Library, one of the two single-family residences is visible on adjacent Lot 10.



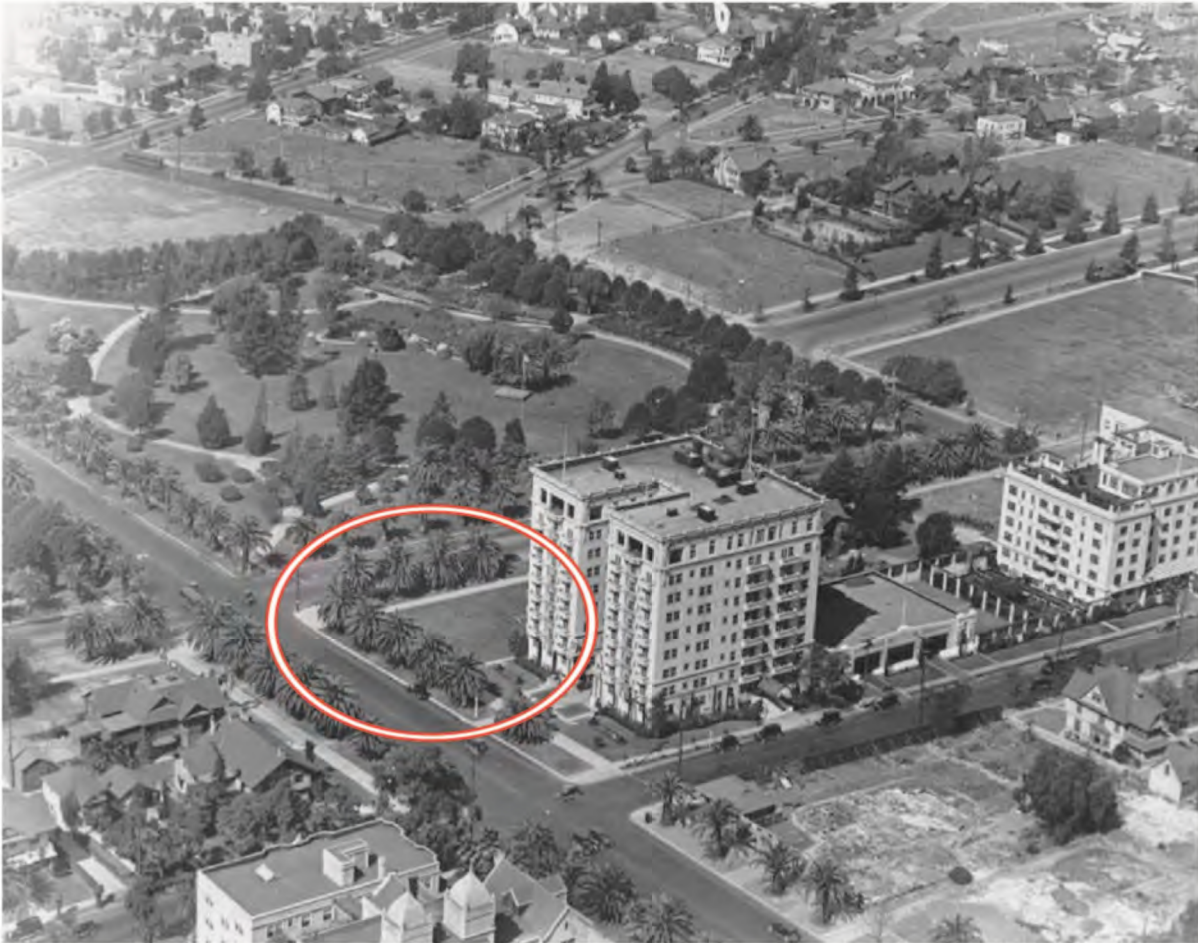
1921 Baits Survey of Los Angeles, by this time the Bryson Apartments have been constructed and the two single-family residences are still present on Lot 10.



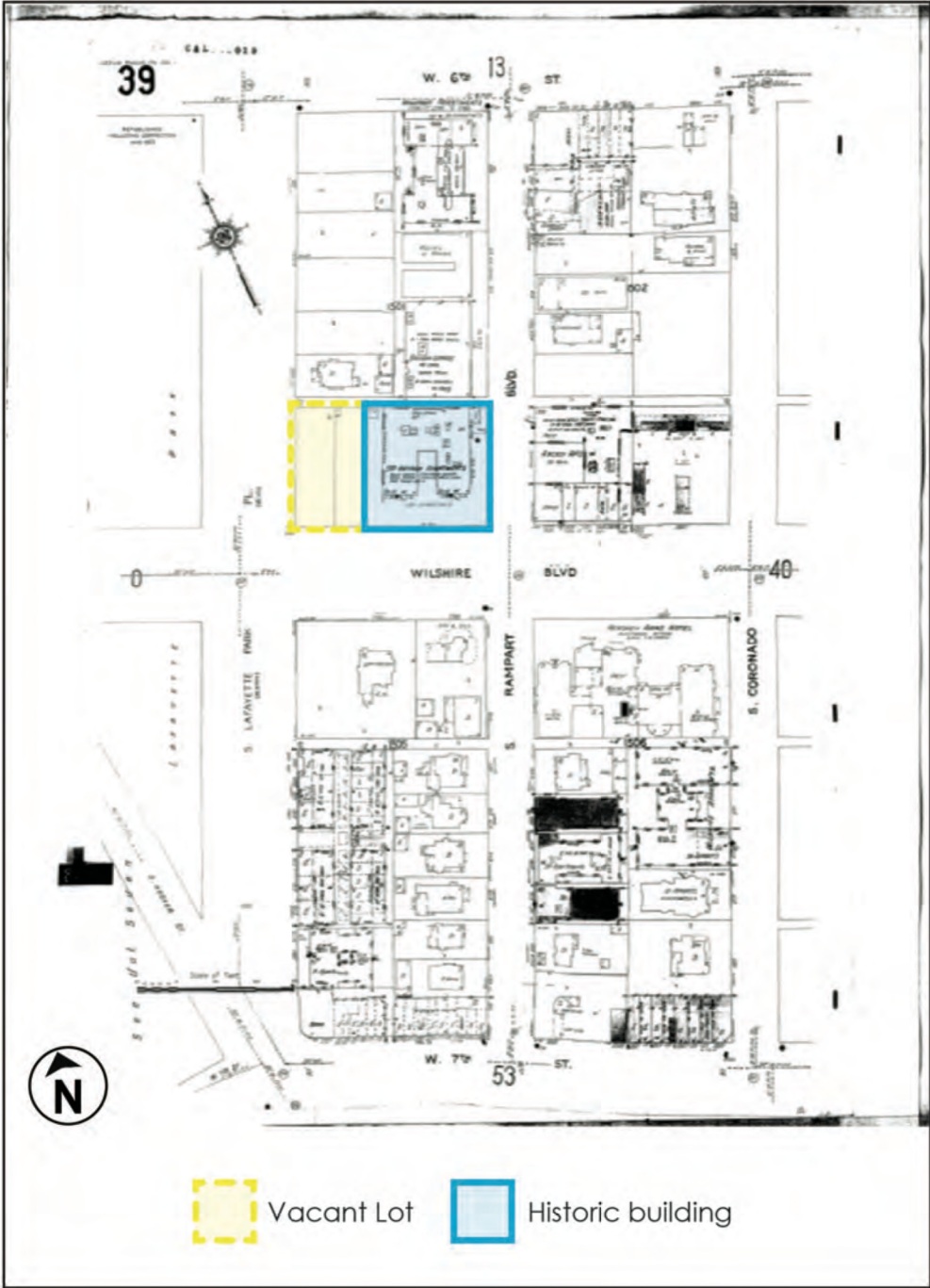
1923 aerial photograph, by this time the two single-family residences have been moved from Lot 10. The building permit history indicates that they were moved in 1921.



Circa 1935, aerial photograph, looking northwest, Lot 10 appears to be lawn.



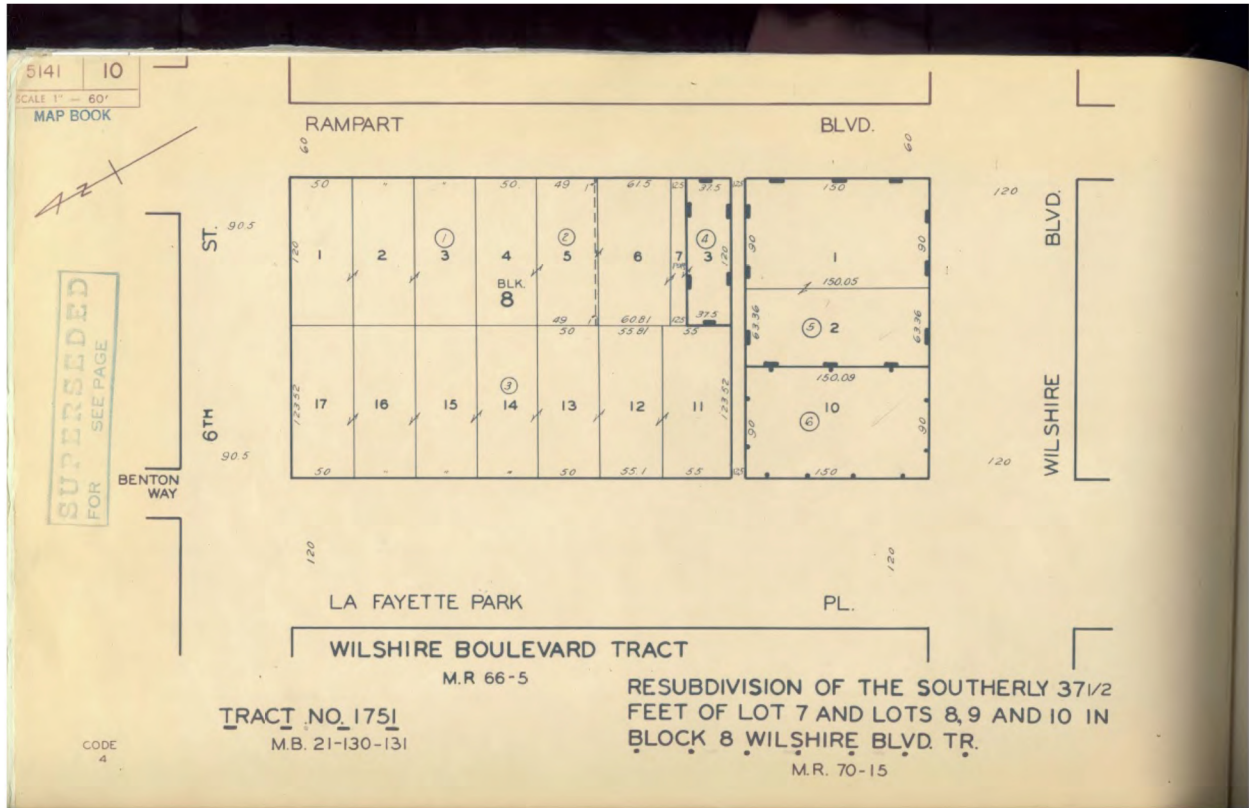
1951 Sanborn Map, volume 1, sheet 39, Lot 10 is vacant, and the use is not indicated.



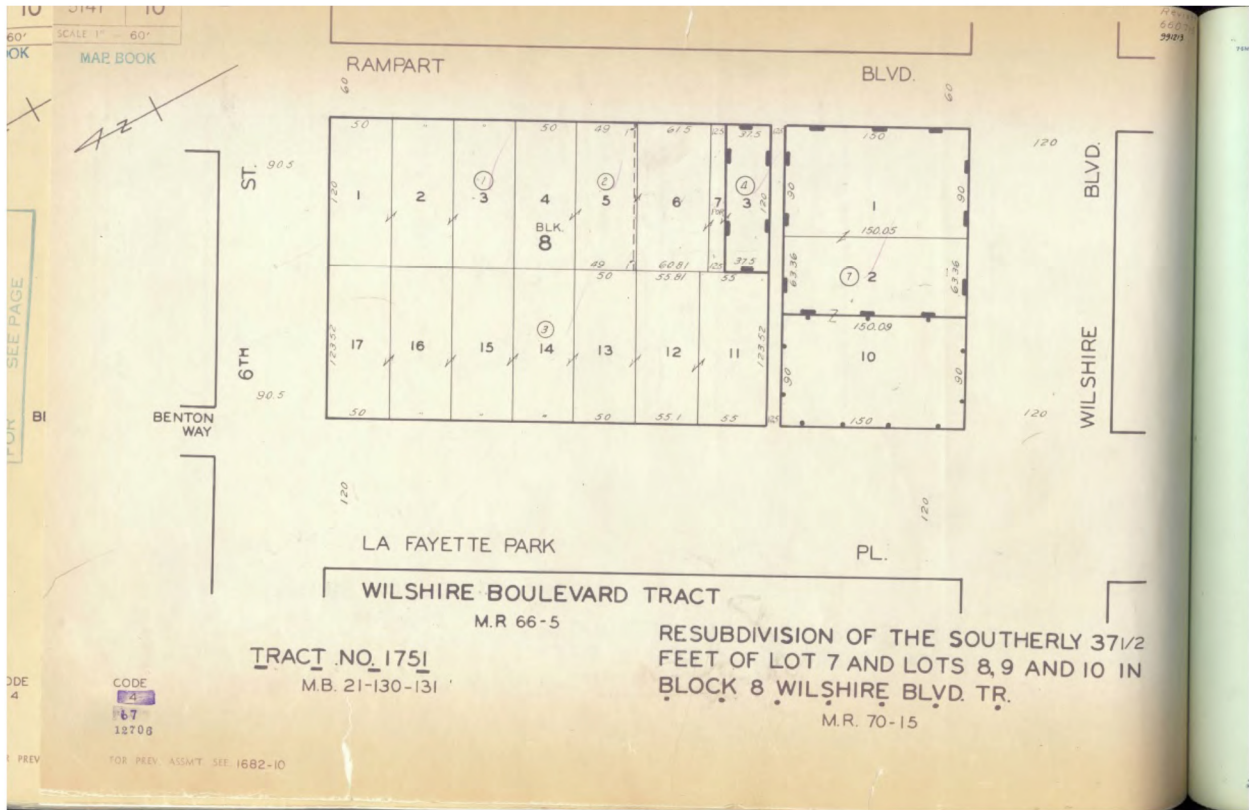
1955 historic photograph, looking northeast, Lot 10 appears to be occupied by surface parking surrounded by low wall.



Assessor Parcel Map, 1962, indicates that Lots 1 and 2 of Tract 1751 were APN 5141-010-005 while Lot 10 was APN 5141-010-006



Assessor Parcel Map, 1966, APN 5141-010-007 was created by this time.



National Register of Historic Places Inventory Form

United States Department of the Interior  
Heritage Conservation and Recreation Service

# National Register of Historic Places Inventory—Nomination Form

For HCRS use only  
received MAR 7 1983  
date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

## 1. Name

historic <sup>9</sup> The Bryson Apartment Hotel

and/or common The Bryson Apartment Hotel

## 2. Location

street & number 2710 Wilshire Blvd. N/A not for publication

city, town Los Angeles N/A vicinity of congressional district 24

state California code 06 county Los Angeles code 037

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence (s)
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name THE BRYSON, A Limited Partnership

street & number 8648 Wilshire Blvd.

city, town Beverly Hills N/A vicinity of state California

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Recorder's Office

street & number 227 N. Broadway

city, town Los Angeles state California

## 6. Representation in Existing Surveys

title Los Angeles Historic Resource Survey has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records Engineering Department, City Hall

city, town Los Angeles state California

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>    N/A    </u>

### Describe the present and original (if known) physical appearance

The Bryson Apartment Hotel is a "U" shaped 10 story reinforced concrete high-rise designed with Beaux Arts, Classical Revival and Mediterranean elements. The design is formal and luxurious with 30 feet of lawn and garden in front of the structure which is 113 feet by 110 feet deep. The recessed entry is 27 feet wide by 57 feet deep. Described over the years as the finest apartment building in Los Angeles, the Bryson remains an architectural statement of elegant design and functional construction.

This high-rise adaptation of Beaux Arts design keeps the horizontal definition of the palazzo form. Vertical definition is provided by the fenestration and balconies. Horizontal banding divides the structure. The first string course defines the first and below grade floors and is in line with the entablature of the entry columns. The second, a simple squared course, bands the structure one floor above the first, defining the base of the composition. Above the base 6 residential stories terminate in a simple cornice. The design culminates in the ornamented attic story, capped by projecting cornice with an elaborate frieze. Originally terra-cotta lion heads were part of the cornice extending into the skyline. The cornice projection was reduced and some sculpture removed after 1925, possibly in response to seismic considerations.

The ornamentation of the Bryson is elegant and rich, created primarily of terra-cotta. The entrance, recessed in the central court, is guarded by lion sculptures, standing on their rear legs and holding a cartouche encribed with "The Bryson". These animals are in pairs and stand atop entablatures supported by paired columns and pilasters of a decorated Tuscan style, on a raised base. Flanking each is a bronze lamp post with a sphere globe. The original design showed an arch spanning the opening with a single cartouche at the keystone. The arch was deleted prior to construction. The lions and cartouche became a theme used throughout the structure.

Balconies are found on three sides, only the rear is unadorned. Occurring on floors 2 through 8, the facade balconies are paired with a decorative metal fire escape landing between. Squared with a moulded edge, the balconies appear to rest on heavy consoles. Balconies on the west side are only of the metal design. Entry to the balconies is through sets of double doors, wood frame screen and pane.

The entry doors to the lobby are elevated by 9 steps. Planting areas occur on each side of the entry walk with marble boxes and decorative urns bringing the foliage to the entry level. A decorative metal frame canopy with wired glass panes is hung from chains protecting the entry from rain while allowing light to enter the large panes on each side of the full pane double doors. Transoms complete the entry arrangement. At the east side entrance, a stairway arches to the raised entry level where double doors allow admittance. The stairway is protected by an arched metal frame canopy covered with glass. The ornamentation replicates the designs found in the facade entryway including a central cartouche at the keystone. Metal brackets replicating the moulding designs and containing a small lion cartouche connect the canopy to the entry wall and porch railing. Spiral post lamps sit atop the newels. This side of the building is also set back with planting area to set off the structure. The side entrance is a prominent yet secondary feature which reflects the importance of the streets and the reason for the orientation of the building.

(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY

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DATE ENTERED.

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

The fenestration is primarily paired double pane windows aligned and identical for 9 floors. Single, double pane and very small fixed pane openings are also regularly placed and define the interior uses of bath and closet.

The tenth floor is ornamented with a band of rinceau above the windows on all sides of the building. Drop ornaments adorn the corners with a cartouche and foliage pattern which extends down to the ninth floor. This terra-cotta relief is described in news articles to be of brightly colored glazes, however it is currently painted white. The entire structure is painted white.

The interior features a large lobby area with sitting rooms on each side. The lobby ornamentation continues the architectural theme with mouldings and cartouches. The square concrete piers, pilasters and beams are accentuated with heavy mouldings. The piers are decorated on all four sides with a baroque cartouche. These are connected around the corners by a sway (festoon). The pilasters are also decorated with the same cartouche. The recessed sections of the ceiling are outlined in a deep cornice moulding of a palmette pattern. Soffits of the beams are outlined in a double fan moulding which joins with the freeze moulding to create a coffered effect. This space demonstrates the integration of classic detailing with the modern concrete pier and beam construction. A large rounded mahogany reception counter with a marble base is to the left of the elevator. Bronze sconces, torch style, original to the building, adorn many of the piers; an inverted 4-torch chandelier hangs in front of the elevator. All are ornamented with spiral shafts and foliage. Openings not framed by a pilaster have ornate consoles in the upper corners.

Apartments off the lobby are elevated nine steps providing an "entry way". The stairs, possibly the entire lobby floor, and the wainscoting are Italian marble. The lobby and most floors are carpeted.

The elevator doors and cage are a focal point of the lobby. Framed in brass moulding, the elevator doors are vertical brass gates backed by glass with an inset panel at the bottom. The door opens by sliding two sections to stack, one panel wide. The cage, all in brass, is divided into three horizontal sections. The lower quarter is a solid panel with roll moulding, the front contains the operating box. Above the base is a geometric open grill where medallions adorned with lions carryout the stylistic theme. This section is framed by a Vitruvian scroll. The ceiling, a "hipped" design, is unadorned except for a roll moulding and light. This is the original elevator installed by Elevator Maintenance Company of Los Angeles in 1912. The grille doors are repeated on each floor.

The residential floors are less ornate than the lobby. There was limited use of mouldings to compliment the structural necessities of piers and beams. Some of the mouldings and ornamentation may have been removed during a "modernization" in 1971. The tenth floor has been completely stripped of interior partitions and finishes.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1912-13

**Builder/Architect** Noonan & Kysor, Architects

**Statement of Significance (in one paragraph)**

F. O. Engstrum, Building Contractor

The Bryson Apartment Hotel is a locally significant example of Beaux Arts midrise design; displays the use of an innovative process of concrete construction; is the work of respected local architects F. Noonan and C. H. Kysor and is directly associated with an important local developer Hugh Bryson and the F. O. Engstrum Construction Company, respected for their progressive construction methods.

The Bryson was built in record time, utilizing modern building techniques and innovations. It was designed to provide all the luxuries of living in a mansion without the inconveniences of its maintenance. The entire top floor was given over to recreation purposes - consisting of a spacious ballroom with a stage for private theatricals, a music room, ladies reception room, card room, reading rooms, a large dressing room, billiard room, and a gentlemen's club room. In addition, it contained three large loggias from which one could easily view the Pacific Ocean and often on a clear day, Catalina Island.

The design of the Bryson was in the elegant Beaux Arts style. Consideration in the design was given to the location and the lifestyle possible in temperate southern California. The design was punctuated with balconies and stretched to a full ten stories.

The Bryson Apartment Hotel conveyed an image of luxury and status desired by many people involved in the film industry. Construction began June 1, 1912, and on January 10, 1913, the ten-story, monolithic Bryson Apartment Hotel, one of the first fire-proof apartment structures of the time, was formally opened. A mere two days later, the Bryson was fully occupied, and declared by experts to be "the finest of its kind in the country, not even excepting famous structures of similar character on Riverside Drive in New York City".

The owner, Hugh W. Bryson, was one of the best known men in Los Angeles, a pioneer in many lines of investment, owning the only other comparable apartment structure in the Los Angeles area, the Rampart Apartments (demolished). He was also the general manager and one of the directors of the F. O. Engstrum Company (builders of the Bryson).

F. O. Engstrum was recognized as a man of authority in modern apartment house construction, and his company, the largest construction firm west of Chicago, was widely known to be a world pioneer in the use of modern gravity flow concrete distribution in high-rise construction.

# 9. Major Bibliographical References

Continuation sheet: item #9, page 1

# 10. Geographical Data

Acreeage of nominated property .526 acre

Quadrangle name Hollywood

Quadrangle scale 1:24,000

**UMT References**

A 

1	1
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3	8	1	7	4	0
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3	7	6	9	4	8	0
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B 

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G 

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H 

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**Verbal boundary description and justification** The Bryson Apartment Hotel, a single structure with landscaped street frontage is located on the N.W. corner of Rampart and Wilshire Blvds. Beginning at the N.W. corner of the intersection, the boundary extends west 153.36 feet, then north 150.05 ft. east 153.36 ft. and south 150 ft. to point of beginning. Boundaries are drawn on the historic lot lines of the property.

**List all states and counties for properties overlapping state or county boundaries**

state N/A code county N/A code

state code county code

# 11. Form Prepared By

name/title Bonnie Bamburg

organization Bonnie L. Bamburg Associates

date July 15, 1982

street & number 1017 Meridian Avenue

telephone 408/ 267-2780

city or town San Jose

state California 95125

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*K. M. Ellison*

title State Historic Preservation Officer

date 3/3/83

For HCRS use only

I hereby certify that this property is included in the National Register Entered in the National Register

*John A. Alloues Byers*  
Keeper of the National Register

date 4/7/83

Attest:

date

Chief of Registration

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED.

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The architects, Frederick Noonan and Charles H. Kysor, noteworthy for their progressive architectural styles, originally designed a six-story structure for the property. But when public protest requested that the building be moved back from the sidewalk, the architects altered their plan by vertically increasing the structure four stories. Improvements were made with the addition of the elaborate entertainment facilities on the top floor, yet still maintaining all modern safety requirements (i.e. fire proofing). Charles H. Kysor, son of noted architect Ezra F. Kysor, studied at Columbia University and for two years in Paris and Rome, beginning practice in Los Angeles in 1911. The Bryson exhibits his involvement with European Architectural education.

Although many skeptics mocked the architect's revised plan, Mr. Bryson's conviction proved highly profitable. On November 28, 1913, he sold the complex, in one of the largest reality transactions of the year, to a local millionaire, Orin S. Weston, for \$950,000. Weston retained the Bryson until December 1915 when he sold it to F. W. Braun, one of the largest property owners in Los Angeles, for \$1,250,000. Through consolidations and trade/sales the ownership eventually transferred to Mr. Fred MacMurray, noted film personality, who retained ownership through the 1970's.

The Bryson Apartments contributed to the growing affluence and prosperity of the Westlake area. Its extensive leisure facilities, large fully furnished rooms, and proximity to both the park and exclusive residential districts near Wilshire Boulevard, made the Bryson particularly attractive to theatrical people and those involved with the emerging motion picture industry. The Bryson itself was shown in several films, and used expressly by name in "Lady of the Lake".

The Bryson Apartment Hotel is a monument of historic architectural elegance reinforced with modern innovative practicality. The structure has been associated with innovators and leaders in Los Angeles, especially in its architects, builders and management. Historically and architecturally, the Bryson has been a valued element on Wilshire Boulevard.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY  
RECEIVED  
DATE ENTERED.

CONTINUATION SHEET Bryson Apt. Hotel ITEM NUMBER 9 PAGE 1 Of 1

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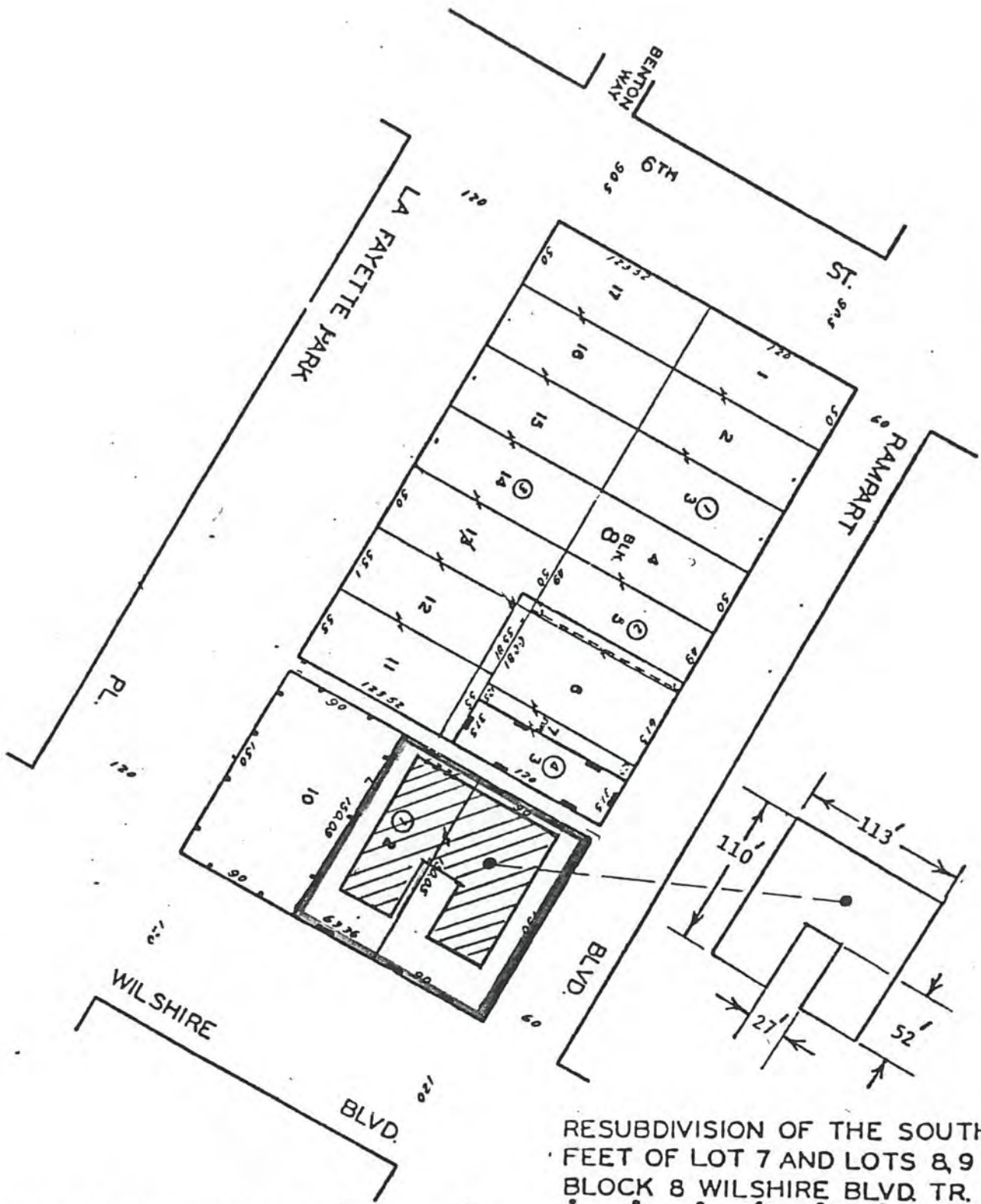
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Who's Who in the Pacific Southwest, (Times Mirror Printing: Los Angeles) 1913,  
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Certificate of Occupancy, Los Angeles Department of Building, June 17, 1913.



