

# Appendix C

## **Historic Resources Assessment**





# **656 South San Vicente Project**

## Historic Resources Assessment

### Prepared for

656–676 SSV Property Owner, LLC and  
650 SSV Property Owner, LLC  
10850 Wilshire Blvd., Suite 1050  
Los Angeles, CA 90024

July 2019





# 656 South San Vicente Project

## Historic Resources Assessment

### Prepared for:

656-676 SSV Property Owner, LLC and  
650 SSV Property Owner, LLC  
10850 Wilshire Blvd., Suite 1050  
Los Angeles, CA 90024

July 2019

### Prepared by:

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### Report Author:

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### Project Location:

Hollywood (CA) USGS 7.5-minute Topographic Quad  
Township 1 South, Range 14 West, Section 20

**Acreage:** Approx. 0.76 acres

### Assessor Parcel Numbers:

5510-022-033, 5510-022-034, 5510-022-035,  
5510-022-058, 5510-022-059

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# Table of Contents

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## 656 South San Vicente Project – Historic Resources Assessment

	<u>Page</u>
<b>Executive Summary.....</b>	<b>1</b>
<b>Introduction .....</b>	<b>3</b>
Project Location .....	3
Project Description .....	6
<b>Research and Field Methodology .....</b>	<b>6</b>
<b>Regulatory Framework.....</b>	<b>7</b>
Federal.....	7
State.....	9
Local .....	11
<b>Environmental Setting.....</b>	<b>16</b>
Architectural Themes.....	18
Historic Maps and Sanborn Maps .....	19
Building Permits.....	23
Construction History .....	27
Occupancy History .....	28
<b>Identification of Historical Resources.....</b>	<b>33</b>
Archival Records Search .....	33
Previous Surveys of the Project Site.....	36
<b>Historic Resources Survey of the Project Area .....</b>	<b>36</b>
Methods .....	36
Results.....	37
<b>Architectural Description.....</b>	<b>37</b>
<b>Significance Evaluation .....</b>	<b>41</b>
<b>Significance Thresholds .....</b>	<b>46</b>
<b>Impacts Analysis .....</b>	<b>48</b>
Project Description .....	48
Direct Impacts.....	49
Indirect Impacts .....	49
<b>Conclusions and Recommendations .....</b>	<b>52</b>
<b>References.....</b>	<b>52</b>

## Appendices

- A. Professional Qualifications
- B. DPR Forms (2017)
- C. Building Permits
- D. Sanborn Maps

## List of Figures

Figure 1 Project Vicinity Map.....	4
Figure 2 Aerial Photograph of Project Site and Vicinity .....	5
Figure 3 Sanborn Map, 1926, Project Site outlined in blue.....	21
Figure 4 Sanborn Map, 1950, Project Site outlined in blue.....	22
Figure 5 Sanborn Map, 1969, Project Site outlined in blue.....	23
Figure 6 View of the Primary facade of 650 South San Vicente Boulevard (view facing northeast) .....	38
Figure 7 View of secondary and rear façades of 650 South San Vicente Boulevard (view facing south) .....	39
Figure 8 View of the secondary façade of the former 658 South San Vicente Boulevard (view facing north) .....	40
Figure 9 View of the rear façade of the former 658 South San Vicente Boulevard (view facing northwest) .....	40

## List of Tables

Table 1 City of Los Angeles Department of Building and Safety Building Permits.....	24
Table 2 Occupancy History of 650 and 658 South San Vicente Boulevard .....	31
Table 3 Occupancy History of 6601 Wilshire Boulevard.....	33
Table 4 Historical Resources Located within the Quarter-Mile Radius of the Project Site .....	34

# 656 SOUTH SAN VICENTE PROJECT

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## Historic Resources Assessment

### Executive Summary

Environmental Science Associates (ESA) has been retained by 656–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC (the applicant) to prepare a Historic Resources Assessment (Report) in support of an Initial Study (IS) for the proposed 656 South San Vicente Boulevard Medical Office Project (Project). The applicant is proposing to demolish two existing buildings and surface parking lot and would construct a mixed-use office building that would include a combination of medical office, administrative office/laboratory, and commercial uses. This Report has been prepared in support of the IS in compliance with CEQA. The City of Los Angeles Planning Department is the lead agency for the Project.

