

Communication from Public

Name: Robbie I

Date Submitted: 05/29/2024 07:42 AM

Council File No: 24-0510

Comments for Public Posting: Dear Councilmembers, I'm writing to advocate for the Yucca-Vine Tower's Historic-Cultural Monument nomination and the negative impact of its amendment put forth by Councilmember Hugo Soto-Martinez, which you will be voting on this Friday, May 31. Simply put: The amendment needs adjustment and cannot be passed as-is. The amendment rejects the Cultural Heritage Commission's expert recommendation on April 18 to fully designate the building's exteriors and interiors. On May 9, CD13 planning director Emma Howard stated in an email: "For HCMs, generally speaking our office lets the CHC make recommendations and we uphold those recommendations at Council. I don't believe there's any issue with the Yucca nomination." However, at the PLUM meeting on May 21, she announced the amendment, citing the Office of Historic Resource's staff report as context ... but the staff report was distributed on April 4. Why did she tell concerned constituents otherwise ahead of PLUM? Councilmember Soto-Martinez's decision to narrow the period of significance from 1929-1931 to only 1929 is without merit: The east and west wings are not "alterations" as the amendment and OHR staff report erroneously claim. Both structures were built along with the main tower by Henry L. Gogerty, one of the most prominent Los Angeles architects, and all three are his earliest examples of Art Deco. Construction began on the East Wing in October 1929 and was completed before January 11, 1930, according to the Los Angeles Times. Without question, the East Wing should be included in the HCM nomination. The east and west wings are significant character-defining features, and if not protected under the HCM, the two structures are vulnerable to redevelopment that will destroy the Yucca-Vine Tower's overall architectural integrity. And the threat is real: City Council sponsored a \$35 million municipal redevelopment bond for the property owners in October 2023. Please don't acquiesce to an amendment that can be easily improved. Please revise the amendment and mitigate the tremendous negative impact on one of Hollywood's remaining Art Deco masterpieces. Please seek further discussion and do not rush to a final vote on Friday. Thank you, Robbie i

Communication from Public

Name: John Girodo, Vice Chairman, Art Deco Society of Los Angeles
Date Submitted: 05/30/2024 05:05 PM
Council File No: 24-0510
Comments for Public Posting: Simply edit the Amendment for a Win-Win! For CD13, Cultural Heritage Commission, OHR, the constituents, and preservationists: 1. Change "1929" to the Cultural Heritage Commission determined architectural Period of Significance to "1929-1931". 2. Adjust punctuation and grammar to solidify and clarify the intent of the Amendment. Make Clear The Full Exterior And "Wings" are protected for the CHC period of significance of 1929-1931. 3. Correct the OHR Staff Report inaccuracies pertaining to CD13's inaccurate amendment.

Communication from Public

Name: Kathleen Perricone

Date Submitted: 05/30/2024 06:20 PM

Council File No: 24-0510

Comments for Public Posting: To City Council: CF 24-0510 There is a factual error in the Final Staff Report regarding the Mountain States Building / Yucca-Vine Tower's East and West Wings: Quote in Final Staff Report: "Based on permit records, the subject property has experienced several alterations over the years that consist of the addition of a second floor to the west wing and the construction of the east wing in 1930" Correction: Both wings were in existence coincident with the Tower's construction, and are significant and a part of the building. The fact that permits for these wings were applied for separately does not make them "alterations." The East Wing permit for was pulled in October 1929 (see attached pdf), the same month the LA Times reported construction had begun on the two-story structure ("Life Insurance Unit Expanding," newspaper report Oct. 20, 1929; see attached pdf). By January 11, 1930, it was completed ("Mountain States in Good Gain," newspaper report Jan. 11, 1930; see attached pdf). The West Wing permit (see attached pdf) was separately applied for due to a difference in ownership (Hollywood real estate moguls Alfred Z. and Harold O. Taft). The brothers built the West Wing in 1929 as a Piggly-Wiggly market, and added a second story in 1930 that used as their company's office. The nomination's amendment may be misconstrued unless these facts are clearly disclosed. The Amendment adopted by PLUM was written in a way that is unclear regarding the exterior. The PLUM did not request or get clarification. Based on the facts in the nomination, not the incorrect summary in the OHR's Staff Report, the Amendment limits the interior features to 1929. Some punctuation will help the Amendment read in a way that matches facts: "I support the report and recommendations from the Cultural Heritage Commission dated May 2, 2024, item 2 on today's 5/21/24 Planning and Land Use Management Committee Agenda (CF 24-0510), relative to the inclusion of Mountain States Life Building/Yucca-Tower, for the property located at 6301 -6317 W. Yucca Street with the following amendment to limit the designation to include the exterior of the property, [add comma] and only [add "only"] interior features dating from the original 1929 construction and excluding any later interior alterations."