WILSHIRE BOULEVARD TRACT  
M.R 66-5

TRACT NO. 1751  
M.B. 21-130-131

RESUBDIVISION OF THE SOUTHERLY 37  
FEET OF LOT 7 AND LOTS 8, 9 AND 10  
BLOCK 8 WILSHIRE BLVD. TR.  
M.R. 70-15

THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

First American Title Company of Los Angeles

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

United States Department of the Interior  
National Park Service

Bryson Apartment Hotel  
Los Angeles County  
CALIFORNIA

Working No. MAR 7 1983

Fed. Reg. Date: 2.7.84

Date Due: 4/7/83 - 4/21/83

Action:  ACCEPT 4/7/83

RETURN

REJECT

Federal Agency: \_\_\_\_\_

Entered in the  
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_

Reviewer \_\_\_\_\_

Discipline \_\_\_\_\_

Date \_\_\_\_\_

see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Average of nominated property \_\_\_\_\_  
Geographic name \_\_\_\_\_  
USPT Reference \_\_\_\_\_

Verbal boundary description and justification

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:  
\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

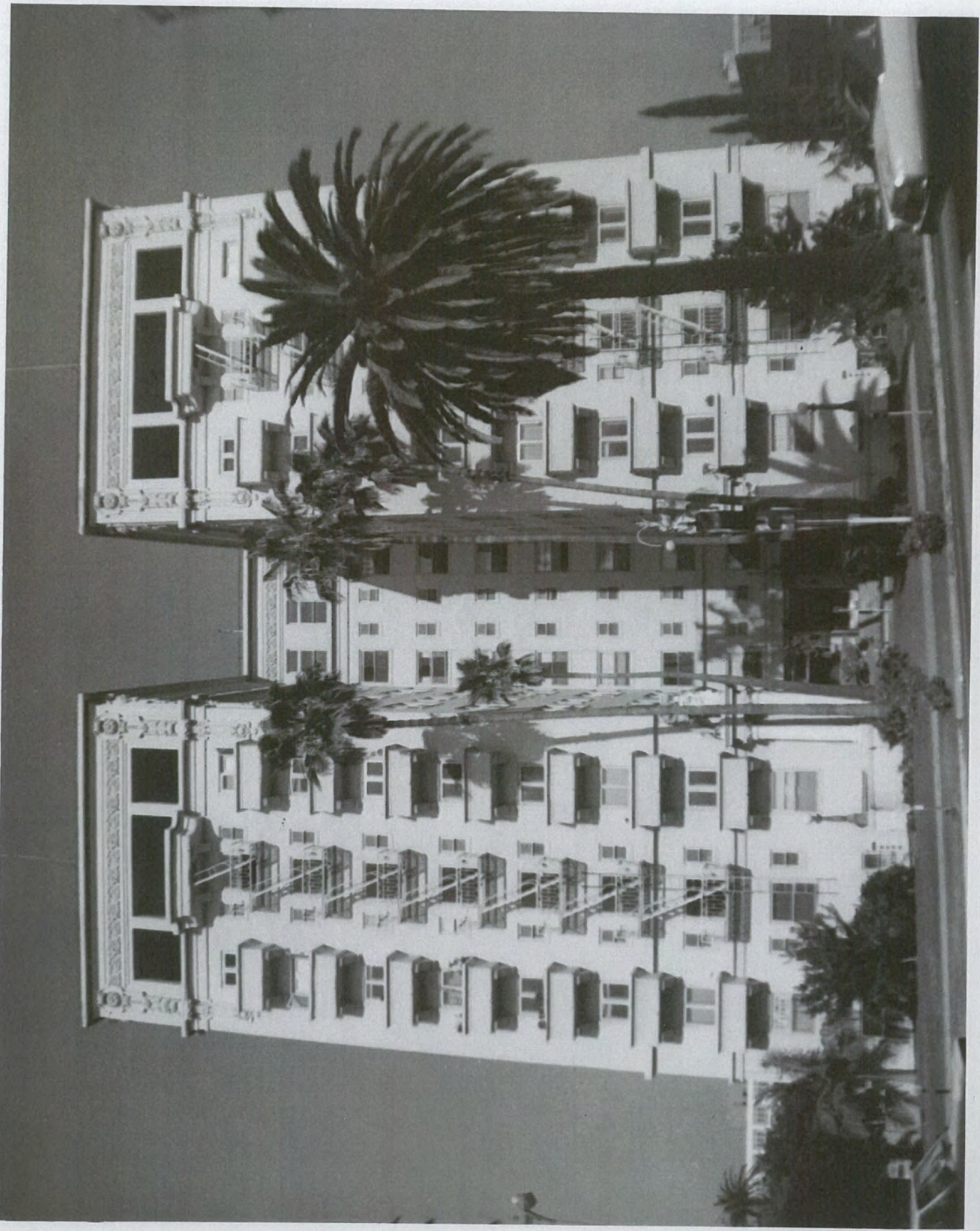
## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet





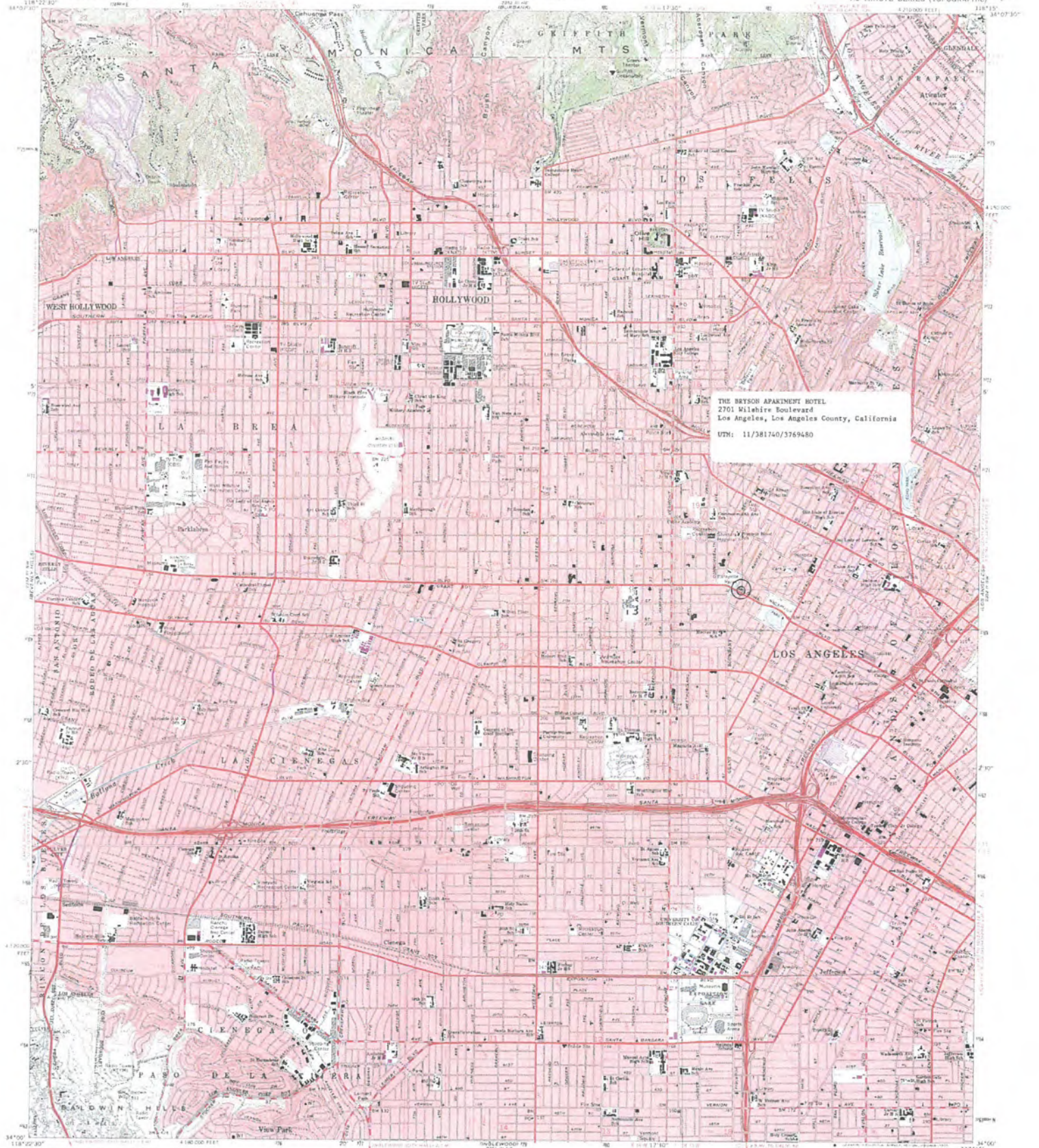






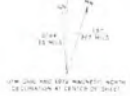






THE BRYSON APARTMENT HOTEL  
2701 Wilshire Boulevard  
Los Angeles, Los Angeles County, California  
UTM: 11/381740/3769480

Maped, edited, and published by the Geological Survey  
Control by USGS, USCGS, and Los Angeles City and County  
Topography by photogrammetric methods from aerial  
photographs taken 1964. Field checked 1966.  
Supervisory map surveyor 1923-25, revised 1953.  
Position: projection 1927 North American datum,  
10,000-foot G.S. based on California coordinate system, zone 7  
1,000-meter Universal Transverse Mercator grid (UTM),  
zone 11 shown in blue.  
Red tint indicates areas in which only landmark buildings are shown.  
A portion of the south half of this map lies within a subsidence area.  
Vertical control based on latest available adjustment.



SCALE 1:24,000  
CONTOUR INTERVAL 20 FEET  
ROTTED LINES REPRESENT 50-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION	
Heavy duty	Light duty
Medium duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

THIS MAP COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80275, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

THE BRYSON APARTMENT HOTEL  
2701 WILSHIRE BOULEVARD  
LOS ANGELES, CALIFORNIA  
UTM: 11/381740/3769480

HOLLYWOOD, CALIF.  
N 3430 - W 1815 / 7.5  
1966  
IMPROVED 1977  
AMS 2353 III SE- SERIES 995

OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION  
POST OFFICE BOX 2390  
SACRAMENTO, CALIFORNIA 95811



March 3, 1983

Mr. Jerry Rogers, Keeper  
National Register of Historic Places  
National Park Service  
U. S. Department of the Interior  
440 G Street, NW  
Washington, D.C. 20243

Dear Mr. Rogers:

We are submitting the Bryson Apartment Hotel for nomination to the National Register of Historic Places. This property is located in Los Angeles, Los Angeles County, California.

Sincerely,

*Knox Mellon*  
*KM*

Dr. Knox Mellon  
State Historic Preservation Officer

KM:jc  
Enclosures



OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION  
P.O. BOX 942896  
SACRAMENTO 94296-0001  
(916) 445-8006  
FAX: (916) 322-6377



July 17, 1991

Mr. Jerry Rogers, Keeper  
National Register of Historic Places  
National Park Service  
U.S. Department of the Interior  
P.O. Box 37127  
Washington, D.C. 20013-7127

Dear Mr. Rogers:

It has been brought to our attention that the Bryson Apartment Hotel's address is listed incorrectly in the Register. This property is located in Los Angeles, California, Los Angeles County. Please make the following changes:

From: 2710 Wilshire Blvd.

To: 2701 Wilshire Blvd.

Sincerely,

Dorothy Arredondo  
Local Assistance Unit

cc: Angela Sherick  
200 N Spring Street  
City Hall, Room 460  
Counter D  
Los Angeles, CA 90012

*Changed -*

*John Byrne  
8/20/91*

Primary Photographs of Exterior/Main Façades



Bryson Apartments, view of southeast elevation and front yard.  
(GPA Consulting, July 2019)



Bryson Apartments, view of northeast elevation, side yard, and secondary entrance.  
(GPA Consulting, July 2019)

Primary/Secondary Documentation

TO FOLLOW NEW YORK MODELS.: Fine Apartment House for Wilshire Corner; ...  
 Los Angeles Times (1886-1922); Mar 3, 1912; ProQuest Historical Newspapers: Los Angeles Times  
 pg. VI

Metropolitan.

*Fine Reinforced Concrete Apartment House for Wilshire-Westlake District.*

TO FOLLOW NEW YORK MODELS.

*Fine Apartment House for Wilshire Corner.*

*Structure Will Be Absolutely Fireproof in Type.*

*Will Stand in Heart of Ultra-Fashionable District.*

One of the finest buildings devoted exclusively to apartment house purposes ever projected west of New York City will be started within the next few weeks by Hugh W. Bryson at the northwest corner of Wilshire boulevard and Rampart street in the heart of the exclusive Wilshire-Westlake district. Plans for the structure, which with its site and furnishings will represent an investment of over \$400,000, are now being prepared by Frederick H. Noonan and Charles H. Kysor, associated architects.

The contract for the construction has been awarded to F. G. Engstrom and Company and the clearing of the site will be begun at once. The corner, which fronts 138 feet on Wilshire by 150 feet on Rampart was bought by Bryson last November from U. W. Murphy and George Ruddy for \$50,000. The home of the latter, a pretentious house erected many years ago, is to be removed to make way for the more metropolitan improvement.

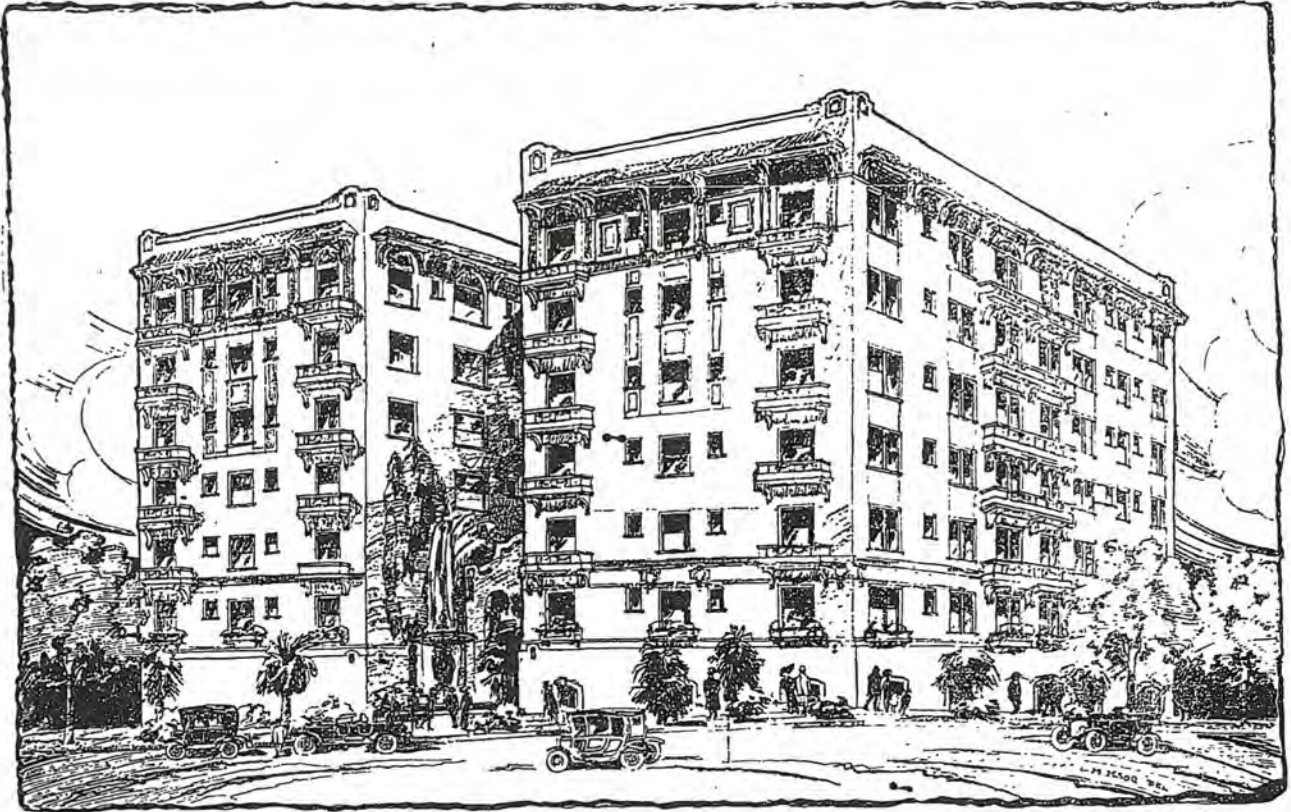
The place projected by Mr. Bryson will be of the latest type of reinforced concrete construction and absolutely fireproof. It will be seven stories in height above a street-level basement, which will practically constitute an extra floor. The top story will be set back from the street a considerable distance and will contain a large and elegantly finished ballroom. The building will follow Spanish Renaissance lines of architecture and ornamentation.

In all, the place will contain 75 apartments of two, three, four and five rooms each, every suite having its own bath, entrance hall, kitchen and dressing room, and a private outside balcony. The baths will be in marble and the hot and cold will have a shower. Every dressing room will contain a built-in cedar chest, living rooms will be equipped with the latest type of disappearing beds. Nothing but hard wood will enter into the interior finished and the general appointments will be on a par with those of the latest apartment houses of the Riverdale Drive section of New York City, which Mr. Bryson recently visited in a quest for new ideas in construction.

**CUT GLASS DOORKNOBS.**  
 "It is my intention," said Bryson yesterday, "to make this apartment house in a class by itself on this coast and finer than any other west of New York City. To that end I shall spare no expense. As an example of the elegance contemplated, I might note that every doorknob will be of cut glass and every door of solid mahogany."

The lobby will be ornately finished in marble, tile and mahogany, with tasteful and artistic decorations throughout. The billiard and game rooms in the basement story will be as inviting as elegance of finish and excellence of equipment can make them.

In the eighth, or roof story of the building shall have a combination ballroom, sun parlor and music room, giving unsurpassed facilities for social parties. This room will be 30x50 feet in size and will be roofed by a single span unsupported by columns. Connected with it will be cloak and dressing rooms and a smoking room. I plan to make the roof garden opening from these rooms a small bit of paradise, with rows of bay trees and howered seats. Passenger elevators in handsome wrought iron enclosures will serve the building from basement to roof.



Metropolitan improvement projected by Hugh W. Bryson for Wilshire and Rampart. Frederick H. Noonan and Charles H. Kysor, architects.

"My idea in building such an apartment house is to appeal to those who find the maintenance of a large private home burdensome. I shall offer every possible convenience and luxury that could be secured in the finest mansion in the city and with a retinue of servants. I am convinced that the day of fireproof apartment houses of the metropolitan type has come to stay in Los Angeles."

The building itself will have a frontage of 138 feet on Wilshire boulevard and will be set 20 feet back from the lot line. It will be pierced in the center by a court 30 feet wide by 67 feet in depth. The main entrance will be through an arched entrance lobby projecting out into this court. The architects have carefully studied out the possibilities of the formal treatment of the open space available and both the court and the ground in front of the building will be beautifully laid out. Directly in the center of the paved entrance way will be installed a handsome stone fountain.

**OWNER WILL OPERATE.**  
 Bryson will himself furnish and operate his apartment-houses, a plan which he followed when he built the Rampart Apartments at Sixth and Rampart two years ago. This magnificent structure, which was the first of the great fireproof buildings of its type to be erected in this city, Bryson recently sold to Robert Marsh for approximately \$250,000. Since the construction of the Rampart, eight or ten fine fireproof apartment-houses have been completed in the city and several more are now under way or projected. Notable among these now being built are the

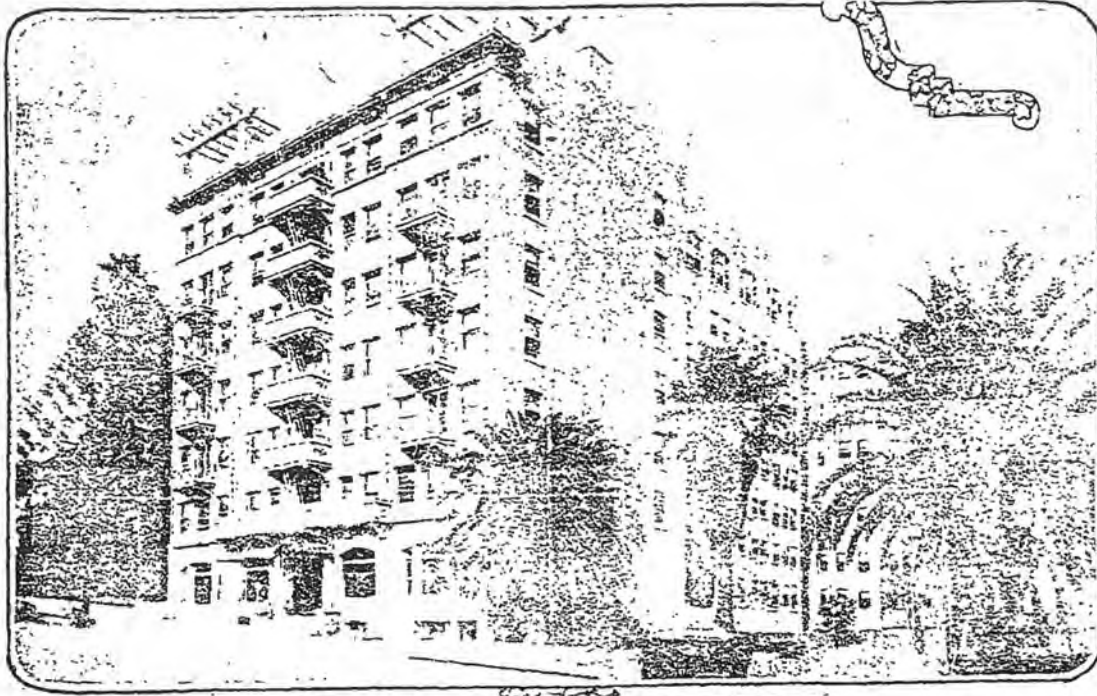
Westonia, nearing completion, for F. E. Engstrom on Fifth street near Grand; the Weatherby, under way for F. O. Engstrom, on Orange street near Figueroa, and the Young at Seventeenth and Grand, perspectives and accounts of all of which have already appeared exclusively in The Times.

The construction of the Rampart Apartments, in fact, marked the beginning of a new era in apartment-house construction in this city, where previously so many of the improvements of this type had lacked the element of substantiality.

Since the completion of the Rampart values have advanced materially through the Westlake section owing to the growing realization of the sterling value of frontage in the vicinity of park areas in a city gaining so rapidly in population as Los Angeles. Bryson's first investment proved the conservatism of his ideas on this point. The new apartment will look upon Sunset Park and will be but two blocks from Westlake Park.

The architects of this latest metropolitan apartment project have had valuable experience in the designing of similar improvements. In last Sunday's Times was published a perspective of a ten-story reinforced concrete hotel planned by them for a site owned by the Los Angeles Comedians Association on South Grand. Mr. Noonan, senior member of the firm, is the architect of the Shorham Hotel in this city and of the beautiful Granada Hotel in San Francisco. The firm has on its drafting boards at the present time plans for two other noteworthy building projects.

## Largest and Finest Apartments Yet Completed in Los Angeles.



The new Rex Arms, No. 945 Orange street, F. O. Engstrum, owner and builder.

Metropolitan.

### NEW APARTMENTS MODEL OF TYPE.

REX ARMS MODERN, FIREPROOF  
AND PALATIAL.

Recently - Finished Orange - Street  
Structure One of Four Similar Im-  
provements Built by Engstrum  
Family in Los Angeles—Building  
Standards Improved.

When Hugh W. Bryson, general manager of the F. O. Engstrum Company and son-in-law of F. O. Engstrum, head of that big construction firm, started the erection of the seven-story, fireproof Rampart apartments at Sixth and Rampart streets three years ago, most of the apartment and hotel men of the city declared that Los Angeles had not reached a state of development which would warrant the building of a structure of so metropolitan a type. Bryson justified his belief in the city, however, by refusing an instant and complete success with his venture. A year ago he sold the property to Robert Marsh for close to \$450,000 and began casting about for a site for a still larger and more magnificent apartment-house.

This site was found at Wilshire boulevard and Rampart street, where the F. O. Engstrum Company is now putting the finishing touches to the finest apartment-house west of New York City. The structure, which will be known as the Bryson apartments, is ten stories in height and, like the Rampart, of absolutely fireproof construction. In finish and appointment it will represent the last word in apartment-house architecture, rivaling the greatest structures of the Riverside drive section of New York City. Noonan & Kysor are the architects.

Not long after the Rampart was completed F. O. Engstrum, vice-president of the F. O. Engstrum Company and son of F. O. Engstrum, bought a site on the north side of Fifth street, just west of Grand avenue, and had plans drawn by R. E. Young & Son for the magnificent fireproof apartments now known as the Weston.

The fourth great metropolitan apartment-house projected by the Engstrum family, the recently-completed Rex Arms, was started by F. O. Engstrum himself about eight months ago. The building, which is the largest and best of its type yet completed in Los Angeles, is situated at No. 945 Orange street, just west of

Highway. It was formally opened on Thursday evening last by Mr. and Mrs. F. O. Engstrum, assisted by W. L. Aldill, former manager of the Stratford Inn at Del Mar and now in charge of the Rex Arms, together with members of the Engstrum family, received 200 invited friends at the new building.

The Rex Arms is a nine-story reinforced concrete structure containing 100 apartments of two, three and four rooms each. It is approached from the street by a wide marble stair, opening through a broad vestibule into the lobby, which is richly finished in Italian marble, tile and mahogany. The rest of the place is in keeping, from the basement to the roof garden. Paul C. Pope, the architect, also designed the Rampart apartments.

By the construction of the four magnificent apartment-houses named the Engstrum family has measurably raised the standards of apartment-house architecture in this city in the past three years. Fireproof buildings have been erected by several other builders since Bryson set the fashion for this kind of structures and substantially of construction has come to be the demand of those who dwell in apartments. A few years ago the cheapest, flimsiest buildings were built by the wholesale. Today the all-frame apartment-house is the exception rather than the rule and the wood structures that are built are a vast improvement over the "shacks" which once were acceptable and which are today considered a disgrace to the city.

All of the great structures erected by the Engstrums to date have been of reinforced concrete construction and built of Southern California cement. Two or three other similar buildings, one projected to go to a height of eleven stories, are now being considered by members of the family.

Metropolitan.

## FINEST WEST OF NEW YORK.

Splendid Bryson Apartments  
 Ready for Opening.

Building Stands in Heart of  
 Wilshire District.

Cost Nearly Three-quarters of  
 a Million.

F. C. Knestrum & Co., contractors, set the finishing touches to the construction work on the magnificent Bryson apartments at the northwest corner of Wilshire boulevard and Hampart street late yesterday afternoon, and the big structure will be complete and ready for occupancy tomorrow morning. All building records for the rapid handling of reinforced concrete construction work have been eclipsed by the Engstrom company on this project, which was started on June 1, 1912.

The structure is by far the largest of its type yet erected in Los Angeles and is probably the finest apartment-house west of New York City, comparing favorably with the splendid apartment-houses and apartment-hotels in the Riverside drive district of Manhattan. It is ten stories in height and occupies a full block.

The improvement, according to the architect and builder, Hugh W. Bryson, represents, with its site and furnishings, a total investment of approximately \$750,000. The plans for the building were drawn by Frederick Sherman and Charles H. Kyoer.

The building has a frontage of 114 feet on Wilshire and of 110 feet on Hampart and is surrounded by a central court twenty-six feet wide and fifty feet in depth. It contains 220 rooms, divided into six-story apartments.

The arrangement is such that suites of as high as twelve rooms may be created by the throwing together of contiguous rooms.

The structure occupies one of the finest corners in the fashionable Wilshire residential district. Bryson at first planned to utilize all of the excellent valuable space of the site and to build a six-story concrete building both with the sidewalk lines of both fronting thoroughfares. Learning of the wish of many of the Wilshire residents that he set the improvement back on a line with the houses of the section, he had his architect prepare plans for a two-story building to stand 100 feet back from the corner of Wilshire boulevard and city street.

The result is that the new apartment-house, metropolitan in type and in its construction, has no similar structure in the metropolitan West can boast, that of possessing wide lawns, beautiful gardens and tennis courts.

Bryson owns a total frontage on Hampart of 272 feet by 182 feet on Wilshire and all of this ground has been utilized in the landscaping scheme.

To the west of the building looks directly into Plummer Park and from its upper stories is obtainable a view of the whole of the Wilshire and Westside districts, together with an unsurpassed panorama of foothills and mountains. All four sides of the structure are fireproof finished, and the interior is finished with the finest materials and workmanship.

The interior of the building is finished in Italian marble, tile and mahogany. Both lobby and reception-rooms are finished with handblown art glass and equipped with richly upholstered mahogany furniture. The floors are of tile and the stairs and window-sillings of marble. Each suite is elegantly and sympathetically furnished and boasts every modern convenience.

The south floor contains a billiard-room and three glassed-in loggias. It will be devoted to entertainment purposes.

Bryson has employed as manager Mrs. S. R. Purcell, an experienced business woman of this city. She will himself occupy one of the finest suites in the building.

Bryson is the pioneer in fireproof apartment-house construction in this city. Three years ago he aroused the skepticism of builders in general by erecting the costly seven-story concrete Hampart apartments at Sixth and Hampart streets, a structure which has since been acquired by Robert Marsh.

The Hampart was an instant success and demonstrated conclusively that substantiality of construction would pay apartment-house builders in dollars and cents, notwithstanding the higher rental rates that would have to be paid by tenants.

The second objective fireproof apartment-house in Los Angeles was the Westside on West Fifth street, which was built by F. C. Knestrum, brother-in-law of Bryson, about two years ago. Many others followed in rapid succession, and several are now projected in different parts of the city.

The largest and finest apartment structure erected before the advent of the latest Bryson improvement was the magnificent Ilex Arnis on Orange street, which was completed by F. C. Knestrum, head of F. C. Knestrum & Co., late in the past year and which is eight stories in height. Both Bryson and the Knestrum announce that they will erect other similar improvements in the near future.

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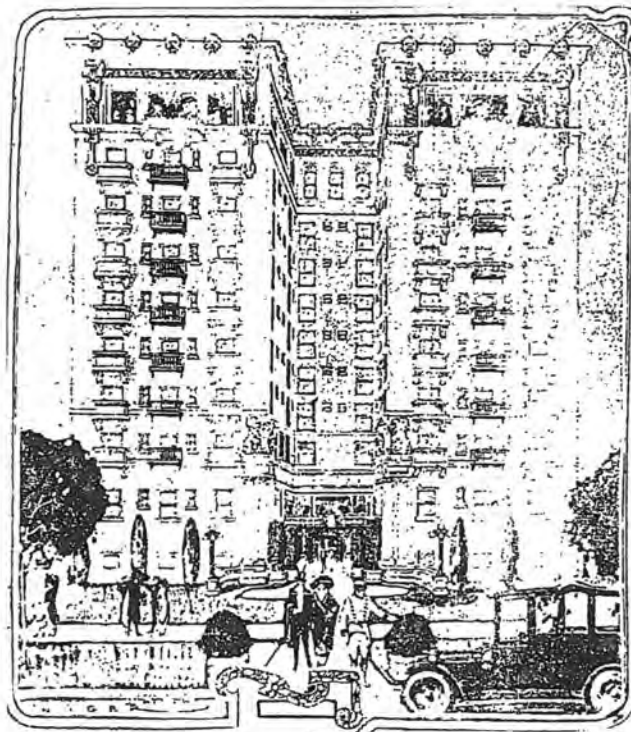
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### Magnificent New West Side Improvement.



Bryson Apartments, Wilshire and Hampart.

Metropolitan structure just completed in heart of exclusive Westside-Wilshire district by Hugh W. Bryson.

Record-Breaker.

**HUGE RENTAL  
 FOR "BRYSON."**

*Magnificent Holding Leased  
 for Ten Years.*

*Prominent Hotel Men Secure  
 Wilshire Apartments.*

*Property Is Finest of Type  
 West of New York.*

What is probably one of the largest apartment-house leases ever made in the United States was concluded in Los Angeles yesterday morning, when final papers were signed transferring the management of the magnificent Bryson apartments, at Wilshire boulevard and Rampart street, to F. S. Wise of this city and W. H. Millspaugh of Meridian, Miss., for a period of ten years, beginning October 1, 1913. Hugh W. Bryson, owner and builder of the luxurious fireproof structure which bears his name, will receive in rentals for the place during the next decade the sum of \$660,000. The deal was handled throughout by L. W. Walker, with F. W. Cason & Co.

Wise, who was formerly manager of the Rex Arms apartments, will have the active management of the Bryson. Millspaugh, his associate in the lease, is one of the best-known hotel men of the south.

The Bryson was completed about a year ago and is by far the largest and finest apartment-house on the Pacific Coast. There is in fact, no finer improvement of its type west of New York City, and but few in the metropolis itself that equal it in substantiality of construction and elegance of appointment.

The structure is of reinforced concrete and absolutely fireproof. It is ten stories in height and has a frontage of 114 on Wilshire by 110 feet on Rampart, being built around a central court. The building contains 320 rooms, divided into ninety-six apartments. Frederick Noonan and Charles H. Kysor were the architects.

The Bryson occupies one of the most slightly corners in the fashionable Wilshire-Westlake district. Being set 100 feet back from the center of Wilshire boulevard and sixty feet from the center of Rampart street, its grounds are large. The landscaping of the place constitutes one of its principal charms.

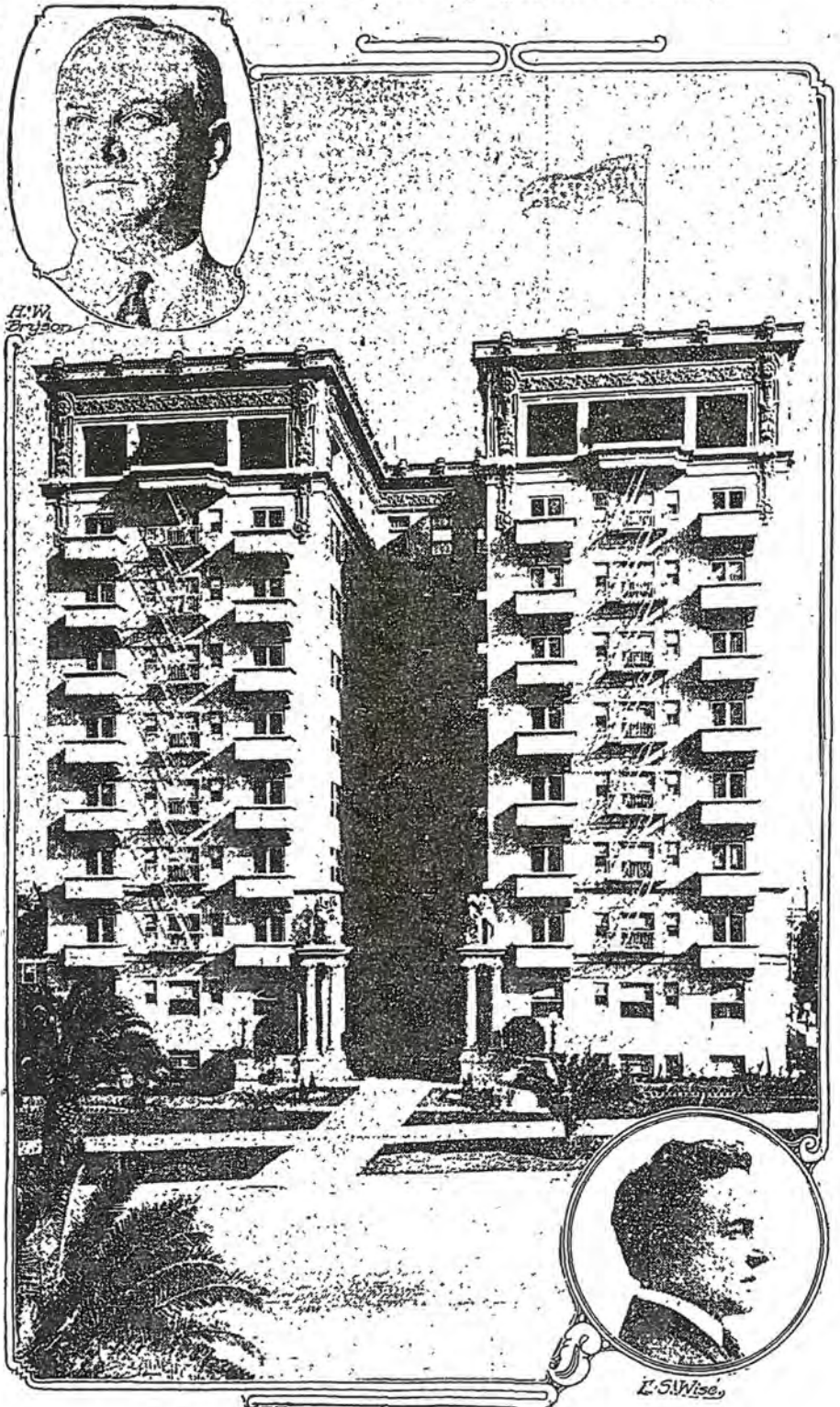
All four sides of the building present a finished appearance, being handsomely ornamented with varicolored tiles and concrete moulding. The interior of the structure is finished in Italian marble, tile and mahogany. Rich and costly furnishings prevail throughout. A splendid ball-

room on the top floor is one of the features.

Hugh W. Bryson, owner of the property, and who is general manager of the F. O. Engstrum Company, is the pioneer in fireproof apartment-house construction on the Pacific Coast. Four years ago he demonstrated his farsightedness by building the costly seven-story Rampart apartments at Sixth and Rampart, a fireproof structure which builders in general predicted would be a dead loss to its owner. The Rampart was an instant success and proved conclusively that substantiality of construction would pay builders of apartments in dollars and cents. Bryson sold the Rampart two years ago to Robert Marsh.

The second fireproof apartment-house to be erected here was the Westonla on West Fifth street, owned by F. E. Engstrum, vice-president of the Engstrum company. F. O. Engstrum, head of the same big contracting firm, followed the example set by his business associates by erecting the eight-story Rex Arms apartments, on Orange street, a structure which, next to the Bryson, is the largest and finest of its type on the Coast. Fireproof apartment-houses are now regarded as one of the safest forms of investment in Los Angeles, which has achieved an enviable reputation for the construction of substantial buildings of this character.

*Splendid Wilshire Holding Leased Yesterday.*



Bryson apartments, Wilshire boulevard and Rampart street.

Metropolitan improvement, ten-year lease of which has been secured by prominent hotel men at staggering rental consideration. Hugh W. Bryson is the owner of the property and F. S. Wise, the new manager. E. W. Cason & Co. put the deal through.

*Great Hotel Sold for Nearly a Million.*

Important.

**BIG SUM BUYS  
BRYSON HOTEL.**

*Ten-Story Pile at Wilshire  
and Rampart Sold.*

*Close to a Million Gets It  
for O. S. Weston.*

*Large Tract of Land Part  
of Consideration.*



**The Bryson Apartments.**

Corner of Wilshire and Rampart streets, sold yesterday by Hugh W. Bryson to O. S. Weston for a stated consideration of \$950,000.