The purpose is to identify and evaluate potential historical resources located at 650-676 South San Vicente Boulevard and 6601 Wilshire Boulevard, within the City of Los Angeles (City), Los Angeles County, California on assessor parcel numbers (APN) 5510-022-033, 5510-022-034, 5510-022-035, 5510-022-058, and 5510-032-059 (“Project Site” or “subject property”), respectively. The Project Site currently includes a 5,738-square-foot Montessori Children’s World School at 650 South San Vicente Boulevard, and an 8,225-square-foot Big 5 Sporting Goods store at 6601 Wilshire Boulevard.

ESA conducted an intensive-level investigation which included a pedestrian survey, research, and evaluation of the Project Site. A historic resources survey of the Project area was conducted on July 3, 2017. One architectural resource was identified as a result of the survey, the Montessori Children’s World School building at 650 and 658 South San Vicente Boulevard. The 650–654 South San Vicente Boulevard building was constructed in 1945 and the 658 South San Vicente Boulevard building was constructed in 1951. By 2003, the two buildings were combined into one building, known as 650 South San Vicente Boulevard. Another building, the Big 5 Sporting Goods store at 6601 Wilshire Boulevard, constructed in 1977, was identified as not meeting the 45-year age threshold for the Office of Historic Preservation (OHP) and was therefore not considered further in this report. ESA identified a total of eleven historic architectural resources within the quarter-mile radius. ESA evaluated the building at 650 and 658 South San Vicente Boulevard under the following SurveyLA themes: Regional Commercial Centers and Corridors (1875–1980), Streamline Moderne (1934–1945), and Mid-Century Modernism (1945–1970).

In order to be eligible as a historical resource, a property must have both significance and integrity. As a result of its investigations, ESA finds that the building at 650 and 658 South San Vicente Boulevard lacks significance as it does not appear to have a significant association with

early development patterns in the Wilshire Community Plan Area (CPA) or the productive lives of historic personages and does not possess architectural merit; as such, the subject property is found ineligible under all of the applicable federal, state, and local criteria. Furthermore, ESA found that 650 and 658 South San Vicente Boulevard does not qualify as a contributor to a potential historic district. Therefore, ESA finds that 650 and 658 South San Vicente Boulevard is not considered a historical resource pursuant to CEQA, or by any measure beyond CEQA, and that the property should be assigned California Historical Resource (CHR) Status Code 6Z, noting 650 and 658 South San Vicente Boulevard as ineligible for listing in the National Register of Historic Places (“National Register” or “NR”) and California Register of Historical Resources (“California Register” or “CR”), as well as local designation as a Historic-Cultural Monument (“HCM”), through survey evaluation.

Because 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard were found to not qualify as historical resources under CEQA, the Project would have no direct impact to historical resources on the Project Site. Furthermore, indirect impacts to eleven adjacent historical resources within a quarter-mile radius of the Project Site were analyzed. Nine historical resources would have a direct view of the Project Site, one would have an indirect view, and one would have no view. Even though construction of the Project would alter the setting of historical resources in the Project vicinity, the change would not be substantial as the Project setting is already substantially altered by later infill construction and redevelopment, and the Project is situated at enough of a distance from the historical resources so as not to cause a substantial visual impact. After project completion, historical resources in the Project vicinity would retain their existing eligibility and the Project would result in no significant indirect impacts to historical resources in the Project vicinity.