All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 2

BUILDING DIVISION

2

DEPARTMENT OF BUILDING AND SAFETY
Application for the Erection of Frame Building
CLASS "D"

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.

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.
FLOOR)

ENGINEER
PLEASE
VERIFY

Lot No. _____ Block _____
(Description of Property) *Entirely 60 ft of Lot 8 and the South 10 ft of the East 60 ft of lot 9 Block 22 Hollywood Street as recorded in M.R. 25 pages 19 & 20*
District No. _____ M. B. Page _____ F. B. Page _____
No. *1801-03 N. Vine St and 6301-03 Yuma St* Street _____
(Location of Job) *N. Vine & Yuma*

O. K. City Clerk
O. K. City Engineer

By _____ Deputy
By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building *Office* No. of Rooms *40* No. of Families _____
- Owner's name *Mt. State Bldg. Co.* Phone *GL 1154*
- Owner's address *6305 Yuma*
- Architect's name *W. H. Sargent (PROPERTY)* Phone *GL 4605*
- Contractor's name *Ben S. Harty* Phone *GL 1154*
- Contractor's address *6305 Yuma St*
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing Equip., and Appliances in Completed Building) \$ *2000*
- Is there any existing building or permit for a building on lot? *No* How Used? *1700 sq ft*
- Size of proposed building *60 x 72'8"* Height to highest point *39'* feet
- Number of Stories in height *2* Character of ground *Sandy loam*
- Material of foundation *Concr* Size of footings *Var* Size of wall *Var* Depth below ground *2' min*
- Material of chimneys _____ Number of Inlets to fire _____ Interior size of flues _____
- Material of exterior walls *2 x 6 studs & Plaster & wire mesh*
- Give sizes of following materials: REDWOOD MUDSILLS *2 x 6* Girders *2 x 6*
- EXTERIOR studs *2 x 6* INTERIOR BEARING studs *2 x 4* Interior Non-Bearing studs *2 x 4* Ceiling joists *2 x 6* Roof rafters *2 x 6* FIRST FLOOR JOISTS *2 x 6* Second floor joists *2 x 12* Specify material of roof *Composition*
- Will all provisions of State Housing Act be Complied with? *Yes*
- What Zone is Property in? *B*

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

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 25462	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>Kam</i> Plan Examiner	Application checked and found O. K. <i>7/13</i> <i>White</i> Clerk	Stamp here when permit is issued OCT 2 1929 ISSUED
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~~RECEIVED~~

(2)

FR. Starr by Harry Carpenter 35-25
64891
61549-

FOR DEPARTMENT USE ONLY

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

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? *yes.*

Handwritten signature

Bond letter Re Wall 8/27/29
OK APC - 8/23/29 Stores Office

This Bldg will be used for office purposes only
Handwritten signature

Valuation reduced on account of previous permit for foundation

8-

All Applications Must be Filled Out by Applicant

Reg. 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

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TAKE TO
ROOM No. 6
REAR OF
NORTH
ANNEX
1st FLOOR
CITY CLERK
PLEASE
VERIFYTAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFYLot PART OF 849 Block 22Tract Hollywood

Lot _____ Block _____

Tract _____

Book 28 Page 59/60 F. B. Page _____

Book _____ Page _____ F. B. Page _____

From No. 6317 YUCCA STREET

Street _____

To No. Bot Vine & Dear

Street _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? STORES & MARKET
- What purpose will Building be used for hereafter? STORES, MARKET & OFFICES
- Owner's name H. O. TART Phone HO. 7190
- Owner's address 6317 YUCCA ST.
- Architect's name H. L. GOGERTY BRYAN Phone CL. 4606
- Contractor's name _____ Phone _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 8000.00
- Class of present Building "C" No. of rooms at present 4
- Number of stories in height ONE Size of present Building 71'-5" x 73'-0"
- State how many buildings are on this lot ONE
- State purpose buildings on lot are used for STORES & MARKET ZONE
(Apartment House, Hotel, Residence, ~~Other purpose~~)