The Bryson Apartment hotel, at the corner of Rampart and Wilshire boulevards, changed ownership yesterday in one of the largest realty transactions of the year in Los Angeles. The sale price accretes \$950,000, the valuation said to be based on the income of the property itself. O. S. Weston, a local millionaire, is the purchaser, and Hugh W. Bryson is the seller.

A tract of 550 acres known as the Western ranch and lying just west of Torrance, adjacent to the Palo Verde ranch, entered into the deal as part of the total consideration. This land is valued at about \$1000 an acre and is near the heart of an extensive improvement zone.

Papers in the transaction were filed with the County Recorder yesterday and the money and property involved was placed in escrow with the Title Guarantee and Trust Company. The agents representing Bryson in the transaction were Pearson & Cordery, while G. H. Pockels, of the F. H. Brooks Company, acted for Weston.

The Bryson is one of the show apartment hotels of Los Angeles. Bryson purchased the property on which they are erected in several small parcels less than three years ago. The four dwellings occupying the ground were razed in time for actual work to start on the ten-story, monolithic structure on June 1, 1912. On January 10, 1913, the immense structure, containing more than 300 rooms and 36 apartments, was informally opened and two days later was fully occupied, a record that has possibly never been equaled in the West. The F. O. Engstrom Company, of which Bryson is general manager, did the actual construction work.

**MAGNIFICENT HOTEL.**

The hotel has been called by experts the finest of its kind in the country, not even excepting the famous structures of similar character on Riverside drive, in New York. The furnishings of the place are on an elaborate scale. The cost of these on the upper floor, which is given over to the amusement of guests of the house, was more than 150,000 alone. Magnificent rugs, fine paintings and rare plants form a portion of the furnishings of the ballroom, library, billiard-room, dressing and smoking-rooms and the pergola. The other portions of the place are fitted up in a similar manner.

Skeptics declared that Los Angeles was too small to support an institution of this character, but the hotel is claimed to have paid dividends on as lavish a scale as its furnishing. There were three other local financiers in the field with offers on the property and had the present deal failed to go through, another one would have taken its place.

The Bryson property has a frontage of 153 1/2 feet on Wilshire boulevard and 260 feet on Rampart. The original cost of this acreage a trifle over \$200 a front foot. Property values were made by the erection of the Bryson and a recent sale of a lot within two blocks showed the purchase price to amount to about \$550 a front foot. An alley divides the Rampart frontage and on 110 feet of this is erected the Bryson garage.

**UNDER LEASE.**

Bryson himself operated the property until two months ago, when he leased it to the firm of Millsbaugh & Wibe, the former a southern hotelman, and the latter connected with the apartment-house business in this city for about ten years. The lease pays a net income of 5 1/2 per cent. on a valuation of \$1,000,000.

With other members of the F. O. Engstrom Company, Bryson has helped to give Los Angeles its finest and best apartment buildings. The Rampart was his first conception of an ideal fireproof structure. This was followed by the Westonia, belonging to Fred Engstrom, and the Rex Arms, belonging to F. O. Engstrom, and the Bryson itself.

Big Transaction.

## LOS ANGELES' FINEST APARTMENT-HOUSE SOLD.

*Capitalist Gives Valuable City Property and Large Cash Consideration for "The Bryson"—Holdings Involved Include Southwest Acreage, North-end Business Frontage and Bunker Hill Corner.*

THE Bryson Apartments at the northwest corner of Wilshire and Rampart boulevards, said to be the most metropolitan improvement of its type west of the metropolis itself, has changed hands for the second time in a period of two years. The deal, which is one of the largest of the year in local real estate circles, was definitely closed yesterday, following negotiations extending over several weeks. It is understood to have involved in the neighborhood of \$1,250,000, represented by the Bryson itself on one side and by various Los Angeles properties, a large cash consideration and mortgage adjustments on the other.

Orin E. Weston, who acquired the big apartment building from its former owner and builder, Hugh W. Bryson early in 1914, was the seller. F. W. Braun, one of the largest property holders in Los Angeles, whose operations in choice downtown and close-in frontage have helped make real estate history in this city, was the buyer. W. W. Mines & Company represented Mr. Braun in the deal, while G. H. Pockels looked after the interests of Mr. Weston. N. J. Cordary, with W. M. Garland & Company, also materially assisted in bringing both sides to a final agreement.

The Bryson is ten stories in height and contains 320 rooms, divided into ninety-six apartments. The structure is of absolutely fireproof construction, its walls, floors and partitions being of reinforced concrete. The building is 110x114 feet in size and is set back from Wilshire boulevard to a depth in keeping with that of the private residences of the district. The immediate grounds of the building have a frontage of 153 feet on Wilshire by 152 feet on Rampart, the property including in addition a lot 110x120 feet in size adjoining on the north and on which stands a large garage for the use of the apartment-houses.

The interior of the building is finished in Italian marble, tile and mahogany. Both lobby and reception room are lighted with chandeliers of cut glass and equipped with richly upholstered mahogany furniture. The floors are of tile and the stairs and wainscoting of marble. Every suite in the building is elegantly finished and furnished. One of the features of the place is a magnificent ballroom on the tenth floor, where also are billiard rooms for men and women, several private reception rooms and glassed-in loggias from which are obtainable views of almost every part of Los Angeles and of a panorama sweeping westward to the ocean.

The Bryson is held under lease by Frank S. Wise and W. H. Millsbaugh, who secured the management of the property shortly after its completion three years ago. The leases, it is understood, are paying an annual rental of approximately \$55,000 a year for the building, under an extended term contract. The property, according to the agents in the deal just concluded, will pay its new owner nearly 8 per cent net upon his investment.

### HOLDINGS TRADED IN.

As part consideration for the Bryson, Mr. Braun turned over to Mr. Weston clear properties in Los Angeles having a given aggregate valuation of approximately \$440,000. These include both improved and unimproved holdings and will, it is said, be

held by Mr. Weston for investment purposes.

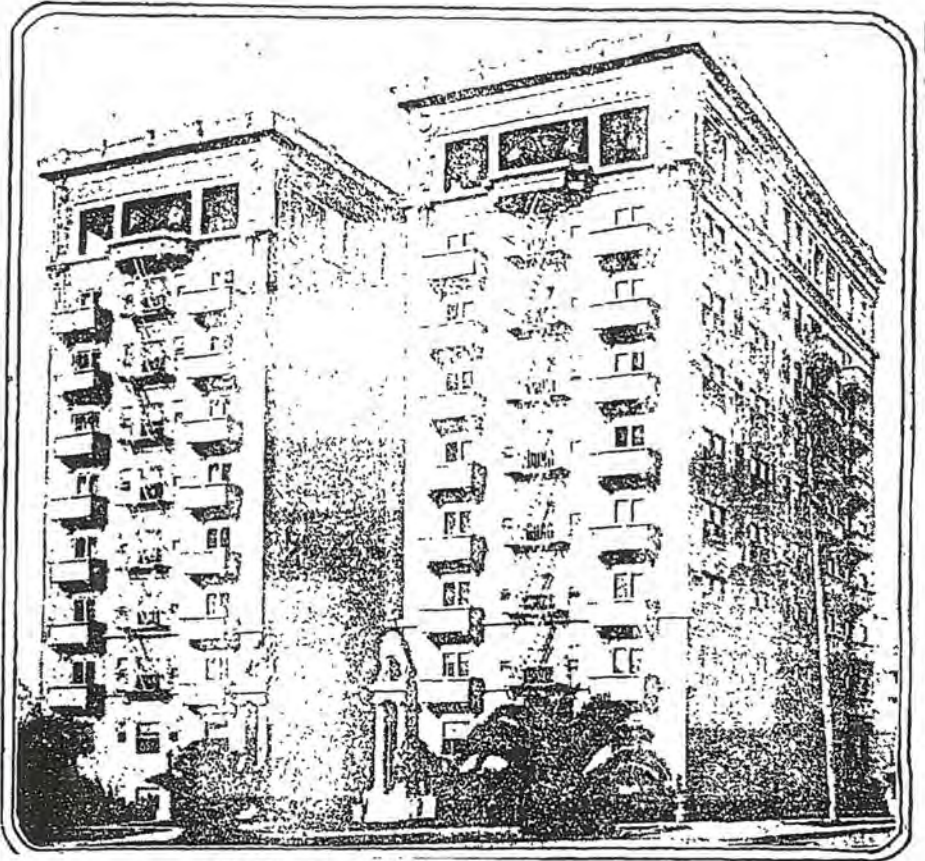
The most valuable single holding in the list consisted of a sixty-three-acre tract bounded roughly by Budlong, Florence, Normandie and Slauson avenues, and held at \$195,000. The property is subdivided into 300 lots, but contains no improvements. Another holding acquired by Mr. Weston comprises 300 feet on frontage on the west side of New High street, north of Temple, said to be worth, with improvements, \$150,000. The ground is the site of the Braun Corporation building, a concrete structure in which is housed a part of Mr. Braun's wholesale chemical business, a garage and the United States Appraisal Office, the last named being a building erected by Mr. Braun for the local Federal authorities a year ago.

The Pierce Apartments at the northeast corner of Fifth and Hope streets, on Bunker Hill, was traded in at a valuation of \$75,000. This property consists of a sixty-room building occupying a lot 65x142 feet in size. The northeast corner of Pico and Norton avenue, 123x171 feet in size, and valued at \$17,000, also entered into the exchange.

Mr. Mines declared yesterday afternoon that there had been a wonderful improvement in local business and financial conditions within the past ninety days. "No one would have considered as big a deal as that for the Bryson three months ago," said the realty man. "A dozen big transactions that I personally know, however, are now shaping in different real estate offices in Los Angeles. The wave of optimism that is sweeping this way from the East is all that is needed to restore things to a good times basis in this city."

"More persons are coming to Los Angeles and Southern California in the next few months than have ever come before. Thousands of them are coming here to stay. A lot of the money that is so much in evidence in the prosperous East just now will be brought out here for investment before many months have passed. It is my prediction that before 1916 is very old Los Angeles will be back in the midst of a prosperity such as it has seen only in the very best times of the past."

*Great Apartment Building Bought by Capitalist.*



The Bryson, Wilshire and Rampart boulevards.

Valuable holding acquired by F. W. Braun in a transaction involving the exchange of several important Los Angeles properties and the payment of a large cash consideration. W. W. Mines & Co. and G. H. Pockels acted as agents, with N. J. Cordary, of W. M. Garland & Co., assisting in the deal.

## BRAUN TO BUILD NEW FACTORY.

*Plant for Making Scientific  
Instruments.*

*Growing Business Calls for  
Larger Facilities.*

*Bryson Owner may Enlarge  
Apartment Also.*

F. W. Braun, president of the Braun Corporation, manufacturers and exporters of scientific laboratory supplies, yesterday announced a plan to erect a new factory building for the company on a site recently acquired on Slauson avenue, Huntington Park. The property contains about two and one-half acres and has a frontage of 350 feet on Slauson avenue.

The company's intention, according to Mr. Braun, is to start construction work on the new factory as soon as the working plans are complete. It will be a modern fire-proof building, and in it will be installed the company's manufacturing department, where a variety of chemical, assay and scientific laboratory apparatus, machinery and equipment will be turned out. The building estimates have not been completed.

This company is one of the largest of its kind on the Pacific Coast, and the location of its factory in Huntington Park is expected to give additional development impetus to that district. Mr. Braun explained yesterday that the company's domestic and export business had increased to such an extent that its present manufacturing facilities were wholly inadequate. The erection of the new factory will mean that the plant capacity will be doubled.

Another building enterprise which Mr. Braun is contemplating is an extensive enlargement of the Bryson apartments, southwest corner of Wilshire and Rampart boulevards, one of his largest city real estate holdings. While plans for this improvement have not been completed, they are understood to cover the erection of a wing to the Bryson on the west side of the building. This portion of the building site is now used as a garden. The new wing will correspond in size and general architectural arrangement with the present apartment structure, which was built about seven years ago by Hugh W. Bryson. It is of reinforced concrete construction, and is one of the city's finest residential buildings.

HOTEL MAN BUYS LEASE ON BRYSON.: Paul Paris Closes Deal Here Involving Nearly Mill  
*Los Angeles Times (1886-1922): Sep 21, 1921; ProQuest Historical Newspapers: Los Angeles Times*  
pg. 11

## **HOTEL MAN BUYS LEASE ON BRYSON.**

*Paul Paris Closes Deal Here  
Involving Nearly Million  
Dollars.*

The sale of the furnishings, together with the execution of a new long-term lease, on the Bryson Apartments, at the corner of Wilshire Boulevard and Rampart street to Paul Paris, who recently disposed of his interests in the Angelus Hotel, was announced yesterday by Cason-Minster & Co., hotel brokers, who handled the transaction.

Through this deal, Mr. Paris has acquired a twelve-year lease on the big building, at a total consideration of almost \$1,000,000, according to Cason-Minster & Co. For a number of years the Bryson Apartments have been managed by Mrs. Frank Wise Kennedy, who, in the transaction just closed, disposed of the balance of her lease on the property. Mr. Paris will take possession of the apartments on October 1.

The Bryson Apartments, one of the largest apartment-houses in the West, were erected about eight years ago by Hugh W. Bryson. Two years later the property was sold by Mr. Bryson to F. W. Braun, the present owner. The building is ten stories high, of fireproof construction, and contains 300 rooms.

Mr. Paris, for a number of years was in charge of the Angelus Hotel. Recently his interests in this property were transferred to J. H. Tremaine, who operated the Radisson and Dyckman hotels in Minneapolis. Mr. Paris also was formerly identified with some of the leading hotels of Seattle and Portland. A number of improvements are to be made in the near future on the Bryson Apartments, according to Mr. Paris.

BRYSON CHANGES HANDS: Apartment at Wilshire and Rampart Boulevards Has Been Sold  
*Los Angeles Times* (1886-1922); Oct 5, 1922; ProQuest Historical Newspapers: Los Angeles Times  
pg. 11

## BRYSON CHANGES HANDS

### *Apartment at Wilshire and Rampart Boulevards Has Been Sold to Hotel Man*

One of the largest apartment-house deals in several months, consisting of the sale of the lease and furniture of the Bryson Apartments, Wilshire and Rampart boulevards, to John Hernan, well-known Southern California hotel man, and Miss May Jenkins, was announced yesterday by Cason-Minster & Co., hotel brokers.

For the property, the new owners paid to Paul Paris, who acquired it some months ago, a consideration of approximately \$200,000. In addition the lease calls for a total of about \$700,000 to be paid to F. W. Braun, owner of the property.

The Bryson is one of the finest and largest apartment-houses in the Southwest. It is a height limit Class A reinforced concrete building containing 300 rooms. The equipment and furnishings throughout are of the most modern type.

Mr. Hernan, who is well known in Los Angeles, was for fourteen years the manager of the Hotel

Del Coronado near San Diego. Recently he sold his interests in the Arlington Hotel at Santa Barbara. Mr. Hernan also was former manager of the Alexandria Hotel.

Miss Jenkins, his associate, has been operating for a number of years in Berkeley, where she owned and managed the Carlton Hotel and the Peralto Apartments. For more than a year she was manager of El Mirasol, Santa Barbara.

Mr. Paris is planning the erection of a large hotel in the downtown district of the city, according to the Cason-Minster Company, which is now conducting negotiations for the site. Mr. Paris will equip and operate the hotel himself, it is said.

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Apartment Hotel Erected in 1913 Gets Facelifting: APARTMENT HOTEL REFURBISHED  
Green, Terence M.  
*Los Angeles Times* (1923-1995); Feb 20, 1977; ProQuest Historical Newspapers: Los Angeles Times  
pg. G1

# Apartment Hotel Erected in 1913 Gets Facelifting

BY TERENCE M. GREEN

*Time Staff Writer*

Another "grand old lady of Wilshire Blvd.," the Bryson Apartment Hotel, is undergoing a facelifting and acquiring a new wardrobe.

Built in 1913, the 10-story Bryson was a dominant feature of the boulevard, then primarily a fine residential district, in the area of Westlake (now MacArthur) and Lafayette parks through the first half of the century.

It was joined in 1921 by the 21-acre Ambassador Hotel complex, in 1924 by the 14-story Gaylord, in 1927 by the 12-story Arcady and in 1929 by Bullock's Wilshire. High-rise development did not begin in earnest until the Tishman interests initiated it in the 1950s.

In its palmy days the Bryson, overlooking Lafayette Park at 2701 Wilshire Blvd., was a wintering spot for the "beautiful people" of the day—who wanted such luxuries as the 10th floor which was "entirely given over to recreation purposes," in the words of a 1920s brochure.

"It consists," the brochure said, "of a spacious ballroom and music room, a ladies' reception room, card rooms, reading rooms, billiard room and gentlemen's club room.

"It has three large loggias from which one can see the Pacific Ocean,

**Please Turn to Page 8, Col. 1**

# APARTMENT HOTEL REFURBISHED

Continued from First Page

Catalina Island 67 miles away, on a clear day; green foothills, orange groves and snow-capped mountains."

These facilities have not withstood the times and the 10th floor now is stripped and used for storage, only remnants of an ornate gilt frieze under the ceiling hinting at its former opulence.

Another hint of a vanished lifestyle is the score or more of tiny rooms on the basement floor—actually a half-basement, high enough above ground for small windows. The present owners surmise that they were for the personal servants working for the elegant guests on the upper floors.

Today's guests are more likely to be attracted by the fact that each of the 96 single or one-bedroom apartments has a small, separate kitchen.

## Attracts Actors

"It particularly attracts theatrical people," said Don Bohler, the manager. "When the D'Oyle Carte company was here, several of their people stayed with us—they said most of the company did when they were here eight years ago—largely because of that.

"People from other shows have stayed with us, the Katharine Hepburn show, for example. And families from the East or foreign countries, many of them traveling with children, find it convenient and economical," he said.

Present monthly rents range from \$165 to \$375, which includes dishes and cooking ware, linens, maid service and parking in the hotel's adjacent garage. Occupancy is running about 70%.

The renovation program began early in 1976 after Bohler and the present ownership, actor Fred MacMurray and the estate of the late Bo Christian Roos had been brought together by Harold S. Voegelin, attorney for the MacMurray interests.

C. L. Van Sickle of MacMurray Enterprises estimates that the refurbishing



**WILSHIRE DOWAGER.**—Photo of Bryson Apartment Hotel, 2701 Wilshire Blvd., taken in mid-1940s, shows establishment almost as it looks today, except that palms in front are now much taller.

will represent an investment of about \$350,000 when it is fully completed in another six to eight months.

The exterior of the 110,000-square-foot, U-shaped building has been cleaned and repainted. The two pairs of gilded lions supporting heraldic shields bearing the hotel's name on each side of the entrance court have had their sparkle restored.

Interior refurbishing has consisted of recarpeting, repainting, redraping and some refurnishing both of the apartments, the 30x50-foot lobby, the halls and other areas.

Plans for the future, after completion of the current program, include reconstruction of the 10th floor. Rather than bringing back the pri-

vate club-like facilities, it will probably be divided into a number of penthouse suites.

Some of them will open onto the loggias and, "It's true," Bohler said, "on a clear day you can see Catalina."

The Pacific, the "green foothills and snow-capped mountains" of the old brochure are also still there to be seen but it would take very good eyes, indeed, to spot orange groves today.

## Building Permits for Major Alterations

All applications must be filled out by applicant.

(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS and other data must also be filed.

Ward 3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

CLASS "A" "B" "C"

ISSUED SUBJECT TO STATE LAW

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State, or is giving or granting any right or privilege to have the said structure or building for any purpose which is or may hereafter be prohibited by ordinances of the City of Los Angeles.

(SIGN HERE)

Hugh W. London (Applicant)

Lot No. 8 & 9 Block 1

District No. 7 M. B. page 19 F. B. page 316

No. 2701 - Wilshire Blvd

PLANS CHECKED BY O. K. P. ASSESSOR ROOM NO. 6 FIRST FLOOR PLEASE VERIFY TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

PLANS CHECKED BY O. K. P. ASSESSOR ROOM NO. 6 FIRST FLOOR PLEASE VERIFY TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

- 1. PURPOSE OF BUILDING TENEMENT HOUSE Number of rooms 30 (25 above floor)
2. OWNER'S NAME Hugh W. London
3. Owner's address 2514 Wilshire Blvd
4. Architect's name
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, \$ 308,000.00
8. Size of lot 153 1/2 x 140 x 137 1/2 Size of building 135-6 x 120
9. Will building be erected on front or rear of lot?
10. NUMBER OF STORIES IN HEIGHT 7 Height to highest point of roof 90
11. Height of first floor joist above curb level, or surface 9-6
12. Character of ground: rock, clay, sand, filled, etc.
13. Of what material will FOUNDATION and cellar walls be built? Reinforced Concrete
14. GIVE depth of FOUNDATION below the surface of ground about 6'
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 1-9
16. GIVE width of FOUNDATION and cellar walls at top 12"
17. NUMBER and KIND of chimneys Reinforced Concrete Number of flues 2
18. Number of inlets to each flue 1 Interior size of flues 7 1/2 x 4 x 10 x 10
19. Of what material will upper walls be constructed? Reinforced Concrete
20. Are there any buildings within 30 feet of the proposed structure?

PERMIT NO 4091 Date Issued APR 13 1912

Handwritten signatures and stamps at the bottom of the page.

21. GIVE THICKNESS OF EXTERIOR WALLS:

Basement 12 5th story 8 10th story \_\_\_\_\_  
 1st story 8 6th story 8 11th story \_\_\_\_\_  
 2nd story 8 7th story 8 12th story \_\_\_\_\_  
 3rd story 8 8th story \_\_\_\_\_ Fire wall 8  
 4th story 8 9th story \_\_\_\_\_

22. GIVE MATERIAL, SIZE AND DISTANCE ON CENTERS OF FLOOR JOIST:

1st story—material boards \_\_\_\_\_ x \_\_\_\_\_, distance on centers 24  
 2nd " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 3rd " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 4th " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 5th " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 6th " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 7th " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 8th " " \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 Ceiling joists \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_  
 Roof joist \_\_\_\_\_; " \_\_\_\_\_ x \_\_\_\_\_; " " " \_\_\_\_\_

*See Plans*

23. Will any wall be supported on iron or steel girders or columns No  
 24. Specify material of beams, girders and columns Reinforced concrete  
 25. Specify construction of floors \_\_\_\_\_  
 26. Specify material of partitions Reinforced concrete  
 27. Specify material of roofing Asphalt or square  
 28. Specify material of stairways Reinforced concrete  
 29. Specify material of elevator shaft, other shafts and chutes Reinforced concrete  
 30. Specify material and construction of cornices Galv Iron

**AFFIDAVIT**

STATE OF CALIFORNIA, }  
 COUNTY OF LOS ANGELES, } ss.

HUGH W. BRYSON \_\_\_\_\_ being first

duly sworn, deposes and says: That he is the owner above referred to; that he is about to erect, or cause to be erected, an addition, and to make, or cause to be made, certain alterations for a proposed tenement house building; that he has filed with the Board of Public Works a complete set of plans and specifications of said proposed tenement house building; that he has read and knows the contents of the above detailed application; that the same is true of his own knowledge; that said proposed tenement house building to be erected at Number 2701 Wilshire Blvd., \_\_\_\_\_ in the City of Los Angeles, California, is owned by him; that the detailed specifications of light and ventilation of said building as above set forth are correctly stated.

Subscribed and sworn to before me,  
 this 14th day of April, 1912

Notary Public in and for the County of Los Angeles,  
 State of California.

*Hugh W. Bryson*  
 Owner-Alt.

All applications must be filled out by applicant

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data must also be filed.

WARD 3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

CLASS "A", "B", "C"

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.

(SIGN HERE)

*Hugh W. Johnson* (Applicant)

PLANS CHECKED BY - O. J. ...

TAKE TO ROOM NO. 8 FIRST FLOOR

Lot No. 8 + 9

Block 8 + 9

ASSESSOR PLEASE VERIFY

District No. 9 M. B. page 19 F. B. page 312

TAKE TO ROOM NO. 34 THIRD FLOOR

No. 2701 Hillshire Bldg

ENGINEER PLEASE VERIFY

- PURPOSE OF BUILDING: APARTMENT HOUSE Number of rooms: 12
- OWNER'S NAME: Hugh W. Johnson
- Owner's address: 857 ...
- Architect's name: ...
- CONTRACTOR'S NAME: J. O. ...
- Contractor's address: 857 ...
- ENTIRE COST OF PROPOSED BUILDING, \$ 5000 (for balance of ...)
- Size of lot: 153.4 x 150 Size of building: 110 x 113.4
- Will building be erected on front or rear of lot? Rear Lot
- NUMBER OF STORIES IN HEIGHT: 9 Height to highest point of roof: 107-10
- Height of first floor joist above curb level, or surface: ...
- Character of ground: rock, clay, sand, filled, etc. clay
- Of what material will FOUNDATION and cellar walls be built? Reinforced Concrete
- GIVE depth of FOUNDATION below the surface of ground: 8' below
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS: according to plans
- GIVE width of FOUNDATION and cellar wall at top: ...
- NUMBER and KIND of chimneys: 1 Number of flues: 12
- Number of inlets to each flue: 2 Interior size of flues: 12 x 12
- Of what material will upper walls be constructed? Reinforced Concrete
- Are there any buildings within 30 feet of the proposed structure? 2 ft x 13' (2)

Date issued: MAY 16 1912

Application Received

*H. T. ...*

PERMIT NO. 5501

Plans

OVER

21. GIVE THICKNESS OF EXTERIOR WALLS:

Basement	12"	5th story	8"	10th story	
1st story	8"	6th story	8"	11th story	
2nd story	8"	7th story	8"	12th story	
3rd story	8"	8th story	8"	Fire wall	
4th story	8"	9th story	8"		

AFFIDAVIT

STATE OF CALIFORNIA, }  
COUNTY OF LOS ANGELES, } ss.

HUGH W. BRYSON, being first duly sworn, deposes and says: That he is the owner above referred to; that he is about to erect, or cause to be erected, the above named proposed tenement house building; that he has filed with the Board of Public Works a complete set of plans and specifications of said proposed tenement house building; that he has read and know<sup>e</sup> the contents of the above detailed application; that the same is true of his own knowledge; that said proposed tenement house building to be erected at No. 2701 Wilshire Blvd. in the City of Los Angeles, California, is owned by him; that the detailed specifications of light and ventilation of said building as above set forth are correctly stated.

Subscribed and sworn to before me, this 16th day of May, 1912.

*Mark E. Cohen*  
Notary Public in and for the County of Los Angeles, State of California.

*Hugh W. Bryson*

Owner-New

- 26. Specify material of partitions *Plaster & tile*
- 27. Specify material of roofing *Composition on Reinforced Concrete*
- 28. Specify material of stairways *Reinforced Concrete*
- 29. Specify material of elevator shaft, other shafts and chutes *Plaster & Concrete*
- 30. Specify material and construction of cornices *Reinforced Concrete*
- 31. Specify number of fire escapes, and where located *2 per floor*
- 32. Specify means of access to roof *Stairway & fire escape ladder*
- 33. Specify size of vent shafts to water closet compartments *See plans*
- 34. Specify how halls will be lighted and ventilated *Natural & Electric*
- 35. Will metal lath be used? Specify where *Yes*
- 36. Will freight elevators be inclosed or provided with doors and fusible links? *Yes*

REMARKS: *Decided to proceed w/o 91 permit issued 4/13/12 for this parcel building also plans & specifications filed in said city & approved on the permit - I have with me plans & specifications for proposed building & changing size & height*

Application Received

Time

Returned

*Hugh W. Bryson*

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

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

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

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

Form with sections: REMOVED FROM, REMOVED TO, TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY, TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY. Includes handwritten lot/block info and street address 2701 Wilshire Blvd.

- 1. What Purpose is the present Building used for? APARTMENT HOUSE
2. Owner's name F.W. BRAUN Phone M. 8363
3. Owner's address 363 NEW HIGH ST
4. Architect's name BAYER-ROTHGEB CO Phone So. 450
5. Contractor's name Do Phone Do
6. Contractor's address SLAUSON & SANTA FE LOS ANGELES CAL
7. ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, etc.) \$ 1000.00
8. Class of Present Building A No. of Rooms at present
9. No. of stories in height 9 Size of present building x
10. State how many Buildings are on this lot ONE
11. State purpose Buildings on lot are used for (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.
ERECT METAL CANOPY OVER RAMPART ST (OR SIDE) ENTRANCE TO BLDG.
WIRE GLASS ROOF, CAST IRON CORNICE, STEEL FRAMING.
BLDG IS ON COR. OF WILSHIRE & RAMPART, N. W. COR.

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 4 o'clock 11/23/17 (Sign here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. Includes Permit No. 6097V, Plan Examiner signature, Application checked and found O.K. (Use Rubber Stamp) dated NOV 24 1917, and a 'RECEIVED' stamp dated NOV 24 1917.

60 - G. P. Bullard



ALL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE,  
OR TO ASCERTAIN IF SAME CAN BE DONE.

- 12. Size of new addition.....x.....No. of Stories in height.....
- 13. Material of foundation..... Size footings..... Size wall..... Depth below ground.....
- 14. Size of Redwood Mudsills.....x..... Size of exterior studs.....x.....
- 15. Size of interior bearing studs.....x..... Size of interior non-bearing studs.....x.....
- 16. Size of first floor joist.....x..... Second floor joist.....x.....

I have carefully examined and read the above blank 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.

(Sign here).....  
(Owner or Authorized Agent).

### Remarks

MARQUEE WILL BE ENTIRELY INSIDE SIDEWALK  
LINE.

3200 POUNDS

STATE OF CALIFORNIA,  
COUNTY OF LOS ANGELES, ss AFFIDAVIT ①

*J. H. Brown* being  
Owner

first duly-sworn deposor and says that he is the  
who makes the above application; that the plans and specifications herewith filed are  
true and contain a correct description of the said tenement house, building,  
structure, lot and proposed work.

Subscribed and sworn to before me this  
15th day of November 1917

*J. H. Brown*  
Notary Public in and for the County of Los Angeles, State of California

*J. H. Brown*

RECEIVED  
NOV 15 1917

3

# All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS  
BOARD OF PUBLIC WORKS and other data must also be filed

## DEPARTMENT OF BUILDINGS

### Application to Alter, Repair or Demolish

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Clerk 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 thereon, 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 thereon, 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 FIRST FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

REMOVED FROM			REMOVED TO		
Lot.....	Block.....		Lot.....	Block.....	
Tract.....			Tract.....		
Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
From No. <u>2701 Wilshire Blvd.</u> Street					
To No. _____ Street					

O. K. City Clerk  
By \_\_\_\_\_ Deputy  
O. K. City Engineer  
By \_\_\_\_\_ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building used for? Apt
2. Owner's name J.W. Braun Phone \_\_\_\_\_
3. Owner's address 2701 Wilshire Blvd.
4. Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
5. Contractor's name J.B. Blum Co Phone \_\_\_\_\_
6. Contractor's address 619 West 8th St
7. ENTIRE COST OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Carpools, Elevators, Painting, & Finishing, etc.) \$ 500.00
8. Class of Present Building A No. of Rooms at present \_\_\_\_\_
9. Number of stories in height 9 Size of present building \_\_\_\_\_ x \_\_\_\_\_
10. State how many buildings are on this lot \_\_\_\_\_
11. State purpose buildings on lot are used for. \_\_\_\_\_  
(Tenement House, Hotel, Residence, or any other purpose.)

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

Put in New Bath Room in existing closet remove sink from present public kitchen + make into one living room; put in sink on present porch; all for purpose of creating one new apartment on 9th floor, there being no apartments there at present.

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.

(Sign here) J.B. Blum Co  
W. J. Blum

OVER

PERMITS <u>10273</u>	Application checked and found O. K. <u>JUL 13 1920</u> Clerk.	JUL 13 1920 LA. Bldg. Div.
	Plan Examiner <u>E. J. Welch</u>	

5 - W. Gullock  
By: [Signature] 170

- 12. Size of new addition  No. of Stories in height \_\_\_\_\_
- 13. Material of foundation \_\_\_\_\_ Size footings \_\_\_\_\_ Size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_
- 14. Size of Redwood Mud-sill  Size of interior bearing studs \_\_\_\_\_
- 15. Size of exterior studs \_\_\_\_\_  Size of interior non-bearing studs \_\_\_\_\_
- 16. Size of first floor joists \_\_\_\_\_  Second floor joists \_\_\_\_\_
- 17. Will all provisions of State Dwelling House Act be complied with? \_\_\_\_\_

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

(Sign here)

(Owner or Authorized Agent.)

STATE OF CALIFORNIA, ss **AFFIDAVIT** ③  
 COUNTY OF LOS ANGELES,

J. B. Lumm Co. being  
 first duly sworn deposes and says that he is authorized by the Owner to act for,  
 and sign this affidavit that J. W. Bramm  
 Owner referred to in this application, that the plans and specifications here-  
 with filed are true and contain a correct description of the apt. building,  
 structure, lot and proposed work.

Subscribed and sworn to before me this

day of \_\_\_\_\_ 19 \_\_\_\_\_

Notary Public in and for the County of Los Angeles, State of California

**CHAS. L. WILHE, City Clerk**

*[Handwritten Signature]*

# All Applications must be filled out by Applicant

Blg. Form 3

PLANS AND SPECIFICATIONS  
and other data must also be filed

BOARD OF PUBLIC WORKS

## DEPARTMENT OF BUILDINGS

# 3

### Application to Alter, Repair or Demolish

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

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

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

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

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

REMOVED FROM			REMOVED TO		
Lot.....	Block.....		Lot.....	Block.....	
Tract.....			Tract.....		
Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
From No. <u>2701 Wilshire Blvd</u> Street			Street		
To No. _____ Street			Street		

(USE INK OR INDELIBLE PENCIL)

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

O.K. City Clerk  
By \_\_\_\_\_ Deputy  
O.K. City Engineer  
By \_\_\_\_\_ Deputy

- What purpose is the present Building now used for? Hotel.
- What purpose will Building be used for hereafter? Hotel.
- Owner's name A Klein Phone \_\_\_\_\_
- Owner's address 2701 Wilshire Blvd
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's name L A West Disp Ltd Co Phone \_\_\_\_\_
- Contractor's address 14 Normandie St
- VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) \$ 170
- Class of present Building 2 No. of rooms at present 200
- Number of stories in height 2 Size of present Building \_\_\_\_\_
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Hotel  
(Tenement House, Hotel, Residence, or any other purpose.)

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

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) J. B. Buzey (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>32497</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O.K. <u>[Signature]</u> Clerk
Stamp here when permit is issued. <u>[Stamp]</u>		

FOR PLANS SEE 32797

W. W. Buelcher



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

Form with columns: TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY, REMOVED FROM, REMOVED TO, TAKE TO ROOM No. 5 (MAIN ST.) FLOOR, ENGINEER PLEASE VERIFY. Includes fields for Lot, Block, Tract, Book, Page, F.B. Page, From No., To No., Street.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Apartment House
2. What purpose will Building be used for hereafter? Same
3. Owner's name F. W. Brown Phone
4. Owner's address Same - 2701 - Wilshire Blvd.
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
6. Contractor's name Pioneer W. & Roof Co. Phone VA-4523
7. Contractor's address 608 Mateo St. L.A.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip- ment and Appliances in Completed Building.} \$1200.00
9. Class of present Building (A) No. of Rooms at present
10. Number of stories in height (8) Size present Building
11. State how many buildings are on this lot (1)
12. State purpose buildings on lot are used for Apartment House (Apartment House, Hotel, Residence, or Any Other Purpose.)

13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING: Re-Roof with Corro Roofing

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.

(Sign here) Pioneer Water & Roof Co. By F. W. Brown (Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

Table with 3 columns: PERMIT No. 29641, Plans and Specifications checked and found to conform to Ordinances, State Laws, etc., Application checked and found 12-13-38, Stamp Here when permit is issued DEC 13 1938

Handwritten signature: F. W. Brown



All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Blg. Form 1

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

5116  
100

Application to Alter, Repair or Demolish

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

	REMOVED FROM	REMOVED TO	
TAKE TO Room No. 240 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk By..... Deputy
CITY CLERK PLEASE VERIFY	Tract.....	Tract.....	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)	JOB ADDRESS: 2701 Wilshire Blvd. (Bryson Apts)		O. K. City Engineer By..... Deputy
ENGINEER PLEASE VERIFY	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	
	From No..... To No.....	From No..... To No.....	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Apartment Bldg.
2. What purpose will Building be used for hereafter? " "
3. Owner's name F. W. Braun Phone.....
4. Owner's address 2701 Wilshire Blvd.
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone.....
6. Contractor's name VALLEY TILE AND MANTLE CO. License No 284 Phone GR. 4755.
7. Contractor's address 418 N. Larchmont Blvd.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$.....
9. Class of present Building..... No. of Rooms at present 26
10. Number of stories in height..... Size present Building..... X
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for Apartment House.  
(Apartment House, Hotel, Residence, or Any Other Purpose.)
18. What Zone is Property in?  
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:  
Tile drainboards previously covered with composition.

7-21-33 No certificate required  
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.  
VALLEY TILE AND MANTLE CO.  
(Sign here) [Signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 4901	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner: [Signature]	Application checked and found O.K. 3-17-32 Clerk: [Signature]
		Stamp here when permit is received MAR 18 1932 L. A. Bldg. Dept.

[Signature]  
100



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 2701 Wilshire Blvd (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets } Cor. Wilshire + Rampart

- 1. Purpose of PRESENT building Apartment house Families Rooms Storage, Residence, Apartment House, or any other purpose. 2. Use of building AFTER alteration or moving Families Rooms 3. OWNER (Print Name) Mrs June Pike Phone 4. Owner's address Bryson apts 2701 Wilshire 5. Certificated Architect State License No. Phone 6. Licensed Engineer State License No. Phone 7. Contractor State License No. Phone 8. Contractor's address 9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 95.00 10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose. 11. Size of existing building x Number of stories high Height to highest point 12. Class of building Material of existing walls Exterior framework Wood or Steel Describe briefly and fully all proposed construction and work:

Repair painting of One apartment No Certificate required!

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 11199 PLANS Rec'd. Plans and Specifications checked Correctness verified Plans, Specifications and Applications rechecked and approved Application checked and approved 9/30/34 Fechner Clerk. SPRINKLER Required Valuation Included Specified Yes-No Inspector [Signature]



3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

REMOVED FROM		REMOVED TO	
Lot		Lot	
Tract		Tract	
Present location of building	2701 Wilshire Blvd.		Approved by City Engineer  Deputy
New location of building			
Between what cross streets	N. E. Corner of Wilshire and Rampart		

USE INK OR INDELIBLE PENCIL

- Use of existing building Apartments Families 200 Rooms 600  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 15 yrs.
- Use of building AFTER alteration or moving same Families 200 Rooms 600
- Owner (Print Name) Bryson's Apartment Corporation Phone \_\_\_\_\_
- Owner's Address 2701 Wilshire P. O. \_\_\_\_\_
- Certificated Architect none State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer C. Deuel State License No. 1005 Phone EA 2794
- Contractor Electrical Products Corp. State License No. 12589 Phone PR 0371
- Contractor's Address 1128 Venice Blvd., L. A.
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 1,200.00
- State how many buildings NOW One Building, Apartment House and Offices  
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 120 x 180 Number of stories high 10 Height to highest point 129'  
R. ccm.
- Material Exterior Walls Reinforced concrete Exterior framework same  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

Erecting a roof sing according to the accompanying plans

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY					
PERMIT No. <u>4943</u>	Inside Lot	Key Lot	Lot size	Electric meter	1720E 6
	Corner Lot	Corner Lot Keered	Zone	Fire District	
PLANS <u>2</u>	Plans and Specifications checked		Edg. Line	Street Widening	Stamp here when Permit is issued
	Corrections verified		Application checked and approved		
	Plans, Specification and Application rechecked and approved		Continuous Inspection	SPRINKLER	
	For Plans Fee	Filed with			

8702

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

### NEW CONSTRUCTION

18. Size of Addition x Size of Lot x Number of Stories when complete

19. Type of Roofing

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

Sign here

By Frank E. [Signature]

(Owner or Authorized Agent)

#### FOR DEPARTMENT USE ONLY

(a) Footing: Width _____ Depth in Ground _____ Width of Wall _____		
(b) Size of Studs _____ Material of Floor _____		
(c) Size of Floor Joists <u>x</u> Size of Rafters <u>x</u>		
(1) PLAN CHECKING Receipt No. _____ Valuation <u>1200</u> Fees Paid <u>3.50</u>	(2) REINFORCED CONCRETE Barrels of Cement _____ Tons of Reinforcing Steel _____	(3) The building referred to in this Application will be more than 100 feet from _____ Street Sign here _____ (Owner or Authorized Agent)

REMARKS: No drive involved

1-23-76 game over

60  
3

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

Form 24-011-0-0  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. \_\_\_\_\_  
 Tract \_\_\_\_\_  
 Location of Building 2701 Wilshire Blvd  
(House, Shop, and Other)  
 Between what cross streets Rampart + Berkeley  
(House, Shop, and Other)

Approved by  
City Engineer  
\_\_\_\_\_  
Deputy

**USE INK OR INDELEBIL PENCIL**

1. Present use of building Apartment House Families 45 Rooms 96  
(Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 1921

3. Use of building AFTER alteration or moving Apts Families 44 Rooms 85

4. Owner Beverly Management Corporation Phone 616611

5. Owner's Address 4444 Camden P.O. Beverly Hills  
(Print Name)

6. Certificated Architect none State License No. \_\_\_\_\_ Phone \_\_\_\_\_

7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_

8. Contractor Owner Supervised State License No. \_\_\_\_\_ Phone \_\_\_\_\_

9. Contractor's Address \_\_\_\_\_

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and elevator equipment shown on Contract) 1500

11. State how many buildings NOW Apartment House  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 110' x 20' Number of stories high 9 Height to highest point 100'

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

14. Describe briefly all proposed construction and work:  
Conversion of a double apartment into 2 bachelor rooms  
Studio Bed Room & Bath Hallway partitioned at 2 places  
Removing kitchen, installing complete new bath, one  
new material to be used; plaster  
Plaster Finish - 3rd floor

### NEW CONSTRUCTION

15. Size of Addition \_\_\_\_\_ Size of Lot \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_

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

17. Size of Studs \_\_\_\_\_ Material of Floor \_\_\_\_\_ Size of Rafters \_\_\_\_\_ Type of Roofing \_\_\_\_\_

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

Sign here Beverly Management  
(Owner or Authorized Agent)  
 By B. Gelfand

DISTRICT OFFICE \_\_\_\_\_

FOR DEPARTMENT USE ONLY							
PLAN CHECKING		REINFORCED CONCRETE		FEES			
Date <u>12/13/27</u>	Permit No. <u>16001</u>	Valuation <u>1500</u>	Fee Paid <u>3.00</u>	Reinforced Concrete	Fee Per	Cert. of Occupancy	Total
TYPE <u>I</u>	GROUP <u>H2</u>	Maximum No. Occupants	Single Lot	Key Lot	Lot Area <u>584150</u>	Permit Fee	Permit Fee
PERMIT No. <u>35910</u>	Name and Organization of Applicant <u>Beverly Management</u>		Address <u>4444 Camden</u>	City <u>Beverly Hills</u>	State <u>Calif.</u>	Permit Fee <u>72.08</u>	Permit Fee
PLANS	Name, Position and Organization of Applicant <u>Beverly Management</u>		Address <u>4444 Camden</u>	City <u>Beverly Hills</u>	State <u>Calif.</u>	Permit Fee <u>72.08</u>	Permit Fee
Scale	Name, Position and Organization of Applicant <u>Beverly Management</u>		Address <u>4444 Camden</u>	City <u>Beverly Hills</u>	State <u>Calif.</u>	Permit Fee <u>72.08</u>	Permit Fee

3

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

Form D-3-224-12-4 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No.

Tract

Location of Building 2701 Wilshire Blvd

Approved by City Engineer

Between what cross streets Rampart + de Fayette Pl. Pl.

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Apt. House Families 95 Rooms 250

2. State how long building has been used for present occupancy 35 Years

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

4. Owner Beverly Wilshire Enterprises Phone 215611

5. Owner's Address 400 No. Camden Drive P.O. Beverly Hills

6. Certificated Architect State License No. Phone

7. Licensed Engineer John E. Shield State License No. 2183 Phone 4237492

8. Contractor Not yet known State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon 100,000

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

12. Size of existing building 120 x 150 Number of stories high 9 Height to highest point 125

13. Material Exterior Walls Masonry Exterior framework Wood

14. Describe briefly all proposed construction and work: Strip down existing roof truss to existing concrete saddles, by fastening straps to angles to be installed at bottom of saddles

NO NEW CONSTRUCTION

15. Size of Addition Size of Lot Number of Stories when complete

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

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

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

Signature John E. Shield (Owner or Authorized Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY

Form with sections: PLAN CHECKING, CHANGE OF OCCUPANCY, FEES, PERMIT No. LA 3690, PLANS, and various checkboxes and handwritten notes.

Comm. 11/17 10:10

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT: 1 & 2; BLK.: 175; TRACT: 175; DIST. MAP: ; ZONE: ; FIRE DIST.: ; PRESENT USE OF BUILDING: Hotel; NEW USE OF BUILDING: Same; OWNER: Frederic M. McMurray; OWNER'S ADDRESS: 400 N. Camden Dr. Beverly Hills; CONTRACTOR: Joseph S. Solomon; CONTRACTOR'S ADDRESS: ; SIZE OF EXISTING BLDG.: 110' x 113' 7"; HEIGHT: 120'; NO. OF EXISTING BUILDINGS ON LOT AND USE: one

SEWER (Available) (Not Available)

3 2701-13 Wilshire Blvd; DISTRICT OFFICE: I.A.; MATERIAL: WOOD, METAL, CONC. BLOCK, ROOF: WOOD, STEEL, SPRINKLERS REQ'D. SPECIFIED; VALUATION: \$ 25,000; NEW WORK: Parapet corr. along Wilshire, Rampart Blds & exits. 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. Signed: Joseph S. Solomon (Owner's Agent)

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values: I, H-3, N.C., 47.25, , , 94.50, , ,

CASHIER'S USE ONLY table with columns: P.C. No., GRADING, CRIT. SOIL, CONS. Values: 1.455814, MAR-17-60, 16008, B - 2 CK, 47.25; MAR-17-60, 16009, B - 1 CK, 94.50

P.C. No. GRADING CRIT. SOIL CONS.

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form with fields for LEGAL DESCR., BUILDING ADDRESS, PRESENT USE OF BUILDING, OWNER'S NAME, CONTRACTOR, VALUATION, etc. Includes handwritten entries like '1 & 2', '175', 'Hotel', 'Frederic M. MacMurray', 'Laximeta-Gordon Const. Co', '\$ 16,000.00'.

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY L496723

SEP-5-61 61080 C - 1 CK 66.00

P.C. No. GRADING CRIT. SOIL CONS.

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form fields 1-11: LEGAL DESCR., LOT, BLK., TRACT, ADDRESS APPROVED, JOB ADDRESS, BETWEEN CROSS STREETS, PURPOSE OF BUILDING, OWNER'S NAME, OWNER'S ADDRESS, CERT. ARCH., LIC. ENGR., CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF NEW BLDG., etc.

SEWER (Available) (Not Available)

Form fields 12-13: MATERIAL, VALUATION, APPROVALS (VALUATION APPROVED, APPLICATION CHECKED, etc.), SIGNATURE, and CERTIFICATION text.

CRITICAL SOIL

Form fields: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P. 50, I.E., O.S., C/O

CASHIER'S USE ONLY: SEP-5-63, 449905, 46960, X-1 CK, 350, P.C. No., GRADING, CRIT. SOIL, CONS.



INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. LOT 1 BLK TRACT 1751 DIST. MAP 132-201 CENSUS TR. 2087.00
2. PRESENT USE OF BUILDING (OS) Apartment Hotel NEW USE OF BUILDING (OS) same ZONE C4-4
3. JOB ADDRESS 2701 W. Wilshire Blvd. FIRE DIST. 1
4. BETWEEN CROSS STREETS AND LaFayette Park Pl. LOT (TYPE) cor
5. OWNER'S NAME Diversified Housing Corp PHONE 872-1333 LOT SIZE 90x150
6. OWNER'S ADDRESS 13535 Ventura Bl. Sherman Oaks CITY ZIP
7. ENGINEER STATE LICENSE No. PHONE ALLEY 12.5Rear
8. ARCHITECT OR DESIGNER William K Spencer ATA C4943 STATE LICENSE No. PHONE 255-0682 BLDG. LINE 5' BL
9. CONTRACTOR owner STATE LICENSE No. PHONE AFFIDAVITS
10. BRANCH LENDER ADDRESS CITY ZA 1596 CCP
11. SIZE OF EXISTING BLDG. WIDTH LENGTH STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG. EXT. WALLS Conc ROOF Built-up FLOOR
13. JOB ADDRESS 2701 W. Wilshire Blvd. DIST. OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 21,500.00 CRIT. SOIL yes
15. NEW WORK: (Describe) Comply with Fire Safety Ord. GRAADING yes HIGHWAY DED. yes

NEW USE OF BUILDING TYPE I GROUP OCC. N/A PLANS CHECKED yes
BLDG. AREA MAX OCC. TOTAL PLANS APPROVED ZONED BY Flores
DWELL. UNITS GUEST ROOMS PARKING REQ'D PROVIDED APPLICATION APPROVED FILE WITH
SPRINKLERS REQ'D SPECIFIED CONT. INSP. INSPECTION ACTIVITY COMB GEN MAJ. S. CONS INSPECTOR
P.C. No. 280300 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.

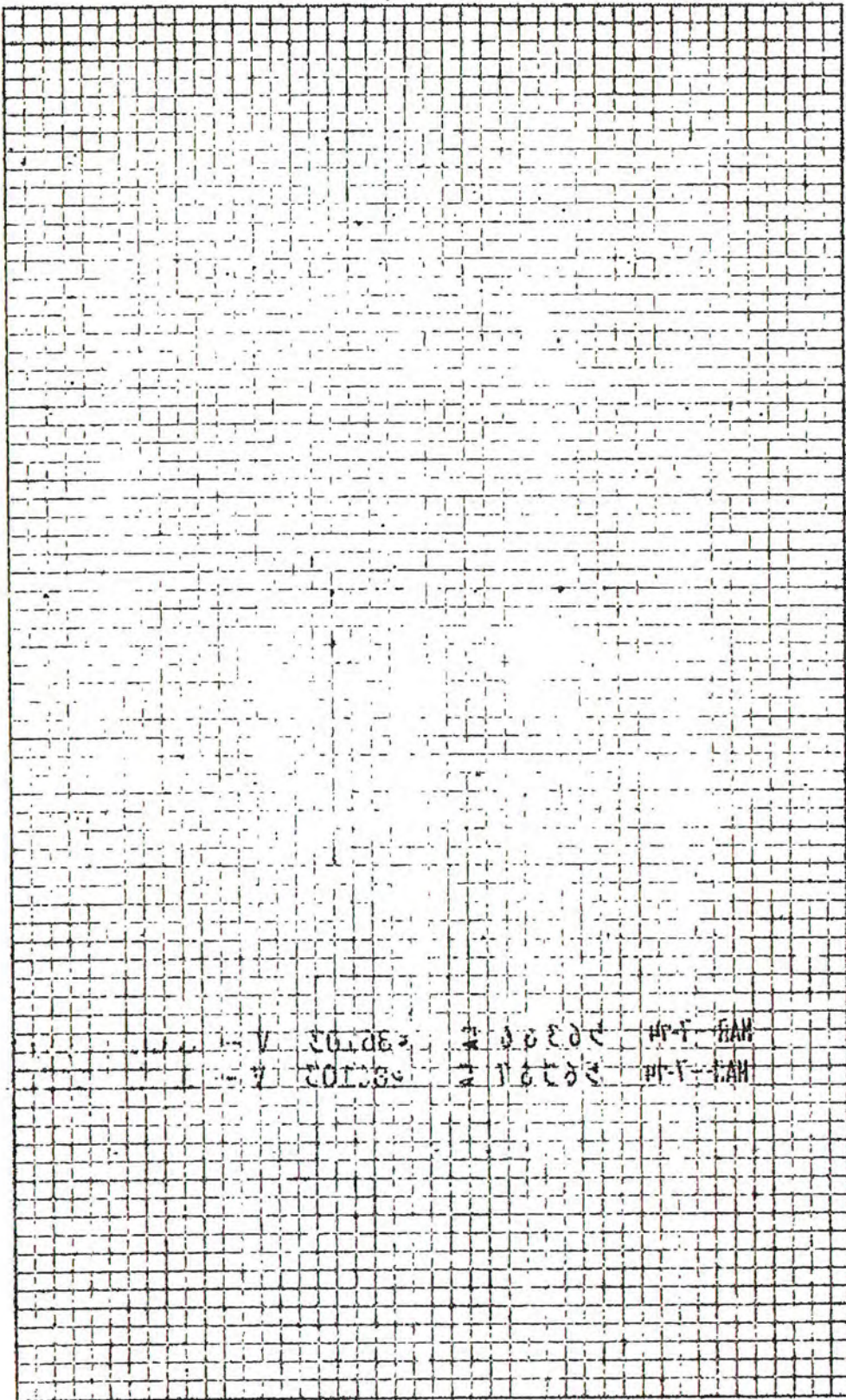
CASHIER'S USE ONLY

Table with 4 columns: Date, Amount, Code, Amount. Rows: MAR--7-74 56366 \$ 086103 V-6 CK 96.64; MAR--7-74 56367 \$ 086103 V-1 CK 113.70

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: [Signature] Signature/Date:
Bureau of Engineering ADDRESS APPROVED SEWERS SEWERS AVAILABLE SFC does not apply NOT AVAILABLE Lamin 5-15-73 SFC PAID NO SEWER/PLUMBING REQ'D. SFC DUE SFC NOT APPLICABLE
DRIVEWAY HIGHWAY DEDICATION REQUIRED COMPLETED FLOOD CLEARANCE
Conservation APPROVED FOR ISSUE [ ] NO FILE [ ]
Fire APPROVED (TITLE 19) (L.A.M.C.-S700)
Plumbing PRIVATE SEWAGE SYSTEM APPROVED
Planning APPROVED UNDER CASE #
Traffic APPROVED FCA



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

3

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

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3-R1.76 DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AR-1

1. LEGAL DESCR.	LOT 1	BLK	TRACT 1751	DIST. MAP 132-201		
2. PRESENT USE OF BUILDING (05) APARTMENT	NEW USE OF BUILDING (01) SAME		ZONE C4-4			
3. JOB ADDRESS 2701 WILSHIRE	FIRE DIST. ONE/TWO			LOT (TYPE) COR.		
4. BETWEEN CROSS STREETS LA FAYETTE PARK PL. AND RAMPART BLVD.	LOT SIZE 90x150			ALLEY 12.5 REAR		
5. OWNER'S NAME DON BOWLER	CITY L.A.		PHONE	BLDG. LINE 5 WILSHIRE		
6. OWNER'S ADDRESS 2701 WILSHIRE	ACTIVE STATE LICENSE No.		PHONE 849-1479	AFFIDAVITS		
7. ENGINEER	ADDRESS			CITY ZA 1596		
8. ARCHITECT OR DESIGNER R.J. GROSS	ACTIVE STATE LICENSE No. BI-257 932		PHONE			
9. CONTRACTOR	ACTIVE STATE LICENSE No.		PHONE			
10. BRANCH LENDER	ADDRESS			CITY		
11. SIZE OF EXISTING BLDG. WIDTH 110 LENGTH 113	STORIES 9	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - APT			
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR			
13. JOB ADDRESS 2701 WILSHIRE	DIST. OFFICE L.A.					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000			CRIT. SOIL CCPD		
15. NEW WORK: (Describe) STAIR ENCLASURE & CORRIDOR DOORS (FIRE SAFETY WORK)	GRADING YES			HIGHWAY DED. YES		
NEW USE OF BUILDING SAME	SIZE OF ADDITION		STORIES	HEIGHT		
TYPE I	GROUP OCC. H-2	BLDG. AREA NC	PLANS CHECKED			
DWELL. UNITS NC	MAX OCC.	TOTAL	PLANS APPROVED			
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP.	APPLICATION APPROVED			
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY COMB GEN MAJ. S. CONS				
P.C. 107.95	S.P.C.	B.P. 127.00	T.I.	P.M.		
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPYST mcg		
CASHIER'S USE ONLY	MAY--7-76	789445	ALA	025773	I-6 CR	107.95
	MAY--7-76	789455	ALA	025773	I-1 CR	127.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work specified herein 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 (Owner or Agent having Property Owner's Consent)

Signature/Date  
LAWSON - 5/6/76

Bureau of Engineering

ADDRESS APPROVED	
DRIVEWAY	
HIGHWAY DEDICATION	REQUIRED
	COMPLETED
FLOOD CLEARANCE	

SEWERS	X	SEWERS AVAILABLE	LAWSON - 5/6/76
		NOT AVAILABLE	
NO SEWER/PLUMBING REQ'D.		SFC PAID	
XXXX SFC NOT APPLICABLE		SFC DUE	

Conservation	APPROVED FOR ISSUE	NO FILE
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

**3 APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**  
 CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY B&S B-3-R1.76

**INSTRUCTIONS: Applicant to Complete Numbered Items Only.**

1. LEGAL DESCR.	LOT	BLK	TRACT	DIST. MAP
	1		1751	130-201
				CENSUS TRACT
				2087-00
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE	
05) Apt.	05) Apt.		E4-4	
3. JOB ADDRESS	FIRE DIST.		LOT (TYPE)	
2701 Wilshire Boulevard	ONE		REV COR	
4. BETWEEN CROSS STREETS	AND		LOT SIZE	
Ramport and La Fayette Park			90x150	
5. OWNER'S NAME	PHONE		AFFIDAVITS	
			2A 1596	
6. OWNER'S ADDRESS	CITY		ZIP	
7. ENGINEER	ACTIVE STATE LICENSE No.		PHONE	
8. ARCHITECT OR DESIGNER	ACTIVE STATE LICENSE No.		PHONE	
9. CONTRACTOR	ACTIVE STATE LICENSE No.		PHONE	
Frieden & Sacks				
10. BRANCH LENDER	ADDRESS		CITY	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
WIDTH LENGTH	9	95	1 - Apt.	
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
	Stucco	Comp.	Wood	
13. JOB ADDRESS	DIST. OFFICE		CRIT. SOIL	
2701 Wilshire Boulevard	LA		/	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$		GRADING	
3500.00			YES	
15. NEW WORK: (Describe)	HIGHWAY DED.		FLOOD	
Liquid wash-bldg.	YES		/	
	JOB ORDER # 416156			
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES HEIGHT	
TYPE	GROUP OCC.	BLDG. AREA	PLANS CHECKED	
	V		CONS.	
DWELL. UNITS	MAX OCC.	TOTAL	PLANS APPROVED	
NC			ZONED BY	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	APPLICATION APPROVED	
		STD. COMP.	FILE WITH	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
		COMB GEN MAJ. S. CONS		Haas
P.C.	S.P.C.	T.I.	P.M.	G.P.I.
	28.00			
P.C. No.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST
				Debbe

CONSERVATION

CASHIER'S USE ONLY  
 MAY-20-76 832975 026500 U-1 CK 78.00

**STATEMENT OF RESPONSIBILITY**

I certify that in doing the work specified herein 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	Signature/Date
<i>[Signature]</i>	<i>[Signature]</i> 5/19/76
Bureau of Engineering	ADDRESS APPROVED
	DRIVEWAY
	HIGHWAY DEDICATION
	REQUIRED
	COMPLETED
	FLOOD CLEARANCE
SEWERS	SEWERS AVAILABLE
	NOT AVAILABLE
	NO SEWER/PLUMBING REQ'D.
	SFC PAID
	SFC NOT APPLICABLE
	SFC DUE
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Housing	HOUSING AUTHORITY APPROVAL
Planning	APPROVED UNDER CASE #
Traffic	APPROVED FOR

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

1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
1		1751	4	132-201
2. TYPE OF SIGN OR NEW WORK	RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/>		ZONE	
(19 pole sign) L/A STD #115	SIGN #2		C 4-4	
3. JOB ADDRESS	2701 WILSHIRE BOULEVARD		3520	
4. BETWEEN CROSS STREETS	AND		FIRE DIST.	
RAMPART			One	
5. OWNER'S NAME	THE BRYSON, A LIMITED PARTNERSHIP		LOT (TYPE)	
6. OWNER'S ADDRESS	2701 WILSHIRE BOULEVARD		REV COR	
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	LOT SIZE	
C. A. VAN DAM	14955	851-8200	Irreg	
8. ARCHITECT OR ENGINEER ADDRESS	CITY	ZIP	ALLEY	
979 N. LaBREA AVENUE	90038		BLDG. LINE	
9. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	5' Wilshire	
INDEPENDENT OUTDOOR	373125	851-8200	AFFIDAVITS	
10. INSTALLER'S ADDRESS	CITY	ZIP	ZA 1596	
979 N. LaBREA AVENUE	90038			
11. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.
12. SIZE OF SIGN	TOTAL COPY AREA	OVERALL HEIGHT	FROM GRADE	FROM ROOF
6' x 12'	144 sq ft	15'		
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN - \$	1000.00			
14. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN	
	stl	stl	stl	
15. TYPE OF SIGN OR NEW WORK	SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>		ZONED BY	
pole sign #115			Calabrese	
16. ILLUMINATION	FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/>		FREEWAY CLEARANCE	
<input checked="" type="checkbox"/> NONE <input type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/>	REVOLVING <input type="checkbox"/> NONE <input type="checkbox"/>		Over	
17. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES		DATE
				8/19/80
PERMIT FEES		CLEANANCES AND/OR APPROVALS REQUIRED		
SIGNS/G. T. SYSTEMS		Yes No		
ADDITIONAL CIRCUITS				
ELECTRICAL SERVICE		FREEMAN SURVEY <input type="checkbox"/>		
CONTROL DEVICES		TRAFFIC DEPT. <input type="checkbox"/>		
ISSUING FEE				
BLDG. PERMIT	13 00			
P.C.	11.05	TOTAL	CONT. INSP. lic fab	
S.P.C.		G.P.I.		
DISTRICT OFFICE	L/A	I.F.	INSP. ACTIVITY B/M	
P.C. NO.		TYPIST	INSPECTOR	
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.				

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

18. 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 8/19/80 Lic. Class C-61 Lic. No. 373125 Contractor Robert J. Paul  
 Contractor's Mailing Address 979 N. LaBREA AVENUE 90038

OWNER-BUILDER DECLARATION

20. 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 employee 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 \_\_\_\_\_

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 8800, Lab. C.).  
 Policy No. 149 77 15 6 Company PACIFIC EMPLOYEES  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 8/19/80 Applicant Robert J. Paul  
 Applicant's Mailing Address 979 N. LaBREA AVENUE 90038

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9097, Civ. C.).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

24. 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, and 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. 91.022 LAMC)  
 Signed Robert J. Paul agent 8/19/80  
 (Owner or agent having property owner's consent) Position Date



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

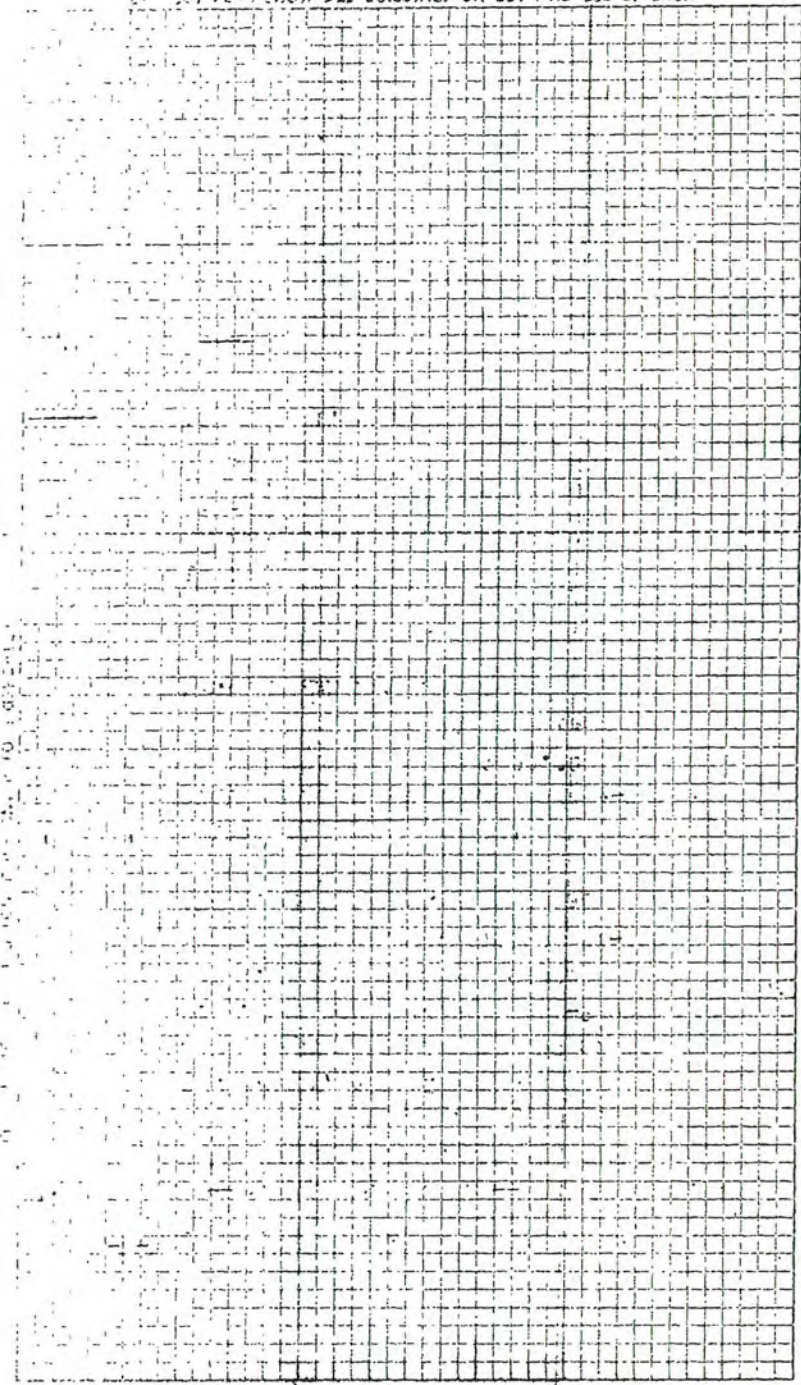
1. LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
1	1	1751	4	132-201
2. TYPE OF SIGN OR NEW WORK	CENSUS TRACT 2087.00			
(19 pole sign-existing structure-STD #109)	ZONE C 4-4			
3. JOB ADDRESS	2701 WILSHIRE BOULEVARD		2520	FIRE DIST. NW one
4. BETWEEN CROSS STREETS	LOT (TYPE) COR			
RAMPART AND La Fayette Park	LOT SIZE 90 x 150			
5. OWNER'S NAME	ALLEY 121 near			
THE BRYSON, A LIMITED PARTNERSHIP	BLDG. LINE OK			
6. OWNER'S ADDRESS	AFFIDAVITS			
2701 WILSHIRE BOULEVARD 90057	ZA 1596			
7. ARCHITECT OR ENGINEER	11. SIZE OF EXISTING BUILDING			
C. A. VAN DAM 14955 851-8200	TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.
8. ARCHITECT OR ENGINEER ADDRESS	12. SIZE OF SIGN			
979 N. LaBREA AVENUE 90038	WIDTH	LENGTH	TOTAL COPY AREA	OVERALL HEIGHT
9. QUALIFIED INSTALLER	13. JOB ADDRESS			
INDEPENDENT OUTDOOR 373125 851-8200	2701 WILSHIRE BOULEVARD			
10. INSTALLER'S ADDRESS	14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT			
979 N. LaBREA AVENUE 90038	REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 2200.00			
11. SIZE OF EXISTING BUILDING	15. MATERIAL OF SIGN CONSTRUCTION			
TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.	SUPPORTING FRAME
12. SIZE OF SIGN	FRAME OF COPY			
5' x 10'	STL			
13. JOB ADDRESS	SURFACE OF SIGN			
2701 WILSHIRE BOULEVARD	PLAS			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT	16. TYPE OF SIGN OR NEW WORK			
REQUIRED TO OPERATE AND USE PROPOSED SIGN \$ 2200.00	XXXXXXXXXXXXXX STD #109			
15. MATERIAL OF SIGN CONSTRUCTION	17. ILLUMINATION			
SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN		18. NO. OF SIGNS OR GAS TUBE SYSTEMS
STL	STL	PLAS		1
16. TYPE OF SIGN OR NEW WORK	19. NO. OF ADDITIONAL BRANCH CIRCUITS			
XXXXXXXXXXXXX STD #109	1			
17. ILLUMINATION	20. PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT TWO YEARS AFTER OR 180 DAYS IF WORK IS NOT BEGUN.			
NONE INTERNAL EXTERNAL	FLASHING REVOLVING OTHER NONE			
INTERNAL	NONE			
18. NO. OF SIGNS OR GAS TUBE SYSTEMS	21. 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.			
1	Date 8/25/80 Lic. Class C-61 Lic. No. 373125 Contractor Robert F. Rind			
DECLARATIONS AND CERTIFICATIONS				
LICENSED CONTRACTORS DECLARATION				
20. 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)				
[ ] 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.				
OWNER-BUILDER DECLARATION				
20. 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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)				
[ ] I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)				
[ ] I am exempt under Sec. B. & P. C. for this reason.				
WORKERS' COMPENSATION DECLARATION				
21. 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. C1 49 77 16 5 Company PACIFIC EMPLOYEES INSURANCE CO.				
[ ] Certified copy is hereby furnished.				
[ ] Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.				
Date 8/25/80 Applicant Robert F. Rind				
Applicant's Mailing Address 779 N. La Brea Ave 90038				
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE				
22. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.				
Date Applicant				
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.				
CONSTRUCTION LENDING AGENCY				
23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3007, Civ. C.).				
Lender's Name				
Lender's Address				
24. 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, on the condition of the property or soil upon which such work is performed. (See Sec. 91.000 LAMC)				
Signed agent 8/25/80				
(Owner or agent having property owner's consent) Position Date E				