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

SECOND FLOOR, CLASS "C" ADDITION, TO BE USED FOR
OFFICES. 71'-5" x 44'-7"ORIGINAL BLDG. PERMIT No. 14923 V - JUNE 4th 1929

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

OVER

(Sign here)

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 19083	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	Plan Examiner <u>[Signature]</u>	Clerk <u>[Signature]</u>	RECEIVED AUG 14 1930 FOUND

9. L. Owens Ord. 61549
H. J. Bullman 1024

17

13. Size of new addition 71.5' x 44.7' No. of Stories in height one
14. Material of exterior walls Brick
15. Will all provisions of State Housing Act be complied with? YES

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

(Sign here)

H. L. Rogers,
by H. L. Bryan
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

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

REMARKS

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LIFE INSURANCE
UNIT EXPANDING

Mountain States Announces
New Acquisitions

Western Casualty of Denver
Added to Company

Also Absorbs Sierra Nevada
Concern in Oakland

Mountain States Life Insurance Company of Hollywood yesterday announced the acquisition of the Western Casualty Company of Denver, Colo., and Sierra Nevada Life and Casualty Company of Oakland, Cal., following the receipt of a telegram from William L. Vernon, president, who is in Denver, where he already has taken over actual management of Western Casualty.

Home offices of both of the acquired companies will be moved to Hollywood on December 15, next. A two-story structure for their accommodation is now under construction adjoining the limit-height Mountain States Life Building at Yucca and Vine streets.

Annual premium income of Western Casualty is given as \$500,000 with capital and surplus of \$200,000 and \$70,000, respectively. Sierra Nevada has an annual premium income of \$120,000.

The absorption of the two casualty companies marks the entrance of Mountain States Life into the health and accident field and increases the total premium income of the institution to more than \$1,000,000 annually. Mountain States has insurance in force exceeding \$17,000,000, exclusive of its health and accident insurance.

Since it moved to Hollywood from Denver two years ago, Mountain States Life has absorbed three Nebraska, Arizona and Missouri life insurance companies in addition to the two latest acquisitions. In commenting on the absorption of these five companies and the rapid growth of Mountain States Life in the last two years, R. N. Stevenson, vice-president, said that Hollywood is now definitely established as a major insurance center.

Officers of the company recently elected include William L. Vernon, president; R. N. Stevenson, vice-president; E. H. Allen, vice-president; L. D. Collins, secretary-treasurer; William A. Munster, actuary; J. M. Miller, agency secretary. In addition to these officials, directors are Gilbert H. Beesemyer, George L. Eastman and James Irsfeld.

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(LONDON, Oct. 19. (Reuters))

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East Wing construction
The Los Angeles Times,
Oct. 20, 1929

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Standard Oils 15

MOUNTAIN STATES IN GOOD GAIN

*New Business Written by
Life Risk Company Up
\$1,015,765 in Year*

Revealing substantial progress for the year, Mountain States Life Insurance Company of Hollywood wrote \$6,850,185 of new business in 1929, an increase of \$1,015,765 over 1928, according to a preliminary annual report released yesterday by William L. Vernon, president.

The statement showed that \$17,584,309 of insurance was in force at the close of 1929, an increase of \$2,251,309. Net assets of the company are \$2,103,807, as compared with \$1,290,521 in 1928, a gain of \$813,086. The annual premium income is now \$1,082,563.

The company during the past year absorbed the Western Casualty Company of Denver and Sierra Nevada Life and Casualty Company of Oakland. Annual premium income of Western Casualty is given as \$500,000 with capital and surplus of \$70,000. Prior to the acquisitions of these two companies, Mountain States took over three other Nebraska, Arizona and Missouri life insurance companies.

Home offices of Western Casualty and Sierra Nevada will be moved from Denver and Oakland to the Mountain States Life Building in Hollywood about the 20th inst. A two-story annex has been constructed for their use. The absorption of the two casualty com-
panies marked the entrance of Mountain States Life into the casualty field.

**Better Tone in
Retail Circles**

the brokers

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East Wing construction complete
The Los Angeles Times,
Jan. 11, 1930