CASHIERS USE ONLY  
 CB 57635 B=C1  
 C1961 8 09/03/80 67.45 CHTD

ADDRESS APPROVED		<i>Moming 9/2/68</i>
DRIVEWAY		
HIGHWAY	REQUIRED	
DEDICATION	COMPLETED	
FLOOD CLEARANCE		
SEWERS AVAILABLE		
NOT AVAILABLE		
SEWER PATR		
DUE		
SEWER SYSTEM APPROVED		
NO FILE	FILE CLOSED	
APPROVED AT [unclear] CALIF. S7000		
DESIGN APPROVAL		
SPEC UNDER GATE #		
DESIGNED FOR		
DRAINAGE UNITS		

**NO CHANGE IN  
PLOT PLAN**

PLEASE SHOW ALL BUILDINGS ON LOT AND USE OF EACH



3

PUBLIC RECORD APPLICATION FOR INSPECTION - TO ADD-ALTER-REPAIR-DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with 15 numbered sections containing details: 1. LOT 1 & 2, BLOCK 1751, TRACT 4, COUNCIL DISTRICT NO. 4, DIST. MAP 132-201, CENSUS TRACT 2007.00; 2. PRESENT USE OF BUILDING (13) Office/Apt., NEW USE OF BUILDING (13) Office/Apt., ZONE C4-4; 3. JOB ADDRESS 2701-13 Wilshire Blvd., FIRE DIST. One; 4. BETWEEN CROSS STREETS Rampart Blvd. AND La Fayette Park, LOT CORNER; 5. OWNER'S NAME The Bryson Limited Partnership, LOT SIZE ---; 6. OWNER'S ADDRESS 8648 Wilshire Blvd., B.H. 90211, CITY ZIP; 7. ENGINEER T. Sneed, BUS. LIC. NO. S169M, ACTIVE STATE LIC. NO. 790-9466, PHONE 12.5 rear; 8. ARCHITECT/DESIGNER U. Papageorge, BUS. LIC. NO. RCE20445, ACTIVE STATE LIC. NO. 886-6780, PHONE BLDG. LINE 5; 9. ARCHITECT/ENGINEER'S ADDRESS 1751 Chase St., Northridge 91325, CITY ZIP, AFFIDAVITS 153.30x; 10. CONTRACTOR Popac No. 36616, BUS. LIC. NO. 36616, ACTIVE STATE LIC. NO. 886-6780, PHONE 150; 11. SIZE OF EXISTING BLDG. WIDTH 110 LENGTH 113 STORIES 11 HEIGHT 120 NO. OF EXISTING BUILDINGS ON LOT AND USE One CCPD; 12. CONST. MATERIAL OF EXISTING BLDG. Reif. Conc, ROOF Conc, FLOOR Conc; 13. JOB ADDRESS 2701-13 Wilshire Blvd., STREET GUIDE, DISTRICT OFFICE LA; 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$5,000, SEISMIC STUDY ZONE ---; 15. NEW WORK (Describe) add exterior entrance and remove non bearing walls from parking lot, GRADING Yes, FLOOD Yes, HWY. DEC. Yes, CONS. ZONED BY A. Pinel; TYPE G, GROUP OCC. G1, BLDG. AREA NC, PLANS CHECKED, APPLICATION APPROVED, INSPECTION ACTIVITY, DWELL UNITS, GUEST ROOMS, SPRINKLERS REQ'D SPEC., P.C., S.P.C., B.P., G.P.I., DIST. OFFICE, P.C. NO., 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

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 1-23-81 Lic. Class B1 Lic. No. 36616 Contractor U. Papageorge Contractor's Mailing Address 1751 Chase St. Northridge CA 91325

OWNER-BUILDER DECLARATION

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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

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

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

WORKERS' COMPENSATION DECLARATION

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. Company Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Eng. & Safety. Date 1-23-81 Applicant U. Papageorge Applicant's Mailing Address

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant

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

CONSTRUCTION LENDING AGENCY

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

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)

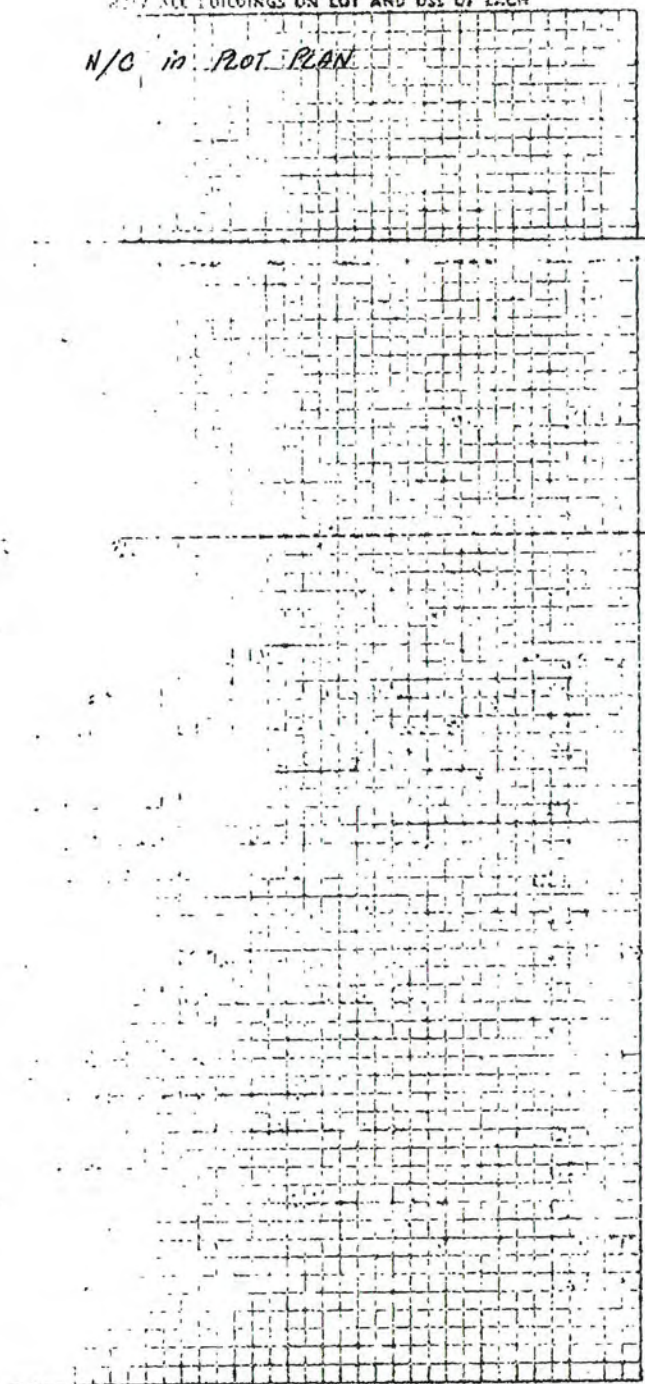
Signed U. Papageorge Owner Position Date 1-23-81

PLANNING	DRC 1-23-81
CITY	
LOT NO.	
SECTION	
PLANNING DISTRICT	
PLANNING AREA	
PLANNING UNIT	
PLANNING SUB-UNIT	
PLANNING ZONE	
PLANNING SUB-ZONE	
PLANNING DISTRICT	

*R. Buckman 1-23-81*

SHOW ALL BUILDINGS ON LOT AND USE OF EACH

*N/C in PLOT PLAN*



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

1. LEGAL DESCR.	LOT 1 & 2	BLOCK	TRACT 1751	COUNCIL DISTRICT NO.	DIST. MAP 132-201
2. PURPOSE OF BUILDING	(05) APARTMENTS (NEW USE) APRTS.			ZONE	C4-4
3. JOB ADDRESS	2701 WILSHIRE BL			FIRE DIST.	ONE
4. BETWEEN CROSS STREETS	RAMPART ST AND LA FAYETTE PARK			LOT TYPE	PL WORNER
5. OWNER'S NAME	WILSHIRE BRYSON LTD PARTNERSHIP 528-7311			LOT SIZE	IRREG
6. OWNER'S ADDRESS	P.O. BOX 4199 SANTA ROSA, CA 95402			ALLEY	
7. ENGINEER	NONE			BUS. LIC. NO.	12.3 SEERMAI
8. ARCHITECT OR DESIGNER	MARK PALMER & ASSOC. C-5480 213/6510400			PHONE	WILSHIRE
9. ARCHITECT OR ENGINEER'S ADDRESS				CITY	
10. CONTRACTOR				BUS. LIC. NO.	
11. SIZE OF NEW BLDG.	WIDTH 110	LENGTH 113'	STORIES 9	HEIGHT 105'	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. MATERIAL OF CONSTRUCTION	EXT. WALLS CONCRETE		ROOF COMP/CONC	FLOOR CONC	PC REQ NO(F)
13. JOB ADDRESS	2701 WILSHIRE BL			DISTRICT OFFICE	L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	40,000.00			SEISMIC STUDY ZONE	
DEMOLITION OF NON BEARING PARTITIONS IN BSMT. AND ON 9TH (TOP) FLOOR. COMPLY W CITY ORDER 8/27/85					
PURPOSE OF BUILDING	NEW USE: APT. HOUSE			STORIES	HEIGHT
TYPE	GROUP OCC. A1	FLOOR AREA	PLANS CHECKED	APPLICATION APPROVED	TYPIST
DWELL UNITS	MAX. OCC.	TOTAL	INSPECTION ACTIVITY	INSPECTOR	THOMAS
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	CONSTR. I GEN. I MAJ. S. I CONS.	B & S B-1 (R-2 B3)	
P.C. 19040	G.P.A.	CONT. INSP.	OWNER'S USE ONLY		
S.P.O.	P.M.S.		C 2.80 E.1.		
B.P. 224	EL. 2.80	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.	C 9.84 OS		
I.F. 75	O.S. 984		C 190.40 C-PC		
O.S.	S.O.S.		C 299.00 BR-C		
DIST. OFFICE LA	C/O	SPRINKLERS	H6171 2 10/04/85	502.04	CHTD
P.C. NO. B8132		ENERGY	no change		

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**

15. 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. No. \_\_\_\_\_ Contractor's Signature \_\_\_\_\_

Contractor's Mailing Address \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

16. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: No 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 10-2-85 Owner's Signature \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

17. 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**

18. 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 10-2-85 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**

19. 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 \_\_\_\_\_

20. 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)

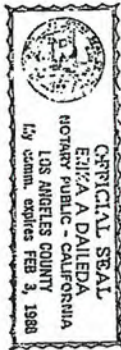
Signed \_\_\_\_\_ Position \_\_\_\_\_ Date 10-2-85

(Owner or agent having property owner's consent)

*Categorically Exempt from Subsec. B(1) Sec. 1  
Article VII of L.A. City CEQA Guidelines  
C. H. Hays  
10/4/85*

**GENERAL ACKNOWLEDGMENT**

State of California  
County of Los Angeles } SS.



On this the 2nd day of October 1985, before me,

Erika A. Dalieda

the undersigned Notary Public, personally appeared

Harry Stirlitz, Jr.

- personally known to me
- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is he subscribed to the within instrument, and acknowledged that he executed it.

Notary's Signature

*Erika A. Dalieda*

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.

Form with fields for LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, ARCHITECT OR DESIGNER, CONTRACTOR, VALUATION, NEW WORK, DWELL UNITS, GUEST ROOMS, etc.

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.

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: [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 Building and Safety.
Applicant's Signature

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.

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 exempt 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. 91.0203 - LAMC)

Signed [Signature] Position Date
(Owner or agent having property owner's consent)

09900200012

1-167  
 RECEIVED  
 NOV 11 1985  
 FEDERAL BUREAU OF INVESTIGATION  
 U.S. DEPARTMENT OF JUSTICE

*Caterory Exempt From CEQA  
 Per Subsection 21. Article VI of  
 Los Angeles CEQA Code lines  
 Approved Flaws 10/11/85*

This block is for use only by the person who has been authorized by the...  
 (The rest of the page contains a grid of boxes, many of which are empty or contain faint, illegible text.)

09900200012

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1 & 2	BLOCK 1751	TRACY	COUNCIL DISTRICT NO. 4	DIST. MAP 132-201	CENSUS TRACT 2087	
2. PRESENT USE OF BUILDING	05) APARTMENT		NEW USE OF BUILDING ( ) SAME		ZONE C4-4		
3. JOB ADDRESS	2701 Wilshire Blvd					FIRE DIST. ONE	
4. BETWEEN CROSS STREETS	Rampart St		AND LaFayette Park Place		LOT TYPE 60R		
5. OWNER'S NAME	Wilshire Bryson LTD		PHONE (714) 828-7311		LOT SIZE IRREG		
6. OWNER'S ADDRESS	P.O. Box 4199, Santa Rosa					ZIP 95402	
7. ENGINEER	ROBERT SHIANG		BUS. LIC. NO. C5680		ACTIVE STATE LIC. NO. 213-373-7306		
8. ARCHITECT OR DESIGNER	Mark Palmer		BUS. LIC. NO. C5680		ACTIVE STATE LIC. NO.		
9. ARCHITECT OR ENGINEER'S ADDRESS	8350 Melrose Ave., L.A.					ZIP 90069	
10. CONTRACTOR	WILSHIRE BRYSON LTD.		BUS. LIC. NO. 5E1657		ACTIVE STATE LIC. NO.		
11. SIZE OF EXISTING BLDG.	WIDTH 110	LENGTH 113	STORIES 9	HEIGHT 105	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-Apartment		
12. CONST. MATERIAL OF EXISTING BLDG.	conc		EXT. WALLS	ROOF	FLOOR		
13. JOB ADDRESS	2701 Wilshire Blvd					DISTRICT OFFICE LA	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$20,000					SEISMIC STUDY ZONE	
15. NEW WORK (Describe)	NON BEARING CONCRETE WALLS AT ELEVATOR SHAFTS (2) AT BASEMENT (SEE BACK)					GRADING YES	FLOOD
NEW USE OF BUILDING	APARTMENT		SIZE OF ADDITION	NONE		STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED		APPLICATION APPROVED		
DWELL UNITS	MAX OCC.	TOTAL	MILLER		TYPIST GC		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	CORRECTION ACTIVITY		INSPECTOR		
P.C. 113.90	G.P.I.	CONT. INSP.	CASHIERS USE ONLY				
S.P.C.	P.M.		113.90 85.00				
B.P. 134.00	E.I. 140		134.00 82.00				
I.F.	F.J.L.		1.40 50.15				
O/S	4.94		4.99 055.				
DIST. OFFICE	S.O.S.S.	SPRINKLERS REQ'D SPEC.	956 43 888 1.				
P.C. NO.	C/O	ENERGY	14274 9 11/27/85 254299 CWTB				

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.

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): 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.

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.).

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.

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.).

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.

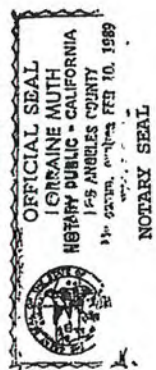
Categorically Exempt from CEQA  
per Subsection 2(V) Sec. 1 Article VII  
of LA City's CEQA Guidelines

*[Signature]*  
11/22/85

CONG. ELEV. WITH INCREASE IN ROSEMENT (CONCRETE)

Subscribed and sworn to before me on November 25, 1985.

*Lorraine Muth*  
Lorraine Muth



10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



19400400451

UNITED STATES DEPARTMENT OF THE ARMY  
HEADQUARTERS, 100th AIRBORNE DIVISION  
AIRBORNE INFANTRY CENTER  
FORT MONMOUTH, NEW JERSEY

MEMORANDUM FOR THE RECORD  
SUBJECT: [Illegible]

PLATOON		SERIAL		STATUS	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
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48	48	48	48	48	48
49	49	49	49	49	49
50	50	50	50	50	50

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1, 2 & 3, 6, 7, 10, Part of Lot #5	BLOCK 8	TRACT OVER 1751 Wilshire Bl. TR#5	COUNCIL DISTRICT NO 4	CITY MAP 132-201 GENSUS TRACT 2087 ZONE C4-2 FIRE DIST. II LOT TYPE Irreg.
2. PRESENT USE OF BUILDING	(05) Apt. Bldg.	NEW USE OF BUILDING	( ) SAME		
3. JOB ADDRESS	2701 Wilshire Bl.				
4. BETWEEN CROSS STREETS	Rampart AND Lafayette Bank				
5. OWNER'S NAME	Wilshire Bryson Bldg LP	CITY	SAnta Rosa CA	ZIP	95402
6. OWNER'S ADDRESS	P.O. BOX 4199	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	707-528-7311
7. ENGINEER					
8. ARCHITECT OR DESIGNER					
9. ARCHITECT OR ENGINEER'S ADDRESS					
10. CONTRACTOR	Owner				
11. SIZE OF EXISTING BLDG	WIDTH 112 LENGTH 114	STORIES 9	HEIGHT 100'	NO OF EXISTING BUILDINGS ON LOT AND USE	(1) Apt. Bldg.
12. CONST. MATERIAL OF EXISTING BLDG	EXT. WALLS Concrete	ROOF B.U.	FLOOR Conc.		
13. JOB ADDRESS	2701 Wilshire Bl.				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING					P.C. 27,900.00 B.P. 46,500.00
15. NEW WORK (Describe)	Comply with Dorothy Mae Ord.				

NEW USE OF BUILDING	(05) Apt. Bldg	SIZE OF ADDITION	STORIES	HEIGHT	
TYPE	GROUP OCC	FLOOR AREA	PLANS CHECKED	APPLICATION APPROVED	FILE WITH
DWELL UNITS	MAX OCC.	TOTAL	P. Sanchez	P. Sanchez	TYPIST DAR
GUEST ROOMS	PARKING REQ	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR	Durand
PC	DPL	CONT INSP	COMB	GEN	MAJS
714.50	PM				
BP 255.50	EL 3.29	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			
50 N/A	FK 8.07	SPRINKLERS REQ'D SPEC. By Dorothy Mae			
DIST OFFICE I.A	S.O.S.S.	ENERGY			
PC NO. 05700	C'D				

DECLARATIONS AND CERTIFICATIONS

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 12/15/86 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, 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 employee 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 employee, 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 12/15/86 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. WP-86-342921 Insurance Company Fremont Indemnity 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 Law of California.

Date 12/15/86 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 \_\_\_\_\_ Position \_\_\_\_\_ Date 12/15/86

Resubdivision of the southerly 37 1/2 ft of Lot 7  
and Lots 8, 9 and 10 in block 8 - Hillside B1

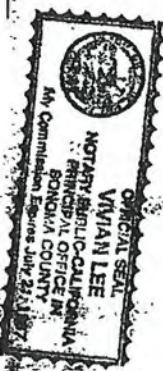
Lot 10

Partnership Acknowledgement

STATE OF CALIFORNIA  
COUNTY OF Sonoma  
On 12/22/86, before me, the undersigned  
a notary public in, and for said County and State, personally  
appeared Samita Paul Bull  
proved to me on the basis of satisfactory evidence to be the  
person(s) who executed the within instrument as me of  
the Partners of the Partnership that executed the within  
instrument and acknowledged that such partnership executed  
the same.

WITNESS my hand and official seal.

*Me Bull*



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1	BLOCK	TRACT 1751	COUNCIL DISTRICT NO. 1	DIST. MAP 132-201
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		same		
3. JOB ADDRESS	2701 Wilshire Bl				FIRE DIST. 1
4. BETWEEN CROSS STREETS	La Fayette Park Pl		AND Rampart Bl		LOT TYPE Cor.
5. OWNER'S NAME	Peter Pozniak				LOT SIZE
6. OWNER'S ADDRESS	2701 Wilshire Bl		CITY	ZIP 90028	Irreg.
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	12.5 Rear	
8. ARCHITECT-OR-DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	BLOG. LINE	
9. ARCHITECT-OR-ENGINEER'S ADDRESS	CITY		ZIP	AFFIDAVIT 51 B.L.	
10. CONTRACTOR	G & G Inc. 458782	BUS. LIC. NO.	ACTIVE STATE LIC. NO. 818/782-0242	PHONE	Ord. 161, B.L. Z.I. 1117 A 1596
11. SIZE OF EXISTING BLDG.	WIDTH	LENGTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Brick		ROOF Wood	FLOOR Wood	No(A)
13. JOB ADDRESS	2701 Wilshire Bl				DISTRICT OFFICE
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ PC 2600 BP min.				SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Change of Contractor				GRADING Yes HWY. REQ. Yes FLOOD CONS.

NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT	ZONED BY
Apt.		Int Rem				Reed
TYPE III	GROUP R1	FLOOR AREA	PLANS CHECKED	APPLICATION APPROVED		INSPECTOR
DWELL UNITS -	MAX OCC.	TOTAL	JAY SHIH	TYPYST		Durand
GUEST ROOMS -	PARKING REQ'D	PARKING PROVIDED	INSPECTOR ACTIVITY		INSPECTOR	
PC 25.16	G.P.I.	CONT. IMP.	B & S-B (R.2/87)			
S.P.C.	F.M.	No				
BP 20.00	EI 0.50	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 Dep. of B. & C. SECTIONS 22-12 & 22-13 LAWC.				
LD N/A	D.S.	1.00	SPRINKLES REQ'D SPEC. Yes (DM)			
DIST. OFFICE LA	S.O.S.S.		ENERGY No			
P.C. NO.	C/D					

DECLARATIONS AND CERTIFICATIONS

**LICENSED CONTRACTORS DECLARATION**

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date 7-31-87 Lic. Class C36 Lic. Number 458782 Contractor Kenneth (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 the structure, and 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. 3600, Lab. C.).  
 Policy No. 31WC1122096A Insurance Company MISSION AMERICAN  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 7-31-87 Applicant's Signature Kenneth  
 Applicant's Mailing Address 15000 CALVERT ST VAN NUYS CA 91411

**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 makes 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(LA)C)

Signed Kenneth (Owner or agent having property owner's consent) Position Date 7-31-87

Bureau of Engineering	15300	ADDRESS APPROVED	DRIVEWAY	0210
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEARANCE		
SEWERS		SEWERS AVAILABLE		
		NOT AVAILABLE		
		SFC PAID		
		SFC DUE		
		SFC NOT APPLICABLE		
Grading		PRIVATE SEWAGE SYSTEM APPROVED		
Conservation		APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	FILE CLOSED <input type="checkbox"/>
Fire		APPROVED (TITLE 18) (L.A.M.C.-8700)		
Housing		HOUSING AUTHORITY APPROVAL		
Planning		APPROVED UNDER CASE #		
Traffic		APPROVED FOR		
Construction Tax		RECEIPT NO.		DWELLING UNITS

LEGAL DESCRIPTION

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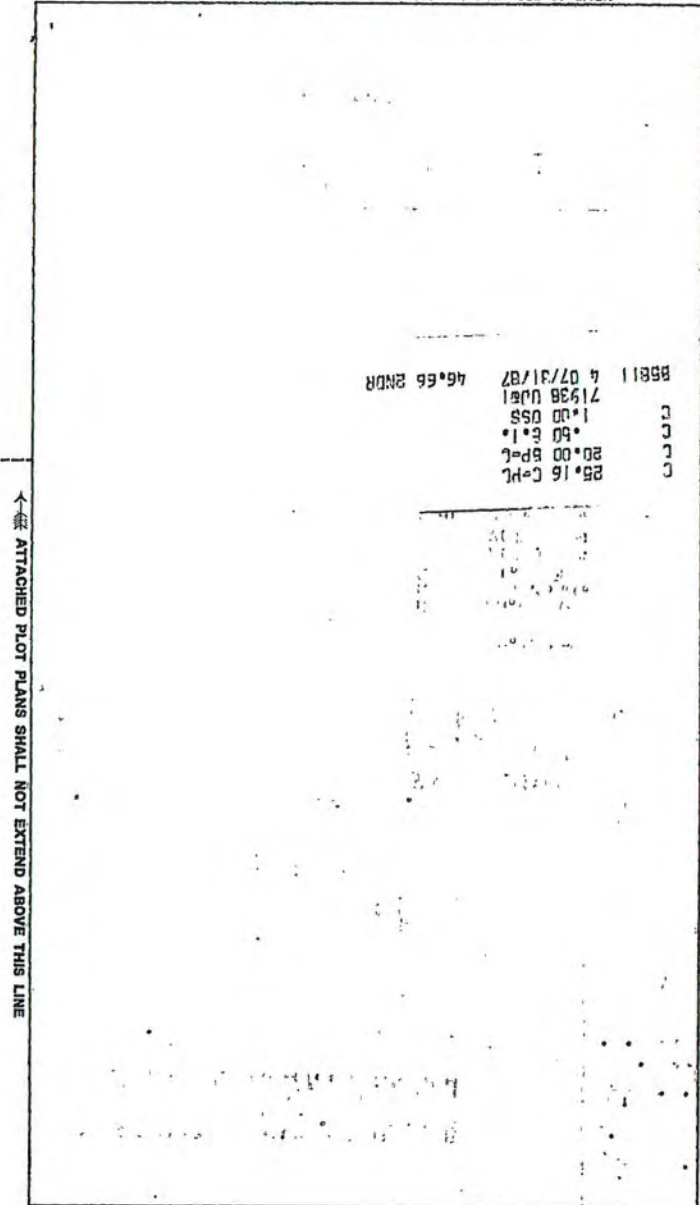


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ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



25.16 C-PL  
 20.00 RP=C  
 1.00 USS  
 7198 USS  
 46.66 2NDR  
 4 07/31/87  
 88811

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

1. LEGAL DESCR.	1	BLOCK	1751	CITY	1	DIST. MAP	152-201
2. PRESENT USE OF BUILDING	Apt. house			NEW USE OF BUILDING	Same		
3. JOB ADDRESS	2701 Wilshire Blvd.						
4. BETWEEN CROSS STREETS	Rampart		AND	Hoover St		PHONE	
5. OWNER'S NAME	P.W. Cornell Co.		CITY	459-8581	ZIP	900-160	
6. OWNER'S ADDRESS	881 Alma Real Dr Pac Pal						
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						
10. CONTRACTOR	HMC Const Co		BUS. LIC. NO.	288166	ACTIVE STATE LIC. NO.	818-609-1281	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE				
WIDTH	117	LENGTH	106	9	110	1	apt/house
12. CONST. MATERIAL OF EXISTING BLDG.	Conc		ROOF	conc		STREET GUIDE	
13. JOB ADDRESS	2701 Wilshire Blvd.						
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING							\$ 20,000.00

**15. NEW WORK (Describe)**  
 Repair Fire escape assemblies  
 Replace LADDERS See Over

NEW USE OF BUILDING: SAME

TYPE	GROUP	AREA	STORIES	HEIGHT

INSPECTOR: [Signature]

DATE: 2-16-88

PG	AREA	CONTR. INSP.	CHARGES USE ONLY
13.90	SPR		113.80 C-PC
14.00	EX		134.00 SP-C
N/A	OS		1.40 ET-R
LA	CD		4.99 USG
CC			89336

**DECLARATIONS AND CERTIFICATIONS**

**LICENSED CONTRACTORS DECLARATION**  
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 2 of the Business and Professions Code, and my license is in full force and effect.  
 Date: 2-16-88 Lic. Class: [ ] U.C. No.: 288166 Contractor: [Signature]

**OWNER-BUILDER DECLARATION**  
 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 2 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 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. [ ] of the Business and Professions Code.  
 Owner's Signature: [Signature]

**WORKERS' COMPENSATION DECLARATION**  
 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: 981285 Insurance Company: STATE FUND INSUR. Co.  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Applicant's Signature: [Signature]

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 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.  
 Applicant's Signature: [Signature]

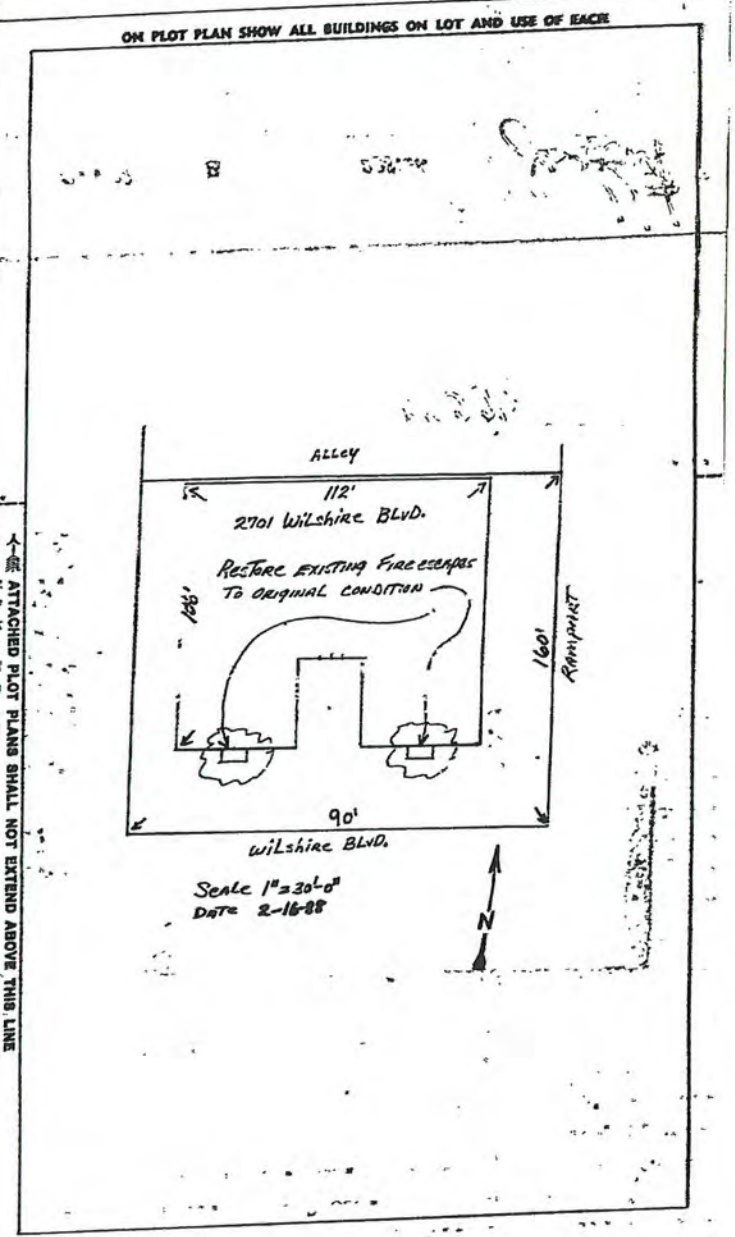
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2037, Civ. C.).  
 Lender's Name: [ ] Lender's Address: [ ]

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 makes 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. 71022, Lab. C.)  
 Signed: [Signature] Position: [ ] Date: 2-16-88

Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
SEWERS	HIGHWAY	REQUIRED	
	DEDICATION	COMPLETED	
	FLOOD CLEARANCE		
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	SFC PAID		
	SFC DUE		
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	FILE CLOSED <input type="checkbox"/>
Fire <i>Abon</i>	APPROVED (TITLE 19) (L.A.M.C.-5700)		<i>2/16/88</i>
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION  
*Comply w/ life safety violation dated 9-6-87 (fire dept)*



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCA.	LOT 1 & 2	BLOCK	TRACT 1751	CITY CLERK REF. NO. MP21-130-131	DIST. MAP 133-5A201 CENSUS TRACT 2887
2. PRESENT USE OF BUILDING	Apt. Building		NEW USE OF BUILDING	Same	
3. JOB ADDRESS	2701 Wilshire Blvd.		SUITE/UNIT NO.	1	
4. BETWEEN CROSS STREETS	Rampart & Lafayette Park Place		LOT TYPE	Corner	
5. OWNER'S NAME	Mary Bowles		PHONE	(213) 655-6652	
6. OWNER'S ADDRESS	1046 S. Robertson, Los Angeles		ZIP	90035	
7. ENGINEER	Viniestra & Viniestra C-9087		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE (213) 413-4733
8. ARCHITECT OR DESIGNER	1314 Wilshire Blvd., Los Angeles		CITY	ZIP	90007
9. ARCHITECT OR ENGINEER'S ADDRESS	A.M. Contractors		BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE (213) 487-6723
10. CONTRACTOR	SIZE OF EXISTING BLDG. WIDTH 113 LENGTH 110	STORIES 9	HEIGHT 105	NO. OF EXISTING BUILDINGS ON LOT AND USE	1 Apt.
11. SIZE OF EXISTING BLDG.	FRAMING MATERIAL OF EXISTING BLDG. →	EXT. WALLS →	ROOF	FLOOR	
12. FRAMING MATERIAL	Concrete	Concrete	Concrete	Concrete	
13. JOB ADDRESS	2701 Wilshire Blvd.		SUITE/UNIT NO.		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 50,000.00		DIST. OFF.	P.C. RECD	
15. NEW WORK (Describe)	General Rehab to comply with order 7011H (PARTIAL COMPLIANCE) Fill-in roof openings/add roof flue/add 9th floor vents. ONLY		GRADING	SEISMIC	
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH	
Apt. Building					
TYPE I	GROUP OCC. R-1	MAX. OCC. N/C	PLANS CHECKED DOC 04/18/92	ZONING H0336	ZONED BY DN
DWELL UNITS N/C	BUILDING AREA	ZONING AREA	INSPECTION APPROVED		
GUEST ROOMS N/C	PARKING REQ'D N/C	PARKING PROVIDED 5	INSPECTION ACTIVITY		
← P.C. 282.62	G.P.I. + NP	CONT. FINER MASONRY	CS	GEN.	MAJ.S.
← S.R.C.	PM 7.00		5		ED
← B.B. 332.50	EL 10.50	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.			
← L.P. * 110.00	F.H.	USE ONLY			
← S.D. NA	O.S.S. Yes	10/02/92 09:10:25AM H001 T-2215 C 26			
← ISS. OFF. HO	S.O.S.S.	EQ PERMIT 332.50			
← P.C. NO. F5706	C/O	INVOICE # 0040336 BB			
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.		PLAN MAINTENAN 7.00			
* OWNER CHOOSES NOT TO PAY FH NEW AFFIDAVITS AT THIS TIME.		EI RESIDENTIAL 10.50			
		SYS DEV 21.00			
		ONE STOP 7.00			
		TOTAL 378.00			
		CHECK 378.00			
PLAN CHECK EXTENDED TO _____ PER		92HQ 19582			
ADMINISTRATIVE APPROVAL DATED _____					
BY _____					
D.A.D. PLANS CHECKED _____					
HOUSING MITIGATION FEE ORDINANCE					
<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT					
ASBESTOS NOTIFICATION					
Check Box: <input type="checkbox"/> Notification letter sent to ACMO or EPA. <input type="checkbox"/> I declare that notification of asbestos removal is not applicable to addressed project.					
Signature _____ Date _____					

DECLARATIONS AND CERTIFICATIONS

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

Date 9/4/92 Lic. Class R-1 Lic. Number 46182 Contractor Joe Aguirre (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 9 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 licensed pursuant to the Contractor's License Law.
- I am exempt under Sec. \_\_\_\_\_ B. & P. C. for this project.

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. \_\_\_\_\_ Insurance Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_

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 9/4/92 Applicant's Signature Joe Aguirre

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)

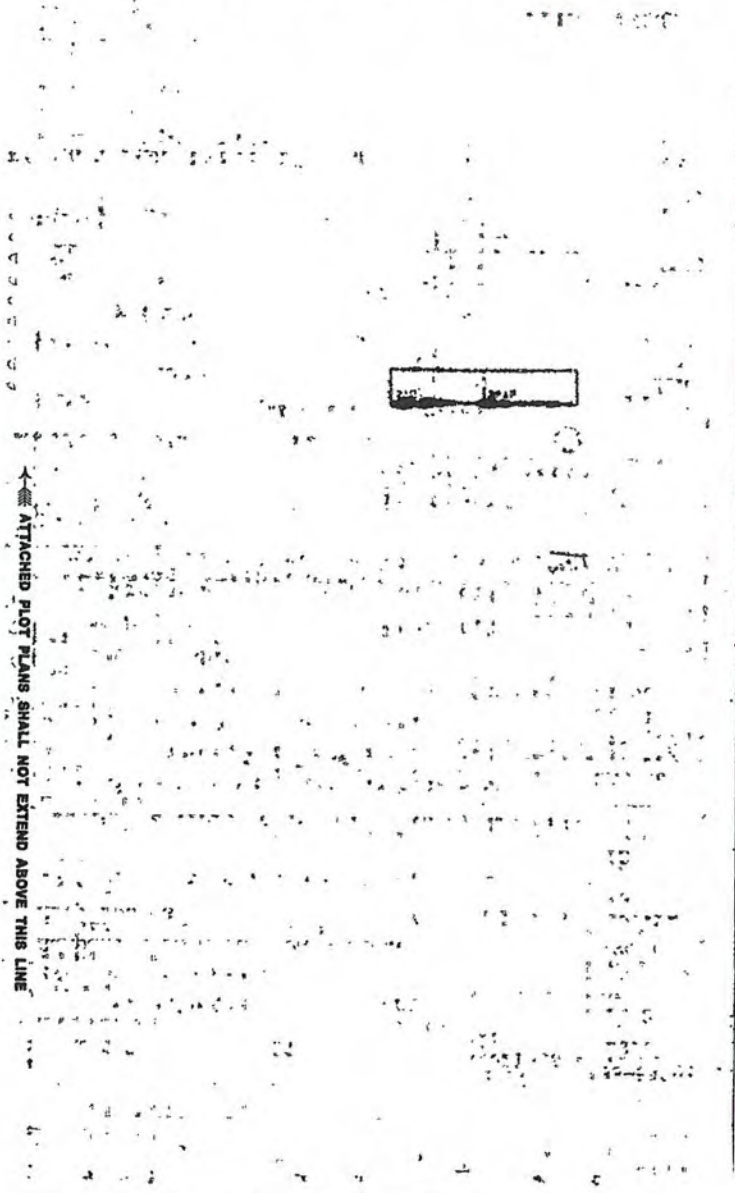
Signed \_\_\_\_\_ Position \_\_\_\_\_ Date 9/4/92  
 (Owner or agent paying property owner's consent)

3 3 1 0 0 4 2 0 2 2 '6

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT	#
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		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"/>		
CEQA	* <i>Advanced Review</i>		
Fire	APPROVED (TITLE 191 L.A.M.C. 5700)		<i>Specimen 10-1-92</i>
CRA	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
Transportation	APPROVED PER REDEV. PROJECT		
Planning	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
	WORK SHEET #	<b>CULTURAL HERITAGE COMMISSION</b>	
	APPROVED UNDER CASE #	433 South Spring St., 10th Floor	
	LANDSCAPE / XERISCAPE	Los Angeles, CA 90013	
	SIGHT PLAN REVIEW	<i>NOT A MONUMENT</i>	
Housing	HOUSING AUTHORITY AFFIDAVIT NO.	<i>MAY BE SUBJECT TO CEQA</i>	
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION \* This CEQA approval does not include any replacement of windows. This approval only includes roof openings, roof of use and 9th floor vents.  
*Juan & Shelia*  
 10-1-92

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



↑ ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

3 APPLICATION FOR INSPECTION 3 3

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

Earthquake Safety Division 1

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with multiple sections: 1. LOT, BLOCK, TRACT, CITY CLEAR REF. NO., DIST. MAP; 2. PRESENT USE OF BUILDING, NEW USE OF BUILDING; 3. JOB ADDRESS; 4. BETWEEN CROSS STREETS AND; 5. OWNER'S NAME; 6. OWNER'S ADDRESS; 7. ENGINEER; 8. ARCHITECT OR DESIGNER; 9. ARCHITECT OR ENGINEER'S ADDRESS; 10. CONTRACTOR; 11. SIZE OF EXISTING BLDG.; 12. FRAMING MATERIAL; 13. JOB ADDRESS; 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT; 15. NEW WORK; 16. NEW USE OF BUILDING; 17. DWELL UNITS; 18. GUEST ROOMS; 19. PLAN CHECK EXTENDED TO; 20. ASBESTOS NOTIFICATION; 21. ASBESTOS CHECK BOX; 22. SIGNATURE; 23. DECLARATIONS AND CERTIFICATIONS; 24. LICENSED CONTRACTORS DECLARATION; 25. OWNER-BUILDER DECLARATION; 26. WORKERS' COMPENSATION DECLARATION; 27. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE; 28. CONSTRUCTION LENDING AGENCY; 29. LENDER'S NAME AND ADDRESS; 30. SIGNATURE AND POSITION.

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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 10/18/92 Lic. Class RI Lic. Number 461522 Contractor Joe Aguirre

OWNER-BUILDER DECLARATION

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 10/18/92 Owner's Signature Joe Aguirre

WORKERS' COMPENSATION DECLARATION

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

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 10/18/92 Applicant's Signature Joe Aguirre

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

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3297, Civ. C.).

Lender's Name Lender's Address

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. 91.0203 LAMC)

Signed Joe Aguirre (Owner or agent having property owner's consent) Position 10/18/92 Date

3 3 3 0 0 4 0 0 2 0 2

Bureau of Engineering		ADDRESS APPROVED	
		DRIVEWAY	
		HIGHWAY	REQUIRED
		DEDICATION	COMPLETED
		FLOOD CLEARANCE	
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT	#
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		SFC PAID	
	<input type="checkbox"/> 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"/>		
CEQA	<i>De Swan &amp; Shishko</i>		
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD.#		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION

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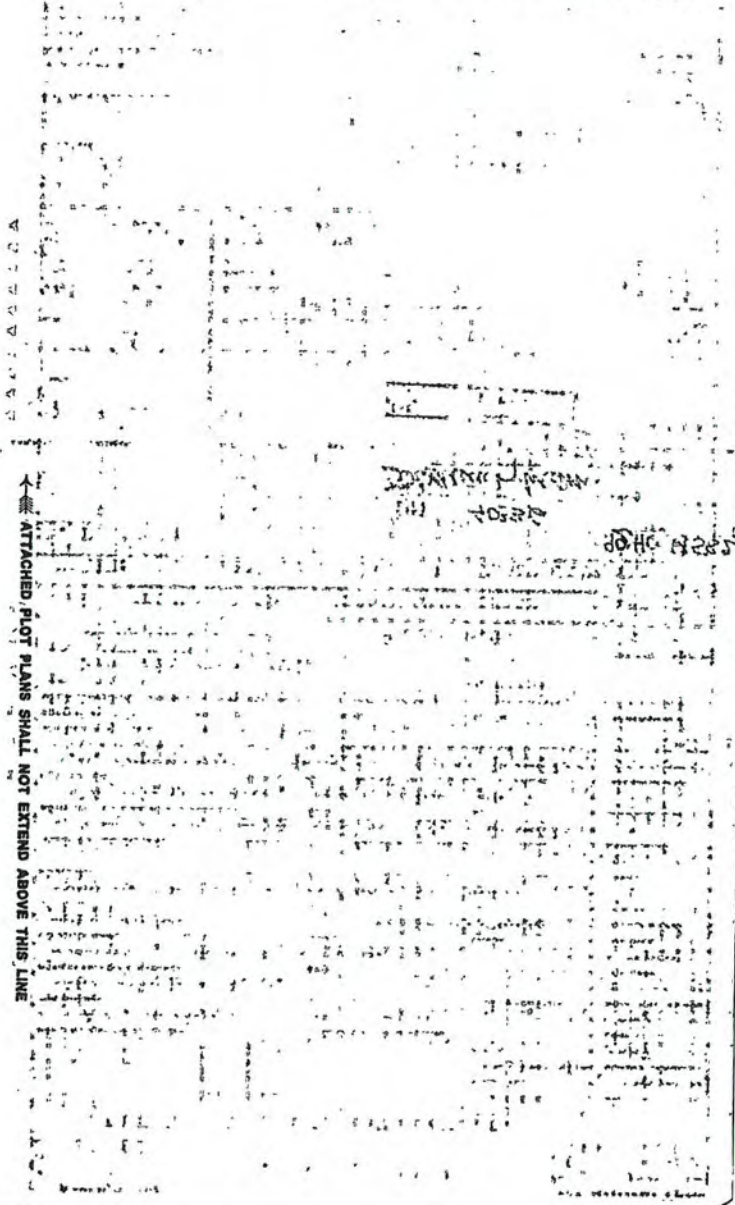


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ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

**APPLICATION FOR INSPECTION** CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY **OF GRADING AND FOR GRADING CERTIFICATE**

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

1. LEGAL DESCR.	LOT 1 & 2	BLK.	TRACT 1751	COUNTY REF. NO. MP 21-130/131	DIST. 133P 5A201
2. PURPOSE OF GRADING	Backfill Footings in basement				ZONE C4-2
3. JOB ADDRESS	2701 Wilshire Blvd.				FIRE DIST. 1 COUN. DIST. 1
4. BETWEEN CROSS STREETS	Rampart Blvd. AND Lafayette park Place			LOT (TYPE) corner	
5. OWNER'S NAME	The Bryson 1046 S. Robertson Blvd. (310) 655-6652			LOT SIZE 153.52 x 150.00	
6. OWNER'S ADDRESS	4730 Wilshire Blvd. #210 BH L.A. 90021 70035				
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO. M M SULLIVANTORS	ACTIVE STATE LIC. NO. 5392	PHONE (818) 885-1100	ALLEY 12.5 rear	
8. CIVIL ENGR. ADDRESS	8647 ENCINO AVE NORTHIDGE 71325				BLDG. LINE front
9. ENGR. GEOLOGIST	BUS. LIC. NO. SOLUS GEOTECH	ACTIVE STATE LIC. NO. 1238	PHONE (818) 886-2766	AFFIDAVITS	
10. SOIL ENGR. TESTING AGENCY	BUS. LIC. NO. SOLUS GEOTECH	ACTIVE STATE LIC. NO. 44045	PHONE (818) 886-2766	ZA 1596	
11. CONTRACTOR	BUS. LIC. NO. A.M. CONTRACTORS INC	ACTIVE STATE LIC. NO. 461522	PHONE 539-3876	ZI 1117	
12. CONTRACTOR'S ADDRESS	140. BOX 635 Springville CA 92326				ZI 1581
13. JOB ADDRESS	2701 Wilshire Blvd.				ZI 145-2188

14. NUMBER OF CUBIC YARDS CUT	FILL	249	C.T.	DIST. OFF. LA	P.C. REQ. NO-1
15. MAXIMUM SLOPE CUT	FILL	N/A	RETAINING WALL REQUIRED YES (NO)	BOARD FILE NO.	GRADING yes SEISMIC FLOOD
FILL DENSITY TESTS & CERTIFICATION			IMPORT/EXPORT REQ.		
X 90% REQUIRED □ NOT REQUIRED			FILE WITH		
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS			YARDAGE APPROVED		
EXEMPT COMPLETED			ZONED BY WF 6-18-92		
BOND AMOUNT NONE			PLANS CHECKED TYPIST Toya		
□ CASH DATE POSTED			APPLICATION APPROVED Waver 2/23/92		
□ SURETY CA #			INSPECTOR 545:28.22		

P.C. 185.25	G.P.I. + NP	G.P.I. INSPECTOR Frausto
S.P.C.	I.F.	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.
G.P. 285.00	O.E.S. 9.41	6/18/92 10:43:05AM LAD6 T-0978 C 06 GRADING PLAN C 185.25 GRADING PERMIT 285.00 NOTICE + 0022734 BB
ISSUING OFFICE LA	S.O.S.S.	515 DEV 25.22
P.C. NO. 13768		CASH/NE STOP 9.41
		CARRY 507.88
		TO TRAN 929 92LA 52683
		92LA 926P3

**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 6/17/92 Lic. Class 31 Lic. No. 461522 Contractor Joe Aguirre (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 contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
 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. AF 706A Insurance Company CALIFORNIA Indemnity  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.  
 Date 6/17/92 Applicant's Signature Joe Aguirre  
 Applicants 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 (See Sec. 91.0202 LAMC)  
 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. 91.0207 LAMC)  
 Signed Joe Aguirre Owner Date 6/19/92  
 (Owner or agent having property owner's consent) Position Date  
 22. I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.  
 Signed \_\_\_\_\_ Position \_\_\_\_\_ Date \_\_\_\_\_  
 (Owner or agent having property owner's consent) Position Date

36800300 Signature/Date

Bureau Engineering	ADDRESS APPROVED	Bergman 7-23-91
	DRIVEWAY	
	FLOOD CLEARANCE	
	DRAINAGE TO WATERCOURSE APPROVED	
	GRADING IN WATERCOURSE APPROVED	
	GRADING ON PUBLIC PROPERTY APPROVED	
	SEWER AVAILABILITY	
Grad./Plumbing	PRIVATE SEWER SYSTEM APPROVED	
Planning	APPROVED UNDER CASE#	

LEGAL DESCRIPTION

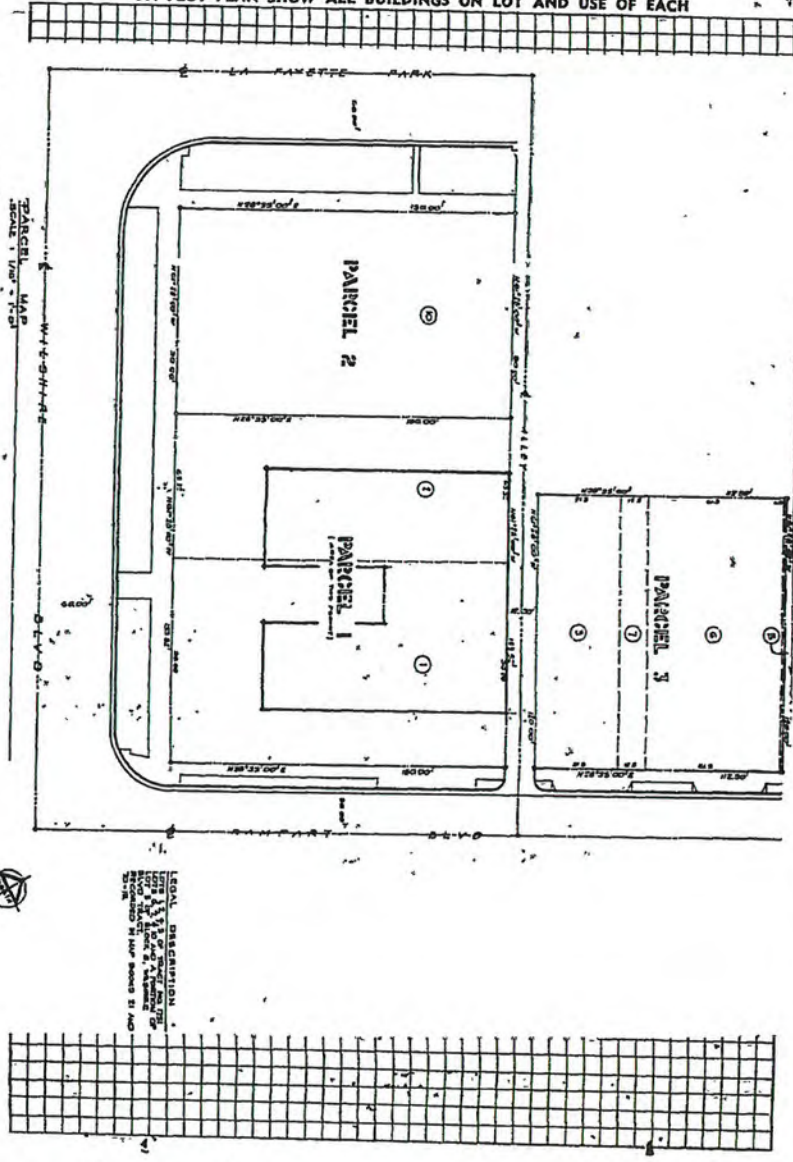
per Susan Robert 7-23-91  
OK for CEQA for interior work only.

EASEMENT MAINTENANCE CERTIFICATION

UNDER PENALTY OF PERJURY I HEREBY CERTIFY THAT "THE PROPOSED GRADING WILL NOT DESTROY OR UNREASONABLY INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY. BUT IN THE EVENT SUCH GRADING DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED." (See Sec. 91.7002(l) (L.A.M.C.)

SIGNED *[Signature]* DATE 6/17/92  
(Owner or Agent having Property Owner's Consent)

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



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 1 & 2	BLOCK	TRACT 1751	CITY CLERK REF. NO. MD21-130/131	DIST. MAP 133.5A201
2. PRESENT USE OF BUILDING	05) Apartment		NEW USE OF BUILDING	(C) Same	
3. JOB ADDRESS	2701 Wilshire Blvd.		SUITE/UNIT NO.	FIRE DIST. COUN. DIST. I 1	
4. BETWEEN CROSS STREETS	Kampart Blvd. AND Lafayette Park Place		LOT TYPE	corner	
5. OWNER'S NAME (TENANT)	The Bryson 1046 S. Robertson Blvd. (310) 655-6652		LOT SIZE	153.52 x 150.00	
6. OWNER'S ADDRESS	8730 Wilshire Blvd. #210 B.H. L.A. 90021		PHONE	90035 70035	
7. ENGINEER	ROBERT SHIANG BUS. LIC. NO. 81657		ACTIVE STATE LIC. NO.	534 3838	
8. ARCHITECT OR DESIGNER	Mark Palmer C-5480		ACTIVE STATE LIC. NO.	213/655-0400	
9. ARCHITECT OR ENGINEER'S ADDRESS	8350 Melrose Ave. Los Angeles 90069		CITY	651 ZIP 90069	
10. CONTRACTOR	A.M. Contractors BUS. LIC. NO. 461522		ACTIVE STATE LIC. NO.	539-8876	
11. SIZE OF EXISTING BLDG.	STORIES 9	HEIGHT 105	NO. OF EXISTING BUILDINGS ON LOT AND USE 1-apt.		
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS concrete	ROOF concrete	FLOOR concrete	ALLEY 12.6' real	

13. JOB ADDRESS 2701 Wilshire Blvd.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 30,000

15. NEW WORK (Describe) General rehab. to comply with order #D 7011H dated 1/24/91. Add CORRIDOR ON 9TH FLR.

NEW USE OF BUILDING	GROUP OCC	MAX. OCC.	HEIGHT	PLANS CHECKED	ZONING
TYPE I	RI		OVER	PLAN	TOY A
DWELL UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED	FILE WITH 10/18/92	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	ZONED BY WF 6-18-92	
PG. NO. 212.76	PL. & NR. 3	CONT. INSP. 1	CS GEN. MAJ. S. EQ.	INSPECTOR TOYA	

B.R. 750.31	EL. 70.30	Claims for refund of fees paid on permits must be filed. 1. Within one year from date of payment of fee. 2. Within one year from date of expiration of extension for holding of grading permits granted by the Dept. of B & S SECTIONS 22.12 & 22.13 LAMC.	
S.D. 4.26	P.S.S. 4.26	SPRINKLERS REC'D SPEC.	
ISS. OFF. LA	S.O. 5.13	ENERGY NO	DAS YES

INSPECTION ACTIVITY

10/01/91 09:38:35AM LA05 T-4516 C 14 BUILD PLAN CHE 212.76 ONE STOP 4.26 TOTAL 217.02 CHECK 217.02

06/18/92 10:44:05AM LA06 T-0979 C 06 BLDG PERMIT CO 250.31 INVOICE # 0027734 BB 3.00 EI RESIDENTIAL 15.20 SYS DEV 5.05 FROM TR. 7 11 979 781.44

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 ADMD or EPA.  I declare that notification of asbestos removal is not available to addressed project

Signature: Joe Aguirre Date: 6/12/92

273.57 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: 6/12/92 Lic. Class: RI Lic. Number: 461522 Contractor: Joe Aguirre (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); and if the applicant is the owner of the property, or my employee 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, 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, 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: 6/12/92 Owner's Signature: X

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. AF 706A Insurance Company California Indemnity

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

Date: 6/12/92 Applicant's Signature: Joe Aguirre

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 Law of California.

Date: 6/12/92 Applicant's Signature: X

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. 3087, 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 makes 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)

Signature: Joe Aguirre x Owner Date: 6/12/92

(Owner or agent having property owner's consent) Position

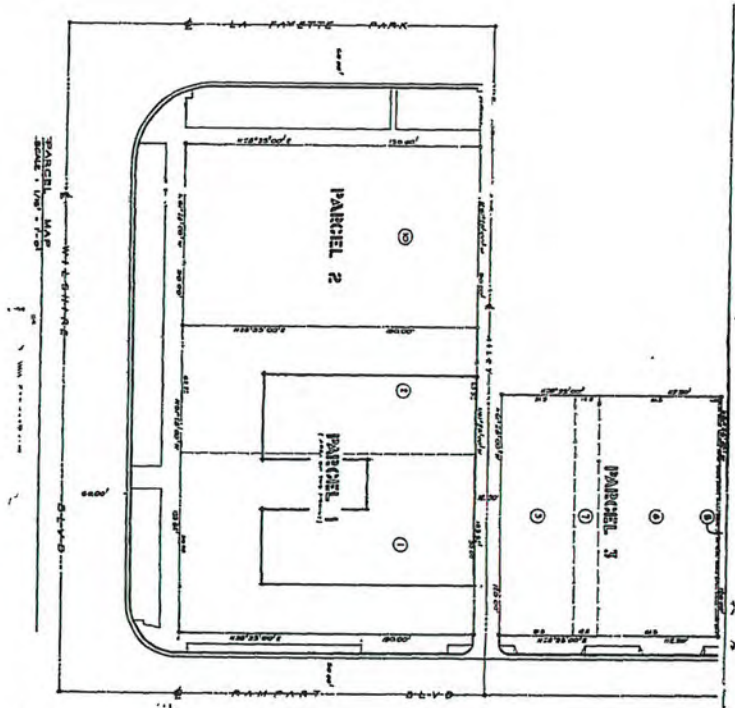
3 6 9 0 0 5 7 0 3 4 2

Bureau of Engineering	ADDRESS APPROVED	BETEMAN 7-23-91	
	DRIVEWAY	REQUIRED	
	HIGHWAY	COMPLETED	
	DEDICATION		
	FLOOD CLEARANCE		
Public Works Improvement	Required YES <input type="checkbox"/> NO <input type="checkbox"/>	PERMIT #	
SEWERS		SEWERS AVAILABLE	
RES. NO.		NOT AVAILABLE	
CERT. NO.		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"/>		
CEQA			
Fire	APPROVED (TITLE 15) (L.A.M.C.-5700)		
	APPROVED - HYDRANT UNIT, ROOM 520 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

LEGAL DESCRIPTION: PART OF FOR INTERIOR WORK. NO exterior work to be completed. Susan E. Robert 7/23/91

New Work cont: Remove 9th floor from public access or use. PROVIDE GUARDRAILS

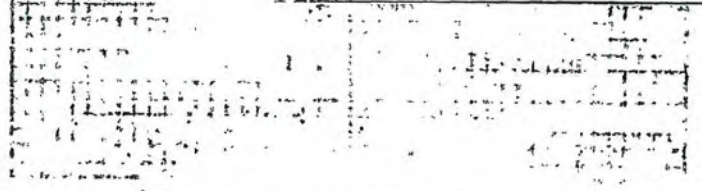
ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH  
AT 9th FLOOR EXTERIOR OPENINGS



SCALE: 1/4" = 1'-0"

DATE: 7/23/91

BY: [Signature]



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

JOYCE L. FOSTER  
PRESIDENT

LEE KANON ALPERT  
VICE-PRESIDENT

JEANETTE APPLIGATE  
MABEL CHANG

ALEJANDRO PADILLA

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ANDREWA. ADELMAN  
GENERAL MANAGER

RICHARD E. HOLGUIN  
EXECUTIVE OFFICER

NOTICE REGARDING ERASURE(S), HANDWRITING(S)  
AND OTHER CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 99LA85450 issued on 04-07-99 for the job address  
2701 WILSHIRE BL W contained the following information  
that was ~~was~~  handwritten/corrected before the permit was received from the issuing office:

- INFORMATION ON PAGE ONE/TWO, AREA NO. 10 WAS/WERE:
  - covered with correction fluid  crossed out  cut out  covered with paper  not preprinted
  - \_\_\_\_\_
  - and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink
  - \_\_\_\_\_
- INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:
  - covered with correction fluid  crossed out  cut out  covered with paper  not preprinted
  - \_\_\_\_\_
  - and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink
  - \_\_\_\_\_
- INFORMATION ON \_\_\_\_\_ ATTACHMENT WAS/WERE:
  - covered with correction fluid  crossed out  cut out  covered with paper  not preprinted
  - \_\_\_\_\_
  - and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink
  - \_\_\_\_\_
- ENGINEER'S NAME/APPROVAL SIGNATURE ON PAGE ONE OF THE PERMIT WAS:
  - covered with correction fluid  crossed out  cut out  covered with paper
  - \_\_\_\_\_
  - and rewritten  and retyped  and resigned upon  and pasted upon  signed in pencil/red ink
  - \_\_\_\_\_
- \_\_\_\_\_ STAMP ON PAGE 1 / \_\_\_\_\_ ATTACHMENT WAS:
  - covered with correction fluid  crossed out  cut out  covered with paper  illegible  not preprinted
  - \_\_\_\_\_
  - and rewritten  and retyped  and pasted upon  handwritten
  - \_\_\_\_\_

NOTE: The building permit follows this notice.

[Signature]  
Microfilm Supervisor

6/29/99  
Date Signed

0 5 3 3 0 9 0 0 0 5 9

2701 W Wilshire Blvd



Permit #: 98016 - 10000 - 12500

Plan Check #: CC7765XO Reference #:

Event Code:

Bldg--Alter/Repair Apartment Back Room Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Status: Ready to Issue Status Date: 04/02/99 Printed on: 04/02/99 12:57:25
---	--	--

1. TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	2. BOOK/PAGE/PARCEL
TR 1751		1		M B 21-130/131	133-5A201 58	5141 - 010 - 007

<b>3. PARCEL INFORMATION</b>		
Alley - 12.5'R BAS Branch Office - LA Council District - 1 Census Tract - 2087.000	District Map - 133-5A201 Energy Zone - 9 Hillside Grading Area - YES Hillside Ordinance - YES	Highway Dedication - YES Lot Size - 90 X 150 Lot Type - Corner Thomas Brothers Map Grid - 634
ZONE(S):		

<b>4. DOCUMENTS</b>
ZI - 1117 ZI - ZI 145-2501

<b>5. CHECKLIST ITEMS</b>

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
Owner(s) Bryson Family Apartments L P	2701 Wilshire Blvd	LOS ANGELES CA 90057	
Tenant:			
Applicant (Relationship Architect) - Birba Group	2350 Hyperion Ave	LOS ANGELES, CA 90027	(213) 666-9768

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>	<b>8. DESCRIPTION OF WORK</b>
5 Apartment		REHAB EXISTING 9-STORY APARTMENT BLDG. REDUCE NO. OF UNITS FROM 86 TO 81.

<b>9. # Bldgs on Site &amp; Use:</b>	For information and or inspection requests originating within LA County, call toll-free (888)-LA-BUILD; outside LA County, call (213)-977-6941
--------------------------------------	--

<b>10. APPLICATION PROCESSING INFORMATION</b>		For Cashier's Use Only	W/O #: 81612500
BLDG. PC By: Jameson Lee	DAS PC By: Mary Liu		
OK for Cashier: Jameson Lee	Coord. OK: <i>[Signature]</i>		
Signature: <i>[Signature]</i>	Date: 4-8-99		

<b>11. PROJECT VALUATION &amp; FEE INFORMATION</b> Final Fee Period			
Permit Valuation: \$3,800,000	PC Valuation: 4-7-99 <i>as</i>		
FINAL TOTAL Bldg--Alter/Repair	15,049.09	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg--Alter/Rep	12,925.00		
Energy Surcharge			
Handicapped Access			
Supp. Plan Check	0.00		
Plan Maintenance	258.50		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	380.00		
Supp. O.S. Surcharge	271.27		
Supp. Sys. Surcharge	813.81		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	395.51		
Sewer Cap ID:	Total Bond(s) Due:		

04/07/99 03:12:58PM LA03 T-4791 C 08  
 BLDG PERMIT CO 12,925.00  
 INVOICE # 000000 PF  
 PLAN MAINTENAN - 258.50  
 EI RESIDENTIAL 380.00  
 SYS DEV 813.81  
 ONE STOP 271.27  
 MISCELLANEOUS 5.00  
 CITY PLAN SURC 395.51  
 TOTAL 15,049.09  
 CHECK 24,049.00  
 CROSLP 8,999.91

<b>12. ATTACHMENTS</b>
Plot Plan <i>[Signature]</i>

0 6 8 3 0 9 0 0 0 6 0

99LA 25450

13. STRUCTURE INVENTORY

(P) Dwelling Unit - 5 # Changed 31 Unit Total  
(NC) Parking Req'd # Changed Total

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Birba	Pedro R926 La Fremontia,		C12848	
(C) Zevco	511 Fifth Street Unit G,	B	688144	
	So Pasadena, CA 91030			
	San Fernando, CA 91340			

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22 12 & 22 13 LAMC).

17. LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp. declarations are desired.)

License Class: B Lic. No. 688144 Print Jose Diaz Sign. [Signature]

18. WORKERS' COMPENSATION DECLARATION

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

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

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are Carrier Clarendon America Policy Number: SCF 973613M

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

Sign. [Signature] Date 4.2.99  Contractor  Authorized Agent  Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Not applicable  Letter was sent to the AQMD or EPA Sign. [Signature] Date: 4.2.99

21. OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106 4.3.4 LAMC).

Print: Jose Diaz Sign: [Signature] Date: 4.2.99  Owner  Contractor  Author Agent

11 33309001

2701 W Wilshire Blvd

Permit Application #: 98016 - 10000 - 12500

Bldg Alter/Repair  
Apartment  
Back Room Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: CC7765XO

Initiating Office: METRO

Printed on: 07/07/98 11:01:49

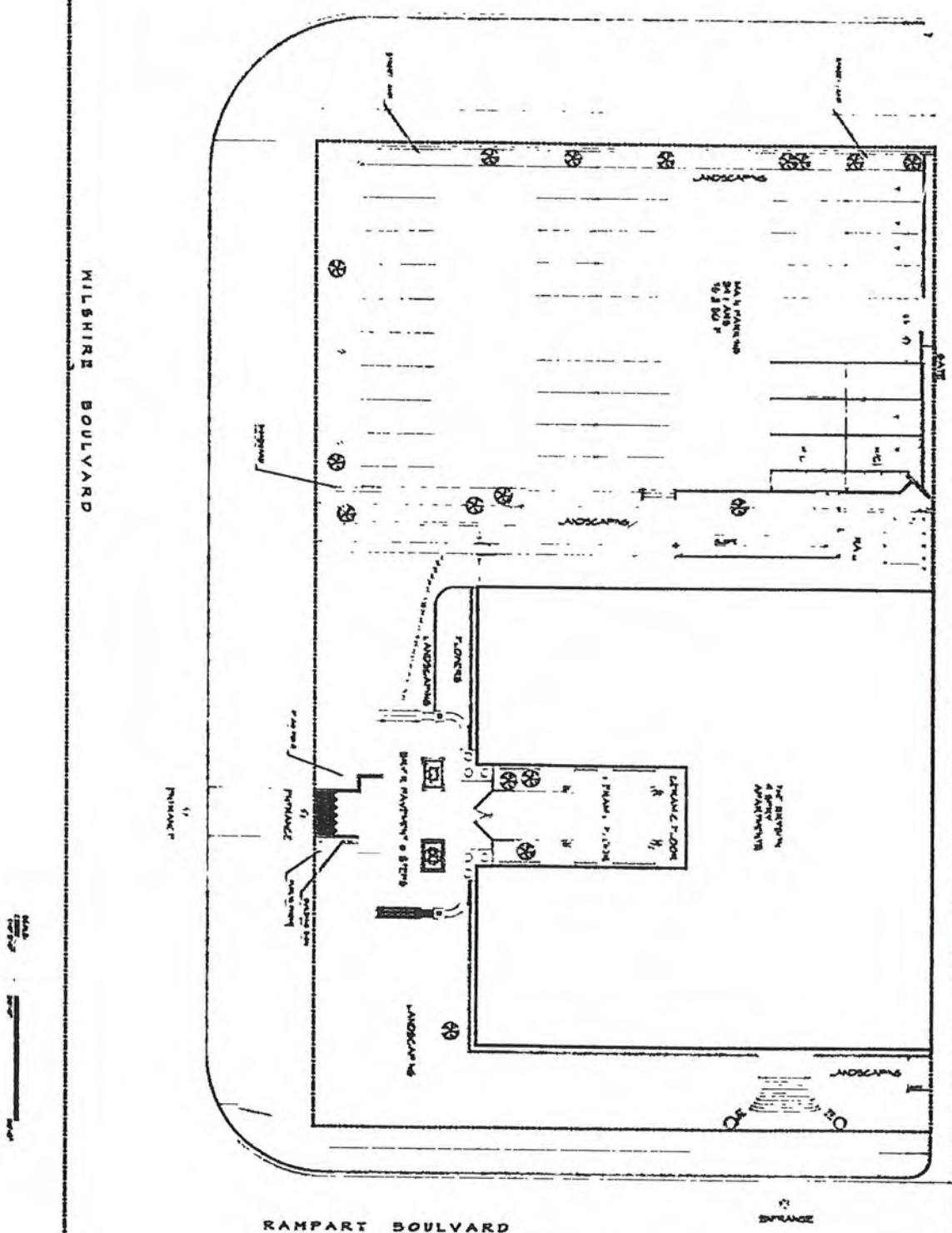
### PLOT PLAN ATTACHMENT

LAFAYETTE PARK PLACE

MILSHIRE BOULEVARD

RAMPART BOULEVARD

05330900032  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENT IS OUTSIDE BORDER)



BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

LEE KANON ALPERT  
PRESIDENT

MABEL CHANG  
VICE-PRESIDENT

CORINA R. ALARCON  
JEANETTE APPLIGATE  
JOYCE L. FOSTER

# CITY OF LOS ANGELES CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ANDREW A. ADELMAN  
GENERAL MANAGER

RICHARD E. HOLGUIN  
EXECUTIVE OFFICER

## NOTICE REGARDING ERASURE(S), HANDWRITING(S) AND OTHER CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 20LA94946 issued on 1-25-00 for the job address 8701 WILSHIRE BLVD contained the following information that was/were erased/handwritten/corrected before the permit was received from the issuing office:

INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper  not preprinted

\_\_\_\_\_  
 and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper  not preprinted

\_\_\_\_\_  
 and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

INFORMATION ON Plot Plan ATTACHMENT WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper  not preprinted

\_\_\_\_\_  
 and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

ENGINEER'S NAME/APPROVAL SIGNATURE ON PAGE ONE OF THE PERMIT WAS:

covered with correction fluid  crossed out  cut out  covered with paper

\_\_\_\_\_  
 and rewritten  and retyped  and resigned upon  and pasted upon  signed in pencil/red ink

\_\_\_\_\_ STAMP ON PAGE \_\_\_\_/\_\_\_\_ ATTACHMENT WAS:

covered with correction fluid  crossed out  cut out  covered with paper  illegible  not preprinted

\_\_\_\_\_  
 and rewritten  and retyped  and pasted upon  handwritten

NOTE: The building permit follows this notice.

Burke  
Microfilm Supervisor

2-14-2000  
Date Signed

07060500023

2701 W Wilshire Blvd



Permit #: Plan Check #: APC Event Code:

99016 - 10000 - 20480

Reference #:

Bldg--Alter/Repair Apartment Counter Plan Check City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Status: Ready to Issue Status Date: 01/25/00 Printed on: 01/25/00 08:50:49

Table with columns: TRACT, BLOCK, LOT(s), ABB, MAP REF #, PARCEL ID # (PIN), BOOK/PAGE/PARCEL. Rows include RESUBDIVISION OF TH TR 1751 and TR 1751.

3. PARCEL INFORMATION Alley - 12'5-R BAS Branch Office - LA Bldg. Line - 5' Council District - 1 Community Plan Area - Westlake Census Tract - 2087.000 District Map - 133-5A201 Energy Zone - 9 Fire District - 1 Hillside Grading Area - YES Hillside Ordinance - YES Lot Size - IRR ZONE(S): C4-2/

4. DOCUMENTS ZI - 1117 ZI - 145-2501 ZI - 1581 ZA - 1596 ORD - 161116 ORD - 59577 CPC - 84-0001(HD)

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Bryson Family Apartments L P 2701 Wilshire Blvd LOS ANGELES CA 90057 Bryson Family Apartments L P 2701 Wilshire Blvd LOS ANGELES CA 90057 Applicant: (Relationship Agent for Owner) Juan De La Cruz - 2350 Hyperion Ave LOS ANGELES, CA 90027 (323) 666-9768

7. EXISTING USE 5 Apartment PROPOSED USE 8. DESCRIPTION OF WORK REMODELING OF BASEMENT, convert underfloor area to habitable use (A-3) 3990 s.f. Convert existing airshaft to trash chute, to basement. Install suspended ceiling at hallway on floors 2-8.

9. # Bldgs on Site & Use: APARTMENT For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Suzanne Kusik DAS PC By: OK for Cashier: Oscar Arrieta Coord. OK: Date: 1-25-00 Signature: Total Bond(s) Due: \$7,700.70

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$120,000 PC Valuation: FINAL TOTAL Bldg--Alter/Repair 8,950.80 School District Residential Area 7,700.70 Permit Fee Subtotal Bldg--Alter/Rep 998.38 Permit Issuing Fee 0.00 Energy Surcharge Handicapped Access Supp. Plan Check 91.69 Plan Maintenance 19.97 Fire Hydrant Refuse-To-Pay 12.00 E.Q. Instrumentation 22.44 Supp. O.S. Surcharge 67.32 Supp. Sys. Surcharge 5.00 Planning Surcharge Misc Fee 33.30 Supp. Planning Surcharge Sewer Cap ID: FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (L.A.M.C. SECTION 91.0504 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED ACCORDING TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND TO MAINTAIN THE FIRE SAFETY FACILITIES. EXCEPTION: THIS FEE SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE. BLDG PERMIT COMM \$993.38 BLDG PLAN CHECK \$91.69 PLAN MAINTENANCE \$19.97 EX RESIDENTIAL \$12.00 ONE STOP SURCH \$22.44 SYS DEV FEE \$67.32 CITY PLAN SURCH \$33.30 MISCELLANEOUS \$5.00 SCHOOL DEV \$7,700.70 Total Due: \$8,950.30 Check: \$8,950.30 COLA 94946

12. ATTACHMENTS Plot Plan

07060570024

**13. STRUCTURE INVENTORY**

**14. APPLICATION COMMENTS**

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

**15. Building Relocated From:**

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(A) Birba	Pedro 2342 Panorama Terrace,		C12848	323-666-9768
(C) Zevco	511 Fifth Street Unit G,	B	688144	

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

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired)

License Class: \_\_\_\_\_ Lic. No. \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

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

Sign: [Signature] Date: 1/25/00  Contractor  Authorized Agent  Owner

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

**19. CONSTRUCTION LENDING AGENCY**

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal:  is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 1/25/00

**21. OWNER-BUILDER DECLARATION**

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

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

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

I am exempt under Sec \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: JOHN D'AMICO Sign: [Signature] Date: 1/25/00  Owner  Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106.4.3.4 LAMC).

Print: JOHN D'AMICO Sign: [Signature] Date: 1/25/00  Owner  Contractor  Author. Agent

U 7 0 6 0 5 0 0 2 5

2701 W Wilshire Blvd

Permit Application #: 99016 - 10000 - 20480

Bldg--Alter/Repair  
Apartment  
Counter Plan Check

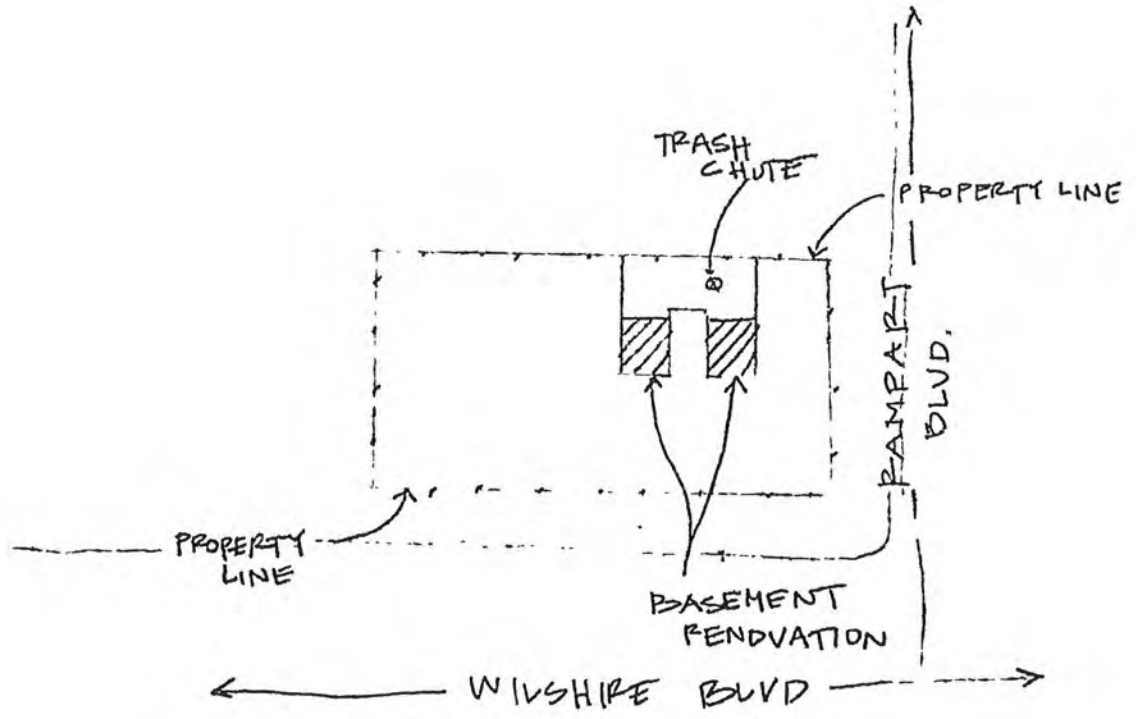
City of Los Angeles - Department of Building and Safety

Plan Check #: APC  
Initiating Office: METRO

PLOT PLAN ATTACHMENT

Printed on: 01/25/00 08:51:02

U 7 0 6 0 5 0 0 0 2 6  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



PLOT PLAN  
BRYSDN APARTMENTS  
2701 WILSHIRE BLVD  
LOS ANGELES, CA

N.T.S.

2701 W Wilshire Blvd



Permit #:
Plan Check #:
Event Code:

99016 - 10001 - 20480

Printed: 12/03/01 03:46 PM

Bldg-Alter/Repair Apartment Over the Counter Permit
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 12/03/2001

Table with 4 columns: TRACT, BLOCK, LOT(s), ARE, MAP REF#, PARCEL ID # (PIN), and BOOK/PAGE/PARCEL. Rows include RESUBDIVISION OF TH TR 1751 and TR 1751.

1. PARCEL INFORMATION
Alley - 12'5-R
BAS Branch Office - LA
Bldg. Line - 5'
Council District - 1
Community Plan Area - Westlake
Census Tract - 2087.000
District Map - 133-5A201
Energy Zone - 9
Fire District - 1
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR

4. DOCUMENTS
ZI - 1117
ZI - 145-2501
ZI - 1581
ZA - 1596
ORD - 161116
ORD - 59577
CPC - 84-0001(HD)

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Bryson Family Apartments L P
Tenant: Bryson Family Apartments L P
2701 Wilshire Blvd
2701 Wilshire Blvd
LOS ANGELES CA 90057
LOS ANGELES CA 90057

7. EXISTING USE (05) Apartment
PROPOSED USE
8. DESCRIPTION OF WORK
TRANSFER OF PERMIT FROM ZEVCO TO JMP BUILDERS INC. ORIG PERMIT APPL #: 99016-10000-20480 ISSUED 1/25/2000.

9. # Bldgs on Site & Use: APARTMENT
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By:
OK for Cashier: Anthony Bauerlein
Signature: Anthony Bauerlein
DAS PC By:
Coord. OK:
Date: 12/3/01

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD - 524-2845)

For Cashier's Use Only
W/O #: 91620480
LA Department of Buildings and Safety
VN 07 06 047812 12/03/01 03:57PM

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$0
PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 44.15
Permit Fee Subtotal Bldg-Alter/Repa 0.00
Fire Hydrant Refuse-To-Pay 0.00
E.Q. Instrumentation 0.00
Permittee Transfer Fee 35.00
O.S. Surcharge 1.00
Sys. Surcharge 2.10
Planning Surcharge 1.05
Planning Surcharge Misc Fee 5.00
Sewer Cap ID:
Total Bond(s) Due:

Table with 2 columns: Fee Name and Amount. Rows include BUILDING PERMIT COMM (\$35.00), ONE STOP SURCH (\$1.00), SYSTEMS DEVT FEE (\$21.10), CITY PLANNING SURCH (\$1.05), MISCELLANEOUS (\$5.00), Total Due (\$44.15), and Carry Over TO Tran# 047813 (\$44.15).

12. ATTACHMENTS
Plot Plan

07590300236

01VN 02058

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

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

15. Building Related From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(C) Jmp Builders Inc

10613 Hill View Ave,

Chatsworth, CA 91311

CLASS LICENSE#

B 745040

PHONE#

818-885-5757

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No. 745040 Print: Jorge Pinera Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: STATE FUND Policy Number: 1506354

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

Sign: [Signature] Date: 12/02/2001  Contractor  Authorized Agent  Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: Lender's address:

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 12/02/2001

21. OWNER-BUILDER DECLARATION

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

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

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

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: \_\_\_\_\_ Sign: \_\_\_\_\_ Date: 1/1/01  Owner  Authorized Agent

22. FINAL DECLARATION

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

Sign: Jorge Pinera Sign: [Signature] Date: 12/02/2001  Owner  Contractor  Author. Agent

7  
2  
3  
7  
0  
3  
0  
3  
0  
7  
5  
3  
0

2701 W Wilshire Blvd basement



Permit #:
Plan Check #:
Event Code:

99016 - 10002 - 20480

Printed:03/15/02 04:04 PM

Bldg-Alter/Repair
Apartment
Counter Plan Check
City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
Last Status: Ready to Issue
Status Date: 03/15/2002

Table with 4 columns: I. TRACT, BLOCK, LOT(s), ARB, MAP REF #, PARCEL ID # (PIN), 2. BOOK/PAGE/PARCEL. Rows include RESUBDIVISION OF TH, TR 1751, TR 1751.

3. PARCEL INFORMATION
Alley - 12'5-R
BAS Branch Office - LA
Bldg. Line - 5'
Council District - 1
Community Plan Area - Westlake
Census Tract - 2087.000
District Map - 133-5A201
Energy Zone - 9
Fire District - 1
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Size - IRR
ZONE(S): C4-2 /

4. DOCUMENTS
ZI - 1117
ZI - 145-2501
ZI - 1581
ZA - 1596
ORD - 161116
ORD - 59577
CPC - 84-0001(HD)

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Bryson Family Apartments L P
Tenant:
Applicant: (Relationship: Agent for Owner) Juan De La Cruz

7. EXISTING USE (05) Apartment
8. DESCRIPTION OF WORK INTERIOR REMODEL (ADDING PARTITION WALL) AT BASEMENT LEVEL FOR APARTMENT TENANT TO USE.

9. # Bldgs on Site & Use:
10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Mary Liu
OK for Cashier: Julio Zafra
Signature:
DAS PC By:
Coord. OK:
Date:
For information and/or inspection requests originating within LA County, Call toll-free (888) LA4BUILD

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$5,000
PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 184.12
Permit Fee Subtotal Bldg-Alter/Repa 146.25
Handicapped Access 0.00
Supp. Plan Check 14.63
Fire Hydrant Refuse-To-Pay 0.00
E.Q. Instrumentation 0.50
Supp. O.S. Surcharge 3.23
Supp. Sys. Surcharge 9.68
Planning Surcharge Misc Fee 5.00
Supp. Planning Surcharge 4.83
Permit Issuing Fee 0.00
Total Due: 184.12

12. ATTACHMENTS
Plot Plan

Vertical stamp: 2002 MAR 15 10:30 AM

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(A) Birba, Pedro Perfecto	2342 Panorama Terrace,	Los Angeles, CA 90039	C12848	323-666-9768
(C) Jmp Builders Inc	10613 Hill View Ave,	Chatsworth, CA 91311	B 745040	818-885-5757

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 745040 Print: JORGE PINEDA Sign: [Signature]

18. WORKERS' COMPENSATION DECLARATION

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

- I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FUND Policy Number: 1506354-01

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

Sign: [Signature] Date: 3.15.2002  Contractor  Authorized Agent  Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: [Signature] Date: 3.15.2002

21. OWNER-BUILDER DECLARATION

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

- I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).
- I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)
- I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: Jorge B Sign: \_\_\_\_\_ Date:  / /  Owner  Authorized Agent

22. FINAL DECLARATION

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

Print: Jorge PINEDA Sign: [Signature] Date: 3.15.2002  Owner  Contractor  Author. Agent



CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY

CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

Jan. 17, 1913

19

2701-2717 Wilshire Blvd Address of Building  
CO#135

Owner  
Owner's Address

(Post Office)

5591

Permit Number

1912

(Zone)

(State)

Year

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable requirements of the State Housing Act,—for the following occupancies:

9 Story, Class A Concrete, 301 Rooms, 86 Unit Apartment House.

**COPY**

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

G. E. MORRIS  
Superintendent of Building

By

CITY OF LOS ANGELES  
CALIFORNIA



RICHARD J. RIORDAN  
MAYOR

CERTIFICATE OF OCCUPANCY

ADDRESS OF BUILDING: 2701 W. WILSHIRE BOULEVARD

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[ ] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.\* (Non-Residential Uses)

[X] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies: \* (Residential uses)

12200200165

Permit No. and Year: 98016-10000-12500

REDUCE THE NUMBER OF UNITS IN AN EXISTING APARTMENT BUILDING FROM 86 UNITS TO 81 UNITS. CREATING AN 81 UNIT APARTMENT BUILDING.

R1 OCCUPANCY

(X) NO CHANGE IN PARKING REQUIREMENT.

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: (LA) -VN-WLA-SP-C.D. #: Bureau: (BLDG) -BCS: Division: (GI) -MS-MSS-EQ-BMI-COMM:

OWNER: BRYSON FAMILY APARTMENT LP  
OWNER'S: 2701 WILSHIRE BLVD.  
ADDRESS: LOS ANGELES, CA 90057

Issued: 04/07/2000

BY: T. STEVENS/L.T./D.R.

08-B-95C (R.11/89)

# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER** **BRYSON FAMILY APARTMENTS L P**

**2701 WILSHIRE BLVD**  
**LOS ANGELES CA** **90057**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>STATUS:</b> CofO Issued	<b>DATE APPLIED</b>
<b>BY: MICHAEL E MARTIN</b>	<b>12/23/2006</b>

**SITE IDENTIFICATION**

**ADDRESS: 2701 W WILSHIRE BLVD 90057**

**LEGAL DESCRIPTION**

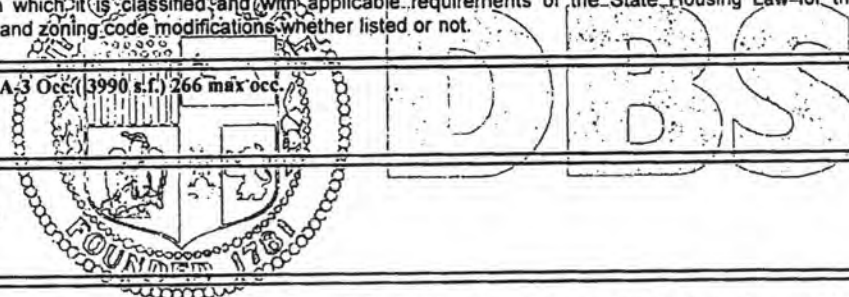
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF I		10	M R 70-15	133-5A201 31	5141-010-007

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** Convert underfloor area to habitable use A-3 Occ. (3990 s.f.) 266 max occ.

<b>USE PRIMARY</b> Apartment	<b>OTHER</b> (-) None
---------------------------------	--------------------------

**PERMITS** 99016-10002-20480 99016-10001-20480 99016-10000-20480



**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	3990 Sqft	
Dwelling Unit	0 Units	
A3 Occ. Group	3990 Sqft	3990 Sqft
A3 Occ. Load	266 Max Occ.	266 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



**APPROVAL**

CERTIFICATE NUMBER 40786

BRANCH OFFICE LA  
COUNCIL DISTRICT 1  
BUREAU: INSPECTN  
DIVISION: BLDGINS  
STATUS: CofO Issued  
STATUS BY: MICHAEL E MARTIN  
STATUS DATE: 12/23/2006

*Michael E Martin*

APPROVED BY: MICHAEL E MARTIN  
EXPIRATION DATE:

<b>PERMIT DETAIL</b>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
99016-10002-20480	2701 W Wilshire Blvd Basement	INTERIOR REMODEL (ADDING PARTITION WALL) AT BASEMENT LEVEL FOR APARTMENT TENANT TO USE.	Permit Finaled - 11/07/2006 JOHN ZOLNIKOV
99016-10001-20480	2701 W Wilshire Blvd	TRANFER OF PERMIT FROM ZEVCO TO JMP BUILDERS INC. ORIG PERMIT APPL #: 99016-10000-20480 ISSUED 1/25/2000.	Permit Finaled - 11/07/2006 JOHN ZOLNIKOV
99016-10000-20480	2701 W Wilshire Blvd	REMODELING OF BASEMENT, convert underfloor area to habitable use (A-3) 3990 s.f. Convert existing airshaft to trash chute, to basement. Install suspended ceiling at hallway on floors 2-8.	CofO Issued - 12/23/2006 MICHAEL E MARTIN

<b>PARCEL INFORMATION</b>		
Alley: 12'5-R	Area Planning Commission: Central	LADBS Branch Office: LA
Bldg. Line: 5'	Council District: 1	Community Plan Area: Westlake
Census Tract: 2087.10	District Map: 133-5A201	Energy Zone: 9
Fire District: 1	Hillside Grading Area: YES	Hillside Ordinance: YES
Lot Size: IRR	Lot Type: Corner	Thomas Brothers Map Grid: 634
Zone: C4-2		

<b>PARCEL DOCUMENT</b>		
City Planning Cases (CPC) 84-0001(HD)	Ordinance (ORD) 161116	Ordinance (ORD) 59577
Zoning Administrator's Case (ZA) 1596	Zoning Information File (ZI) 1117	Zoning Information File (ZI) 145-2501
Zoning Information File (ZI) 1581		

<b>CHECKLIST ITEMS</b>
Attachment - Plot Plan

<b>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
<b>OWNER(S)</b>			
Bryson Family Apartments L P	2701 Wilshire Blvd	LOS ANGELES CA 90057	
<b>TENANT</b>			
<b>APPLICANT</b>			
Relationship: Agent for Owner			
Juan De La Cruz-	2350 Hyperion Ave	LOS ANGELES, CA 90027	(323) 666-9768

<b>BUILDING RELOCATED FROM:</b>

<b>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</b>			
NAME	ADDRESS	CLASS LICENSE #	PHONE #
(A) Birba, Pedro Perfecto	2342 Pahorama Terrace,	NA	C12848 (323) 666-9768
(C) Jmp Builders Inc	10613 Hill View Ave	B	745040 (818) 885-5757
(C) Zevco	511 Fifth Street Unit G	B	688144

<b>SITE IDENTIFICATION-ALL</b>
ADDRESS: 2701 W WILSHIRE BLVD 90057

<b>LEGAL DESCRIPTION - ALL</b>					
TRACT	BLOCK	LOT(S)	ARB CO. MAP REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF I		10	MR 70-15	133-5A201 31	5141-010-007
TR 1751		1	MB 21-130/131	133-5A201 58	5141-010-007
TR 1751		2	MB 21-130/131	133-5A201 55	5141-010-007

# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER** **BRYSON FAMILY APARTMENTS L P**

2701 WILSHIRE BLVD  
LOS ANGELES CA 90057

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<b>STATUS:</b>	<b>CofO Issued</b>	<b>DATE APPLIED</b>
<b>BY:</b>	<b>MICHAEL E MARTIN</b>	<b>12/23/2006</b>

**SITE IDENTIFICATION**  
**ADDRESS: 2701 W WILSHIRE BLVD 90057**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF I		10	M R 70-15	133-5A201 31	5141-010-007

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**COMMENT** Convert underfloor area to habitable use A-3 Occ. (3990 s.f.) 266 max occ.

<b>USE PRIMARY</b> Apartment	<b>OTHER</b> (-) None
---------------------------------	--------------------------

**PERMITS**  
99016-10002-20480 99016-10001-20480 99016-10000-20480

**DEPARTMENT OF BUILDING AND SAFETY**

STRUCTURAL INVENTORY	CHANGED	TOTAL
ITEM DESCRIPTION		
Floor Area (ZC)	3990 Sqft	
Dwelling Unit	0 Units	
A3 Occ. Group	3990 Sqft	3990 Sqft
A3 Occ. Load	266 Max Occ.	266 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	



**APPROVAL**

CERTIFICATE NUMBER 40786

BRANCH OFFICE LA  
COUNCIL DISTRICT I  
BUREAU: INSPECTN  
DIVISION: BLDGINSP  
STATUS: CofO Issued  
STATUS BY: MICHAEL E MARTIN  
STATUS DATE: 12/23/2006

*Michael E Martin*

APPROVED BY: MICHAEL E MARTIN  
EXPIRATION DATE:

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<u>PARCEL INFORMATION</u>		
Alley: 12'5-R	Area Planning Commission: Central	LADBS Branch Office: LA
Bldg. Line: 5'	Council District: 1	Community Plan Area: Westlake
Census Tract: 2087.10	District Map: 133-5A201	Energy Zone: 9
Fire District: 1	Hillside Grading Area: YES	Hillside Ordinance: YES
Lot Size: IRR	Lot Type: Corner	Thomas Brothers Map Grid: 634
Zone: C4-2		

<u>PARCEL DOCUMENT</u>		
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<u>OWNER(S)</u>			
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<u>TENANT</u>			
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Relationship: Agent for Owner			
Juan De La Cruz-	2350 Hyperion Ave	LOS ANGELES, CA 90027	(323) 666-9768

BUILDING RELOCATED FROM:

<u>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</u>			
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(C) Jmp Builders Inc	10613 Hill View Ave, Chatsworth, CA 91311	B 745040	(818) 885-5757
(C) Zevco	511 Fifth Street Unit G, San Fernando, CA 91340	B 688144	

<u>SITE IDENTIFICATION-ALL</u>
ADDRESS: 2701 W WILSHIRE BLVD 90057

<u>LEGAL DESCRIPTION - ALL</u>					
TRACT	BLOCK	LOT(S)	ARB CO / MAP REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF 1		10	M R 70-15	133-5A201 31	5141-010-007
TR 1751		1	M B 21-130/131	133-5A201 58	5141-010-007
TR 1751		2	M B 21-130/131	133-5A201 55	5141-010-007

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R VILLARIAGOSA  
MAYOR

**CERTIFICATE OF OCCUPANCY**

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<b>STATUS:</b>	<b>CofO Issued</b>	<b>DATE APPLIED</b>
<b>BY:</b>	<b>MICHAEL E MARTIN</b>	<b>12/23/2006</b>

**SITE IDENTIFICATION**  
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LEGAL DESCRIPTION	TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
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<b>USE PRIMARY</b>	<b>OTHER</b>
Apartment	(-) None

**PERMITS**  
99016-10002-20480 99016-10001-20480 99016-10000-20480

**DEPARTMENT OF BUILDING AND SAFETY**

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**APPROVAL**

CERTIFICATE NUMBER 40786

BRANCH OFFICE LA  
COUNCIL DISTRICT 1  
BUREAU: INSPECTN  
DIVISION: BLDGINSP  
STATUS: CofO Issued  
STATUS BY: MICHAEL E MARTIN  
STATUS DATE: 12/23/2006

*Michael E Martin*

APPROVED BY: MICHAEL E MARTIN  
EXPIRATION DATE:

<b>PERMIT DETAIL</b>			
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Attachment - Plot Plan

<b>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>			
<b>OWNER(S)</b>			
Bryson Family Apartments L P	2701 Wilshire Blvd	LOS ANGELES CA 90057	
<b>TENANT</b>			
<b>APPLICANT</b>			
Relationship: Agent for Owner			
Juan De La Cruz-	2350 Hyperion Ave	LOS ANGELES, CA 90027	(323) 666-9768

**BUILDING RELOCATED FROM:**

<b>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</b>			
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**SITE IDENTIFICATION-ALL**  
**ADDRESS: 2701 W WILSHIRE BLVD 90057**

<b>LEGAL DESCRIPTION - ALL</b>					
TRACT	BLOCK	LOT(S)	ARB CO / MAP-REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF 1		10	M R 70-15	133-5A201 31	5141-010-007
TR 1751		1	M B 21-130/131	133-5A201 58	5141-010-007
TR 1751		2	M B 21-130/131	133-5A201 55	5141-010-007

# CITY OF LOS ANGELES CALIFORNIA



ANTONIO R VILLARIAGOSA  
MAYOR

## CERTIFICATE OF OCCUPANCY

**OWNER** **BRYSON FAMILY APARTMENTS L P**

**2701 WILSHIRE BLVD**  
**LOS ANGELES CA 90057**

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>STATUS:</b> CofO Issued	<b>DATE APPLIED</b>
<b>BY: MICHAEL E MARTIN</b>	<b>12/23/2006</b>

**SITE IDENTIFICATION**  
**ADDRESS: 2701 W WILSHIRE BLVD 90057**

<b>LEGAL DESCRIPTION</b>					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF I		10	M R 70-15	133-5A201 31	5141-010-007

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** Convert underfloor area to habitable use A-3 Occ. (3990 s.f.) 266 max occ.

<b>USE PRIMARY</b> Apartment	<b>OTHER</b> (-) None
---------------------------------	--------------------------

**PERMITS**  
99016-10002-20480 99016-10001-20480 99016-10000-20480

## DEPARTMENT OF BUILDING AND SAFETY

<b>STRUCTURAL INVENTORY</b>	CHANGED	TOTAL
<b>ITEM DESCRIPTION</b>		
Floor Area (ZC)	3990 Sqft	
Dwelling Unit	0 Units	
A3 Occ. Group	3990 Sqft	3990 Sqft
A3 Occ. Load	266 Max Occ.	266 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	

# CITY LA DBS

**DEPARTMENT OF BUILDING AND SAFETY**

**APPROVAL**

CERTIFICATE NUMBER 40786

BRANCH OFFICE: LA  
COUNCIL DISTRICT: 1  
BUREAU: INSPECTN  
DIVISION: BLDGINSP  
STATUS: CofO Issued  
STATUS BY: MICHAEL E MARTIN  
STATUS DATE: 12/23/2006

*Michael E Martin*

APPROVED BY: MICHAEL E MARTIN  
EXPIRATION DATE:

PERMIT DETAIL			STATUS - DATE - BY
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	
99016-10002-20480	2701 W Wilshire Blvd Basement	INTERIOR REMODEL (ADDING PARTITION WALL) AT BASEMENT LEVEL FOR APARTMENT TENANT TO USE.	Permit Finaled - 11/07/2006 JOHN ZOLNIKOV
99016-10001-20480	2701 W Wilshire Blvd	TRANSFER OF PERMIT FROM ZEVCO TO JMP BUILDERS INC. ORIG PERMIT APPL #: 99016-10000-20480 ISSUED 1/25/2000.	Permit Finaled - 11/07/2006 JOHN ZOLNIKOV
99016-10000-20480	2701 W Wilshire Blvd	REMODELING OF BASEMENT, convert underfloor area to habitable use (A-3) 3990 s.f. Convert existing airshaft to trash chute, to basement. Install suspended ceiling at hallway on floors 2-8.	CofO Issued - 12/23/2006 MICHAEL E MARTIN

PARCEL INFORMATION		
Alley: 12'S-R	Area Planning Commission: Central	LADBS Branch Office: LA
Bldg. Line: 5'	Council District: 1	Community Plan Area: Westlake
Census Tract: 2087.10	District Map: 133-5A201	Energy Zone: 9
Fire District: 1	Hillside Grading Area: YES	Hillside Ordinance: YES
Lot Size: IRR	Lot Type: Corner	Thomas Brothers Map Grid: 634
Zone: C4-2		

PARCEL DOCUMENT		
City Planning Cases (CPC) 84-0001(HD)	Ordinance (ORD) 161116	Ordinance (ORD) 59577
Zoning Administrator's Case (ZA) 1596	Zoning Information File (ZI) 1117	Zoning Information File (ZI) 145-2501
Zoning Information File (ZI) 1581		

CHECKLIST ITEMS
Attachment - Plot Plan

PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
<b>OWNER(S)</b> Bryson Family Apartments L P	2701 Wilshire Blvd	LOS ANGELES CA 90057
<b>TENANT</b>		
<b>APPLICANT</b> Relationship: Agent for Owner Juan De La Cruz-	2350 Hyperion Ave	LOS ANGELES, CA 90027 (323) 666-9768

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION			CLASS LICENSE #	PHONE #
NAME	ADDRESS			
(A) Birba, Pedro Perfecto	2342 Panorama Terrace,	Los Angeles, CA 90039	NA	C12848 (323) 666-9768
(C) Jmp Builders Inc	10613 Hill View Ave	Chatsworth, CA 91311	B	745040 (818) 885-5757
(C) Zevco	511 Fifth Street Unit G	San Fernando, CA 91340	B	688144

SITE IDENTIFICATION-ALL
ADDRESS: 2701 W WILSHIRE BLVD 90057

DEPARTMENT OF BUILDING AND SAFETY					
TRACT	BLOCK	LOT(S)	ARB CO/ MAP-REF #	PARCEL-PIN	APN
RESUBDIVISION OF THE SOUTHERLY 37 1/2 FEET OF 1		10	M R 70-15	133-5A201 31	5141-010-007
TR 1751		1	M B 21-130/131	133-5A201 58	5141-010-007
TR 1751		2	M B 21-130/131	133-5A201 55	5141-010-007

Additional, Contemporary Photographs



Bryson Apartments, view of northwest and southwest elevations.  
(GPA Consulting, July 2019)



Bryson Apartments, view of southwest elevation and parking lot.  
(GPA Consulting, July 2019)



Bryson Apartments, view of southwest and southeast elevations and parking lot.  
(GPA Consulting, July 2019)



Bryson Apartments, view of southeast and northeast elevations and yard.  
(GPA Consulting, July 2019)



Bryson Apartments, view of southwest elevation and parking lot facing east.  
(GPA Consulting, July 2019)



Bryson Apartments, view parking lot facing north.  
(GPA Consulting, July 2019)

## Historical Photographs



ca. 1913-1915 photograph depicting the Bryson Apartments soon after original construction. View looking north from the intersection of Wilshire Blvd. and S. Rampart Blvd. (source: USC Digital Library)



ca. 1917 photograph of the primary (southwest) elevation of the Bryson Apartments. View looking northeast from Wilshire Blvd. (source: USC Digital Library)



ca. 1920 photograph of the primary (southeast) and side (northeast) elevations of the Bryson Apartments. View looking northwest from the intersection of Wilshire Blvd. and S. Lafayette Park Pl. (source: USC Digital Library)



INQUIRY #: 5152377.12  
YEAR: 1923



1923 aerial photograph of the Bryson Apartments, outlined in red. (source: EDR)



1933 photograph of the Bryson Apartments. View looking north from the intersection of Wilshire Blvd. and S. Rampart Blvd. (source: USC Digital Library)



1939 photograph of the Bryson Apartments. View looking north from the intersection of Wilshire Blvd. and S. Rampart Blvd. (source: LAPL)



1955 photograph of the Bryson Apartments. View looking northwest from the intersection of Wilshire Blvd. and S. Lafayette Park Pl. (source: LAPL)



n.d., postcard of the Bryson Apartments depicting the primary elevation. View looking northeast from Wilshire Blvd. (source: USC Digital Library)



n.d., photograph of the northwest elevation of the Bryson Apartments from Lafayette Park.  
(source: LAPL)



n.d., photograph of the main entrance of the Bryson Apartments. View looking northwest.  
(source: LAPL)



n.d., photograph of the Bryson Apartments as seen from across Lafayette Park. View looking east.  
(source: USC Digital Library)



n.d., photograph of the Bryson Apartments as seen from across Lafayette Park. View looking southeast. (source: USC Digital Library)



n.d., aerial photograph of the Bryson Apartments and Lafayette Park, beyond. View looking northeast. (source: LAPL)

**Zimas Parcel Reports**



# City of Los Angeles Department of City Planning

## 8/2/2019 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2701 W WILSHIRE BLVD  
637 S RAMPART BLVD

### ZIP CODES

90057

### RECENT ACTIVITY

ADM-2018-5242-TOC  
ADM-2019-1230-TOC

### CASE NUMBERS

CPC-1984-1-HD  
ORD-59577  
ORD-161116-SA35  
ORD-129944  
ORD-129279  
ZA-19XX-1596  
ENV-2013-3392-CE

### Address/Legal Information

PIN Number	133-5A201 58
Lot/Parcel Area (Calculated)	13,500.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID B2
Assessor Parcel No. (APN)	5141010007
Tract	TR 1751
Map Reference	M B 21-130/131
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	133-5A201

### Jurisdictional Information

Community Plan Area	Westlake
Area Planning Commission	Central
Neighborhood Council	MacArthur Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2087.20
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C4-2
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2275 Westlake Recovery Redevelopment Project ZI-1117 MTA Project ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
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
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Westlake Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	Active: Harold McAlister High School CYESIS Active: Ednovate: Brio College Prep Active: Rise Kohyang High School
500 Ft Park Zone	Active: Lafayette Park/Multipurpose Community Center

#### Assessor Information

Assessor Parcel No. (APN)	5141010007
APN Area (Co. Public Works)*	0.837 (ac)
Use Code	0550 - Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More
Assessed Land Val.	\$3,395,865
Assessed Improvement Val.	\$943,413
Last Owner Change	01/01/2016
Last Sale Amount	\$9
Tax Rate Area	12706
Deed Ref No. (City Clerk)	905180S 8-552 79315 65085 598790 531251S 531250 5-551 4498 401655 326672-3 3-870 2008300 2-644 1717854 1434331-3 106
Building 1	
Year Built	1914
Building Class	BX
Number of Units	81
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	89,240.0 (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

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.60435744
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	None
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	251
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	11
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-1984-1-HD

Required Action(s): HD-HEIGHT DISTRICT

Project Descriptions(s): CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.

Case Number: ZA-19XX-1596

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ENV-2013-3392-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

## DATA NOT AVAILABLE

ORD-59577

ORD-161116-SA35

ORD-129944

ORD-129279

ZIMAS PUBLIC

Generalized Zoning

08/02/2019

City of Los Angeles  
Department of City Planning



Address: 2701 W WILSHIRE BLVD  
APN: 5141010007  
PIN #: 133-5A201 58

Tract: TR 1751  
Block: None  
Lot: 1  
Arb: None

Zoning: C4-2  
General Plan: Regional Center Commercial





# City of Los Angeles Department of City Planning

8/2/2019

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

2715 W WILSHIRE BLVD

### ZIP CODES

90057

### RECENT ACTIVITY

ADM-2019-1230-TOC

### CASE NUMBERS

CPC-1984-1-HD

ORD-59577

ORD-161116-SA35

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ORD-129279

ZA-19XX-1596

ENV-2013-3392-CE

### Address/Legal Information

PIN Number	133-5A201 55
Lot/Parcel Area (Calculated)	9,476.5 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID B2
Assessor Parcel No. (APN)	5141010007
Tract	TR 1751
Map Reference	M B 21-130/131
Block	None
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	133-5A201

### Jurisdictional Information

Community Plan Area	Westlake
Area Planning Commission	Central
Neighborhood Council	MacArthur Park
Council District	CD 1 - Gilbert Cedillo
Census Tract #	2087.20
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	C4-2
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2275 Westlake Recovery Redevelopment Project ZI-1117 MTA Project ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial

General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
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
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No

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

Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Westlake Recovery Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	5
500 Ft School Zone	Active: Ednovate: Brio College Prep Active: Rise Kohyang High School
500 Ft Park Zone	Active: Lafayette Park/Multipurpose Community Center

#### Assessor Information

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Use Code	0550 - Residential - Five or More Units or Apartments (Any Combination) - 5 Stories or More
Assessed Land Val.	\$3,395,865
Assessed Improvement Val.	\$943,413
Last Owner Change	01/01/2016
Last Sale Amount	\$9
Tax Rate Area	12706
Deed Ref No. (City Clerk)	905180S
	8-552
	79315
	65085
	598790
	531251S
	531250
	5-551
	4498
	401655
	326672-3
	3-870
	2008300
	2-644
	1717854
	1434331-3
	106
Building 1	
Year Built	1914
Building Class	BX
Number of Units	81
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	89,240.0 (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

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.60082176
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	None
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

#### Public Safety

Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	251
Fire Information	
Bureau	Central
Batallion	11
District / Fire Station	11
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Case Number: ZA-19XX-1596

Required Action(s): Data Not Available

Project Descriptions(s):

Case Number: ENV-2013-3392-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

## DATA NOT AVAILABLE

ORD-59577

ORD-161116-SA35

ORD-129944

ORD-129279

# ZIMAS PUBLIC

Generalized Zoning

08/02/2019

City of Los Angeles  
Department of City Planning



Address: 2715 W WILSHIRE BLVD  
APN: 5141010007  
PIN #: 133-5A201 55

Tract: TR 1751  
Block: None  
Lot: 2  
Arb: None

Zoning: C4-2  
General Plan: Regional Center Commercial



Los Angeles County Assessor Map



**BRYSON APARTMENTS, HCM #653**

2701-2715 Wilshire Boulevard; 637 South Rampart Boulevard  
CHC-1998-6207-HCM-CC1

1998 HISTORIC-CULTURAL MONUMENT APPLICATION

CULTURAL HERITAGE COMMISSION  
433 SOUTH SPRING STREET, 10TH FLOOR  
LOS ANGELES, CA 90013  
(213) 485-6793

**HISTORIC-CULTURAL MONUMENT APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION 1.**

1. NAME OF PROPOSED MONUMENT Bryson Apartments
2. STREET ADDRESS 2701 Wilshire Boulevard  
CITY Los Angeles ZIP CODE 90057 COUNCIL DISTRICT 1
3. ASSESSOR'S PARCEL NO. 5141 010 007
4. COMPLETE LEGAL DESCRIPTION: TRACT 1751  
MR70 15  
1 and 2  
BLOCK 8 LOT(S) 10 ARB NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY \_\_\_\_\_  
\_\_\_\_\_
6. PRESENT OWNER Bryson Family Apartments, L. P.  
STREET ADDRESS 2701 Wilshire Boulevard  
CITY Los Angeles STATE CA ZIP 90057 PHONE (213) 629-9172  
OWNERSHIP IS: PRIVATE  PUBLIC \_\_\_\_\_
7. PRESENT USE Apartments/Hotel ORIGINAL USE Apartments/Hotel

**DESCRIPTION**

8. ARCHITECTURAL STYLE Beaux Arts, Classical Revival and Mediterranean  
(See Style Guide)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE  
(See optional Description Work Sheet)

See attachment

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAME OF PROPOSED MONUMENT Bryson Apartments

10. CONSTRUCTION DATE: FACTUAL 1912 ESTIMATED \_\_\_\_\_

11. ARCHITECT, DESIGNER, OR ENGINEER Frederick Noonan & Charles H Kysor

12. CONTRACTOR OR OTHER BUILDER F. O. Engstrum

13. DATES OF ENCLOSED PHOTOGRAPHS 1998  
(8 x 10 Black and White Glossy)

14. CONDITION: EXCELLENT \_\_\_\_\_ GOOD X FAIR \_\_\_\_\_ DETERIORATED \_\_\_\_\_

15. ALTERATIONS \_\_\_\_\_

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

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

**SIGNIFICANCE**

18. BRIEFLY STATE HISTORICAL AND / OR ARCHITECTURAL IMPORTANCE;  
INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE  
(See optional Significance Work Sheet)

See attachment

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS  
WITH DATES) LUPAMS file, Building and Safety Records, Bryson Apartments

brochures, National Register of Historic Places application

20. DATE FORM PREPARED 4/7/98 PREPARER'S NAME Sylvia Loving

ORGANIZATION \_\_\_\_\_ STREET ADDRESS 2701 Wilshire Blvd., #604

CITY Los Angeles STATE CA ZIP 90057 PHONE 213 383 8378

## 7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Bryson Apartment Hotel is a "U" shaped 10 story reinforced concrete high-rise designed with Beaux Arts, Classical Revival and Mediterranean elements. The design is formal and luxurious with 30 feet of lawn and garden in front of the structure which is 113 feet by 110 feet deep. The recessed entry is 27 feet wide by 57 feet deep. Described over the years as the finest apartment building in Los Angeles, the Bryson remains an architectural statement of elegant design and functional construction.

This high-rise adaptation of Beaux Arts design keeps the horizontal definition of the palazzo form. Vertical definition is provided by the fenestration and balconies. Horizontal banding divides the structure. The first string course defines the first and below grade floors and is in line with the entablature of the entry columns. The second, a simple squared course, bands the structure one floor above the first, defining the base of the composition. Above the base 6 residential stories terminate in a simple cornice. The design culminates in the ornamented attic story, capped by projecting cornice with an elaborate frieze. Originally terra-cotta lion heads were part of the cornice extending into the skyline. The cornice projection was reduced and some sculpture removed after 1925, possibly in response to seismic considerations.

The ornamentation of the Bryson is elegant and rich, created primarily of terra-cotta. The entrance, recessed in the central court, is guarded by lion sculptures, standing on their rear legs and holding a cartouche inscribed with "The Bryson". These animals are in pairs and stand atop entablatures supported by paired columns and pilasters of a decorated Tuscan style, on a raised base. Flanking each is a bronze lamp post with a sphere globe. The original design showed an arch spanning the opening with a single cartouche at the keystone. The arch was deleted prior to construction. The lions and cartouche became a theme used throughout the structure.

Balconies are found on three sides, only the rear is unadorned. Occurring on floors 2 through 8, the facade balconies are paired with a decorative metal fire escape landing between. Squared with a moulded edge, the balconies appear to rest on heavy consoles. Balconies on the west side are only of the metal design. Entry to the balconies is through sets of double doors, wood frame screen and pane.

The entry doors to the lobby are elevated by 9 steps. Planting areas occur on each side of the entry walk with marble boxes and decorative urns bringing the foliage to the entry level. A decorative metal frame canopy with wired glass panes is hung from chains protecting the entry from rain while allowing light to enter the large panes on each side of the full pane double doors. Transoms complete the entry arrangement. At the east side entrance, a stairway arches to the raised entry level where double doors allow admittance. The stairway is protected by an arched metal frame canopy covered with glass. The ornamentation replicates the designs found in the facade entryway including a central cartouche at the keystone. Metal brackets replicating the moulding designs and containing a small lion cartouche connect the canopy to the entry wall and porch railing. Spiral post lamps sit atop the newels. This side of the building is also set back with planting area to set off the structure. The side entrance is a prominent yet secondary feature which reflects the importance of the streets and the reason for the orientation of the building.

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

The fenestration is primarily paired double pane windows aligned and identical for 9 floors. Single, double pane and very small fixed pane openings are also regularly placed and define the interior uses of bath and closet.

The tenth floor is ornamented with a band of rinceau above the windows on all sides of the building. Drop ornaments adorn the corners with a cartouche and foliage pattern which extends down to the ninth floor. This terra-cotta relief is described in news articles to be of brightly colored glazes, however it is currently painted white. The entire structure is painted white.

The interior features a large lobby area with sitting rooms on each side. The lobby ornamentation continues the architectural theme with mouldings and cartouches. The square concrete piers, pilasters and beams are accentuated with heavy mouldings. The piers are decorated on all four sides with a baroque cartouche. These are connected around the corners by a sway (festoon). The pilasters are also decorated with the same cartouche. The recessed sections of the ceiling are outlined in a deep cornice moulding of a palmette pattern. Soffits of the beams are outlined in a double fan moulding which joins with the freeze moulding to create a coffered effect. This space demonstrates the integration of classic detailing with the modern concrete pier and beam construction. A large rounded mahogany reception counter with a marble base is to the left of the elevator. Bronze sconces, torch style, original to the building, adorn many of the piers; an inverted 4-torch chandelier hangs in front of the elevator. All are ornamented with spiral shafts and foliage. Openings not framed by a pilaster have ornate consoles in the upper corners.

Apartments off the lobby are elevated nine steps providing an "entry way". The stairs, possibly the entire lobby floor, and the wainscoting are Italian marble. The lobby and most floors are carpeted.

The elevator doors and cage are a focal point of the lobby. Framed in brass moulding, the elevator doors are vertical brass gates backed by glass with an inset panel at the bottom. The door opens by sliding two sections to stack, one panel wide. The cage, all in brass, is divided into three horizontal sections. The lower quarter is a solid panel with roll moulding, the front contains the operating box. Above the base is a geometric open grill where medallions adorned with lions carryout the stylistic theme. This section is framed by a Vitruvian scroll. The ceiling, a "hipped" design, is unadorned except for a roll moulding and light. This is the original elevator installed by Elevator Maintenance Company of Los Angeles in 1912. The grille doors are repeated on each floor.

The residential floors are less ornate than the lobby. There was limited use of mouldings to compliment the structural necessities of piers and beams. Some of the mouldings and ornamentation may have been removed during a "modernization" in 1971. The tenth floor has been completely stripped of interior partitions and finishes.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1912-13

Builder/Architect Noonan & Kysor, Architects

Statement of Significance (in one paragraph)

F. O. Engstrum, Building Contractor

The Bryson Apartment Hotel is a locally significant example of Beaux Arts midrise design; displays the use of an innovative process of concrete construction; is the work of respected local architects F. Noonan and C. H. Kysor and is directly associated with an important local developer Hugh Bryson and the F. O. Engstrum Construction Company, respected for their progressive construction methods.

The Bryson was built in record time, utilizing modern building techniques and innovations. It was designed to provide all the luxuries of living in a mansion without the inconveniences of its maintenance. The entire top floor was given over to recreation purposes - consisting of a spacious ballroom with a stage for private theatricals, a music room, ladies reception room, card room, reading rooms, a large dressing room, billiard room, and a gentlemen's club room. In addition, it contained three large loggias from which one could easily view the Pacific Ocean and often on a clear day, Catalina Island.

The design of the Bryson was in the elegant Beaux Arts style. Consideration in the design was given to the location and the lifestyle possible in temperate southern California. The design was punctuated with balconies and stretched to a full ten stories.

The Bryson Apartment Hotel conveyed an image of luxury and status desired by many people involved in the film industry. Construction began June 1, 1912, and on January 10, 1913, the ten-story, monolithic Bryson Apartment Hotel, one of the first fire-proof apartment structures of the time, was formally opened. A mere two days later, the Bryson was fully occupied, and declared by experts to be "the finest of its kind in the country, not even excepting famous structures of similar character on Riverside Drive in New York City".

The owner, Hugh W. Bryson, was one of the best known men in Los Angeles, a pioneer in many lines of investment, owning the only other comparable apartment structure in the Los Angeles area, the Rampart Apartments (demolished). He was also the general manager and one of the directors of the F. O. Engstrum Company (builders of the Bryson).

F. O. Engstrum was recognized as a man of authority in modern apartment house construction, and his company, the largest construction firm west of Chicago, was widely known to be a world pioneer in the use of modern gravity flow concrete distribution in high-rise construction.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The architects, Frederick Noonan and Charles H. Kysor, noteworthy for their progressive architectural styles, originally designed a six-story structure for the property. But when public protest requested that the building be moved back from the sidewalk, the architects altered their plan by vertically increasing the structure four stories. Improvements were made with the addition of the elaborate entertainment facilities on the top floor, yet still maintaining all modern safety requirements (i.e. fire proofing). Charles H. Kysor, son of noted architect Ezra F. Kysor, studied at Columbia University and for two years in Paris and Rome, beginning practice in Los Angeles in 1911. The Bryson exhibits his involvement with European Architectural education.

Although many skeptics mocked the architect's revised plan, Mr. Bryson's conviction proved highly profitable. On November 28, 1913, he sold the complex, in one of the largest realty transactions of the year, to a local millionaire, Orin S. Weston, for \$950,000. Weston retained the Bryson until December 1915 when he sold it to F. W. Braun, one of the largest property owners in Los Angeles, for \$1,250,000. Through consolidations and trade/sales the ownership eventually transferred to Mr. Fred MacMurray, noted film personality, who retained ownership through the 1970's.

The Bryson Apartments contributed to the growing affluence and prosperity of the Westlake area. Its extensive leisure facilities, large fully furnished rooms, and proximity to both the park and exclusive residential districts near Wilshire Boulevard, made the Bryson particularly attractive to theatrical people and those involved with the emerging motion picture industry. The Bryson itself was shown in several films, and used expressly by name in "Lady of the Lake".

The Bryson Apartment Hotel is a monument of historic architectural elegance reinforced with modern innovative practicality. The structure has been associated with innovators and leaders in Los Angeles, especially in its architects, builders and management. Historically and architecturally, the Bryson has been a valued element on Wilshire Boulevard.

PARCEL LEVEL INFORMATION GENERATED BY Z54EFH ON 04/07/98

BOOK-PAGE-PARCEL: 5141 010 007

SITUS: 2701 WILSHIRE BLVD LOS ANGELES CA 90057  
 PLANNING AREA: WESTLAKE CENSUS TRACT: 208700  
 COUNCIL DIST: 01 DISTRICT MAP: 133.5A201

TRACT	BLK	LOT	ARB UNIT
MR70 15	-8	-10	-

LEGAL DESCRIPTION: MR70 15 -8 -10 -  
 ZONE: C4 USECODE: 0550  
 BUILDING DESIGN: 0550 BUILDING CLASS: BX YEAR BUILT: 14  
 LAND VALUE: \$ 1,100,800 IMPROVEMENT VALUE: \$ 542,090  
 OWNER(COUNTY): BRYSON FAMILY APARTMENTS L P LAST OWNER CHANGE: 04 -22 -97  
 2701 WILSHIRE BLVD  
 LOS ANGELES CA 90057  
 OWNER(CITY): BRYSON FAMILY APARTMENTS, L.P. AS OF DATE: 04 -22 -97  
 2701 WILSHIRE BLVD.  
 LOS ANGELES CA90057

PARCEL AREA(ACRES): .837 PARCEL AREA(SQ FT): 36,460  
 GROSS SQ FT: 89,240 TOTAL UNITS: 95 SQ FT/UNIT: 939  
 TOTAL BEDROOM: 0 TOTAL BATHROOM: 0

MORE

PARCEL LEVEL INFORMATION GENERATED BY Z54EFH ON 04/07/98

BOOK-PAGE-PARCEL: 5141 010 007

SITUS: 2701 WILSHIRE BLVD LOS ANGELES CA 90057  
 PLANNING AREA: WESTLAKE CENSUS TRACT: 208700  
 COUNCIL DIST: 01 DISTRICT MAP: 133.5A201

TRACT	BLK	LOT	ARB UNIT
1751	-	-1	-

LEGAL DESCRIPTION: 1751 - -1 -  
 ZONE: C4 USECODE: 0550  
 BUILDING DESIGN: 0550 BUILDING CLASS: BX YEAR BUILT: 14  
 LAND VALUE: \$ 1,100,800 IMPROVEMENT VALUE: \$ 542,090  
 OWNER(COUNTY): BRYSON FAMILY APARTMENTS L P LAST OWNER CHANGE: 04 -22 -97  
 2701 WILSHIRE BLVD  
 LOS ANGELES CA 90057  
 OWNER(CITY): BRYSON FAMILY APARTMENTS, L.P. AS OF DATE: 04 -22 -97  
 2701 WILSHIRE BLVD.  
 LOS ANGELES CA90057

AREA(ACRES): .837 PARCEL AREA(SQ FT): 36,460  
SQ FT: 89,240 TOTAL UNITS: 95 SQ FT/UNIT 939  
BEDROOM : 0 TOTAL BATHROOM : 0

MORE

PARCEL LEVEL INFORMATION GENERATED BY Z54EFH UN 04/07/98

BOOK-PAGE-PARCEL: 5141 010 007

SITUS: 2701 WILSHIRE BLVD LOS ANGELES CA 90057  
PLANNING AREA: WESTLAKE CENSUS TRACT: 208700  
COUNCIL DIST: 01 DISTRICT MAP: 133.5A201

TRACT BLK LOT ARB UNIT  
LEGAL DESCRIPTION: 1751 - -2 - -  
ZONE : C4 USECODE: 0550  
BUILDING DESIGN: 0550 BUILDING CLASS: BX YEAR BUILT: 14  
LAND VALUE: \$ 1,100,800 IMPROVEMENT VALUE: \$ 542,090  
OWNER(COUNTY): BRYSON FAMILY APARTMENTS L P LAST OWNER CHANGE: 04 -22 -97  
2701 WILSHIRE BLVD  
LOS ANGELES CA 90057  
OWNER(CITY): BRYSON FAMILY APARTMENTS, L.P. AS OF DATE: 04 -22 -97  
2701 WILSHIRE BLVD.  
LOS ANGELES CA90057

PARCEL AREA(ACRES): .837 PARCEL AREA(SQ FT): 36,460  
GROSS SQ FT: 89,240 TOTAL UNITS: 95 SQ FT/UNIT 939  
TOTAL BEDROOM : 0 TOTAL BATHROOM : 0

END OF REPORT

M E T E S A N D B O U N D S

BOOK-PAGE-PARCEL: 5141-010-007  
OWNER(COUNTY): BRYSON FAMILY APARTMENTS L P  
SITUS ADDRESS: 02701 WILSHIRE BLVD  
LOS ANGELES CA 90057

LOTS 1 AND 2 TRACT NO 1751 AND LOT 10  
RESUB OF SLY 37 1/2 FT OF LOT 7 AND  
LOTS 8,9 AND 10 BLK 8 WILSHIRE  
BOULEVARD TRACT

=====

| METES AND BOUNDS ARE FOR 'ON-LINE' DISPLAY O N L Y AND CAN |  
| BE PRINTED O N L Y BY USING THE 'PRINT SCREEN' KEY. |

=====

END OF REPORT

All applications must be filled out by applicant.

USE INK OR INDELIBLE PENCIL

PLANS AND SPECIFICATIONS and other data - if also to filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Building

CLASS 'A' 1st 1st

RECEIVED SUBJECT TO STATE LAW

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications submitted for the erection of the building herein described. All provisions of this building ordinance and other laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood that the filing of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any lands or portion thereof owned by the City of Los Angeles, or to obstruct any public street or alley or to use any public street or alley for any purpose not intended by the ordinance of the City of Los Angeles. It is further understood that no building shall be erected or building for any purpose in or near hereon be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE)

*Walter W. Brown*

Lot No. *2701* Block *1* *W. 1st St. between*

District No. *7* M. B. page *17* F. B. page *316*

No. *2701 - Wilshire Blvd.*

TAKE TO ROOM NO. 6 FIRST FLOOR  
ASSESSOR PLEASE VERIFY  
TAKE TO ROOM NO. 34 THIRD FLOOR  
ENGINEER PLEASE VERIFY

PLANS CHECKED BY

- PURPOSE OF BUILDING *APARTMENT HOUSE* Number of rooms *701* *(75 above ground, 25 below ground)*
- OWNER'S NAME *Walter W. Brown*
- Owner's address *250 S. Western St.*
- Architect's name *Walter W. Brown*
- CONTRACTOR'S NAME *Walter W. Brown*
- Contractor's address *250 S. Western St.*
- ENTIRE COST OF PROPOSED BUILDING, \$ *308000.00*
- Size of lot *15 3/4 x 140 x 17 1/2* Size of building *135-6 x 120*
- Will building be erected on front or rear of lot? *Front*
- NUMBER OF STORIES IN HEIGHT *7* Height to highest point of roof *90'*
- Height of first floor joist above curb level, or surface *9-6*
- Character of ground: rock, clay, sand, filled, etc. *Clay*
- Of what material will FOUNDATION and cellar walls be built? *Reinforced Concrete*
- GIVE depth of FOUNDATION below the surface of ground *about 6'*
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS *1-9*
- GIVE width of FOUNDATION and cellar walls at top *17"*
- NUMBER and KIND of chimneys *Reinforced Concrete* Number of flues *2*
- Number of inlets to each flue *1* Interior size of flues *7 1/2 x 4 x 10 x 10*
- Of what material will upper walls be constructed? *Reinforced Concrete*
- Are there any buildings within 30 feet of the proposed structure *yes - two*

Inspector Deputy  
Deputy

PERMIT NO. **4091**

Date Issued **APR 13 1912**

OVER

1912

Basement 12 5th story 8 11th story  
 1st story 8 6th story 8 12th story  
 2nd story 8 7th story 8 13th story  
 3rd story 8 8th story 8 Fire wall 8  
 4th story 8 9th story

22. GIVE MATERIAL, SIZE AND DISTANCE ON CENTERS OF FLOOR JOIST:

1st story—material Concrete distance on centers 24  
 2nd " " " " " " " " " " " "  
 3rd " " " " " " " " " " " "  
 4th " " " " " " " " " " " "  
 5th " " " " " " " " " " " "  
 6th " " " " " " " " " " " "  
 7th " " " " " " " " " " " "  
 8th " " " " " " " " " " " "  
 Ceiling joists " " " " " " " " " " " "  
 Roof joist " " " " " " " " " " " "

*See plan*

23. Will any wall be supported on iron or steel girders or columns No  
 24. Specify material of iron girders and columns Reinforced Concrete  
 25. Specify construction of floors "  
 26. Specify material of partitions Reinforced Concrete  
 27. Specify material of roofing Method of Roofing  
 28. Specify material of stairways Reinforced Concrete  
 29. Specify material of elevator shaft, other shafts and cautes Reinforced Concrete  
 30. Specify material and construction of cornices Galv Iron

**AFFIDAVIT**

STATE OF CALIFORNIA, }  
 COUNTY OF LOS ANGELES, } ss.

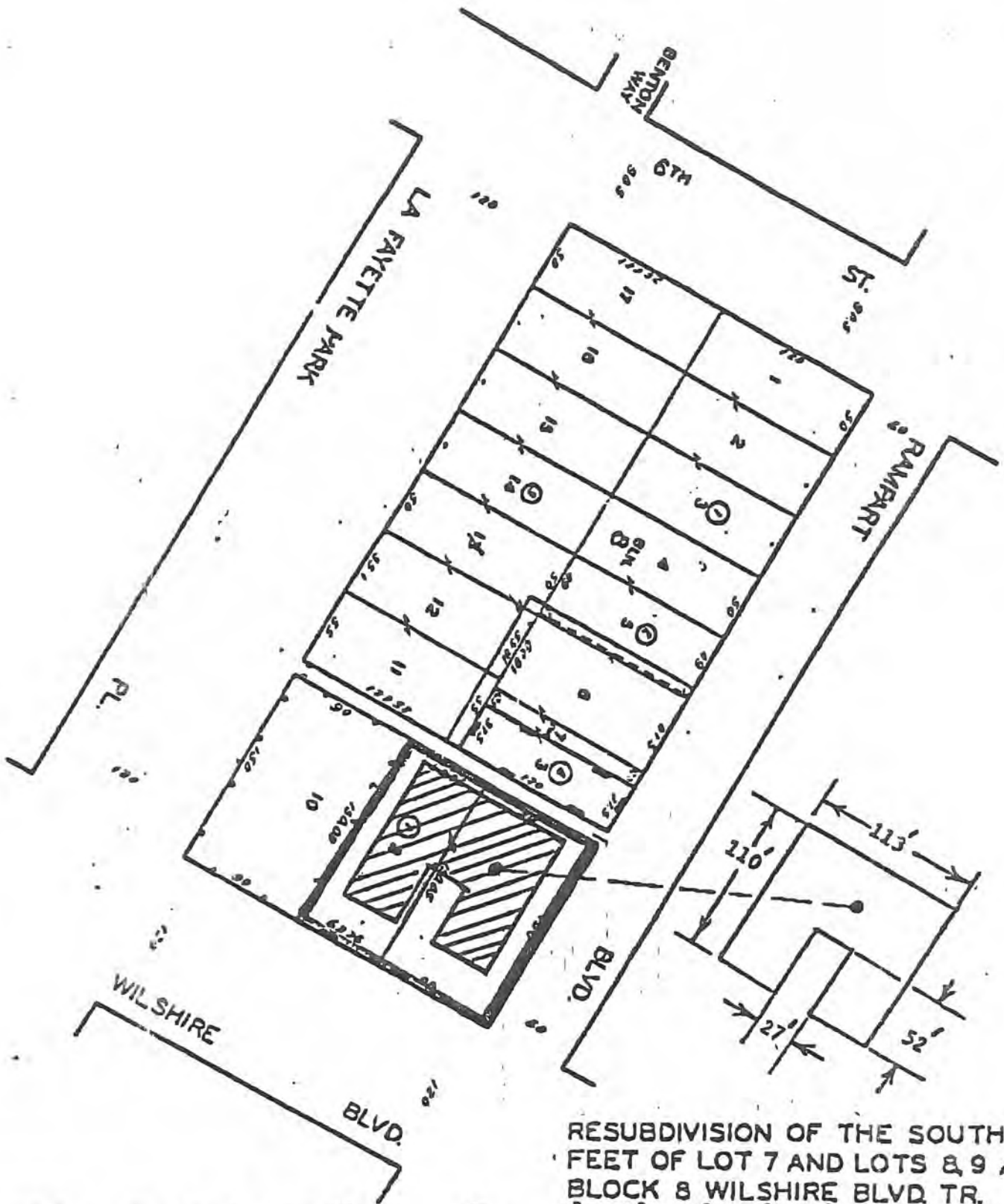
HUGH W. BRIDSON

being first duly sworn, deposes and sa, That he is the owner above referred to; that he is about to erect, or cause to be erected, an addition, and to make, or cause to be made, certain alterations for a proposed tenement house building; that he has filed with the Board of Public Works a complete set of plans and specifications of said proposed tenement house building; that he has read and knows the contents of the above detailed application; that the same is true of his own knowledge; that said proposed tenement house building to be erected at Fumber St. Milshire Blvd. in the City of Los Angeles, California, is owned by him; that the detailed specifications of light and ventilation of said building as above set forth are correctly stated.

Subscribed and sworn to before me, this 13th day of April, 1912.

*[Signature]*  
 Notary Public in and for the County of Los Angeles, State of California.

*[Signature]*  
 Owner-Aff.



RESUBDIVISION OF THE SOUTHERLY 3 FEET OF LOT 7 AND LOTS 8, 9 AND 10 BLOCK 8 WILSHIRE BLVD. TR.

M.R. 70-15

MILSHIRE BOULEVARD TRACT

M.R. 66-5

TRACT NO. 1751

M.B. 21-130-131

RESURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

First American Title Company of Los Angeles



THIS PROPERTY  
BRYSON APARTMENT  
HOTEL  
HAS BEEN PLACED ON THE  
NATIONAL REGISTER  
OF HISTORIC PLACES  
BY THE UNITED STATES  
DEPARTMENT OF THE INTERIOR