## Introduction

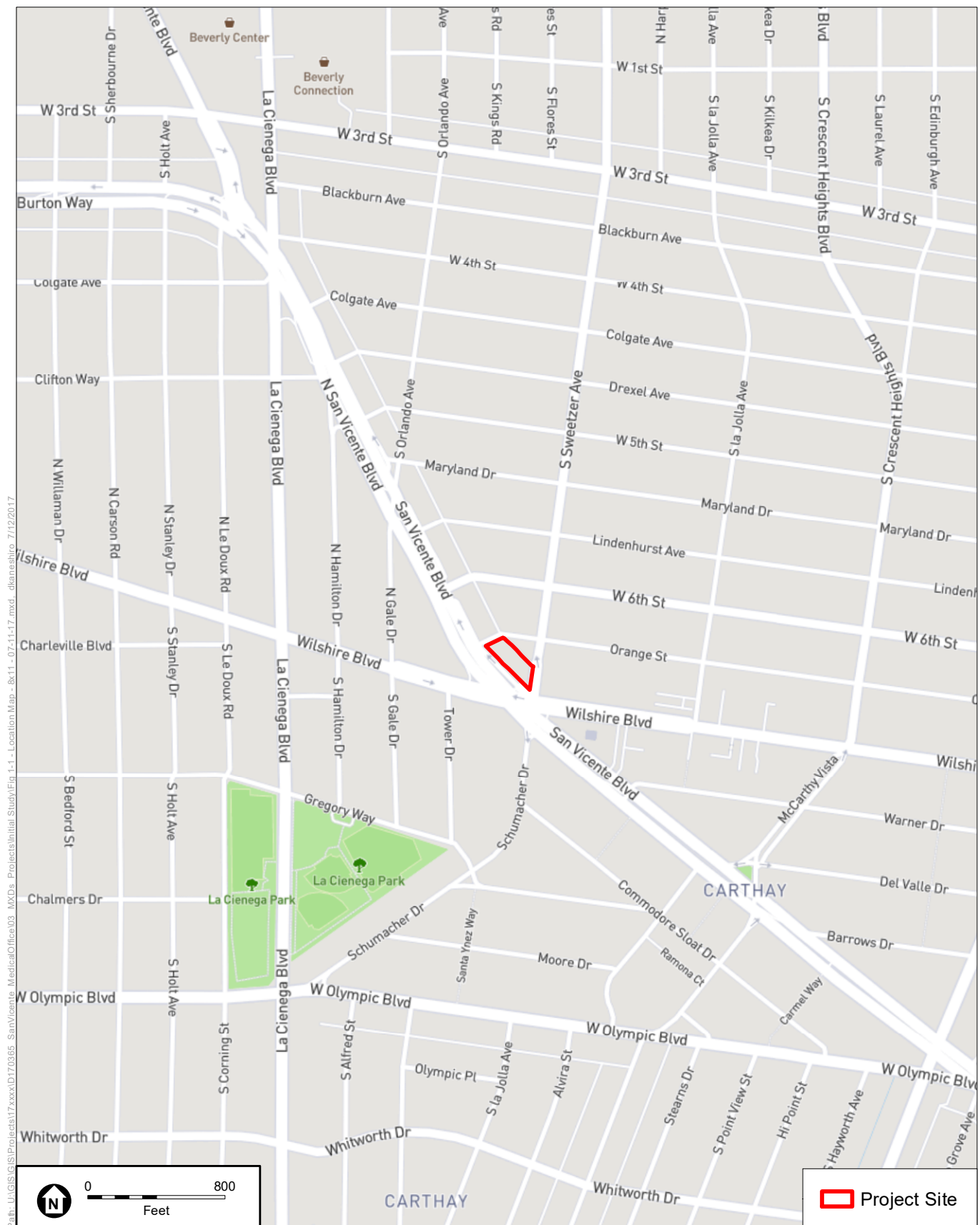
ESA has been retained by the applicant to prepare a Historic Resources Assessment (Report) in support of an IS for the proposed 656 South San Vicente Project (Project). The applicant is proposing to construct a mixed-use office building that would include a combination of medical office, administrative office/laboratory, and commercial uses. This Report has been prepared in support of the IS in compliance with CEQA. The City of Los Angeles Planning Department is the lead agency for the Project.

This Report has been prepared to identify the potential for the Project to impact cultural resources that qualify as “historical resources” under CEQA or that qualify for local listing. The scope of work for this study included: archival research, discussion of the survey methods used, a brief historic context of the subject property and surrounding area, the identification and evaluation of the subject property, and an impacts analysis for the proposed site redevelopment.

ESA personnel involved in the preparation of this report are as follows: Margarita Jerabek, Ph.D., project director, provided senior technical and compliance oversight; and Christina Chiang, M.A., Senior Architectural Historian, report author and surveyor. Resumes of key personnel are included in **Appendix A**.

## Project Location

The 0.76-acre Project site is located in Los Angeles in the Beverly-Fairfax neighborhood of the city and is located in the Wilshire CPA as shown in **Figure 1, Project Vicinity Map**. As shown in **Figure 2, Aerial Photograph of Project Site and Vicinity**, the Project Site is bounded by Orange Street on the northwest, South San Vicente Boulevard on the southwest, an alley on the northeast, and south Sweetzer Avenue on the east. The Project Site is depicted on the United States Geological Survey (“USGS”) 1966 (photo-revised 1981) 7.5’ Hollywood topographic quadrangle map in Section 20 of Township 1 South, Range 14 West. The Project Site is approximately 0.90 miles south of the City of West Hollywood and 0.04 miles east of the City of Beverly Hills. Major arterials providing sub-regional access to the Project vicinity include Wilshire Boulevard, directly south of the Project Site and South San Vicente Boulevard to the west. Primary regional access is provided by the Santa Monica Freeway (I-10), which runs east-west approximately two miles to the south of the site.

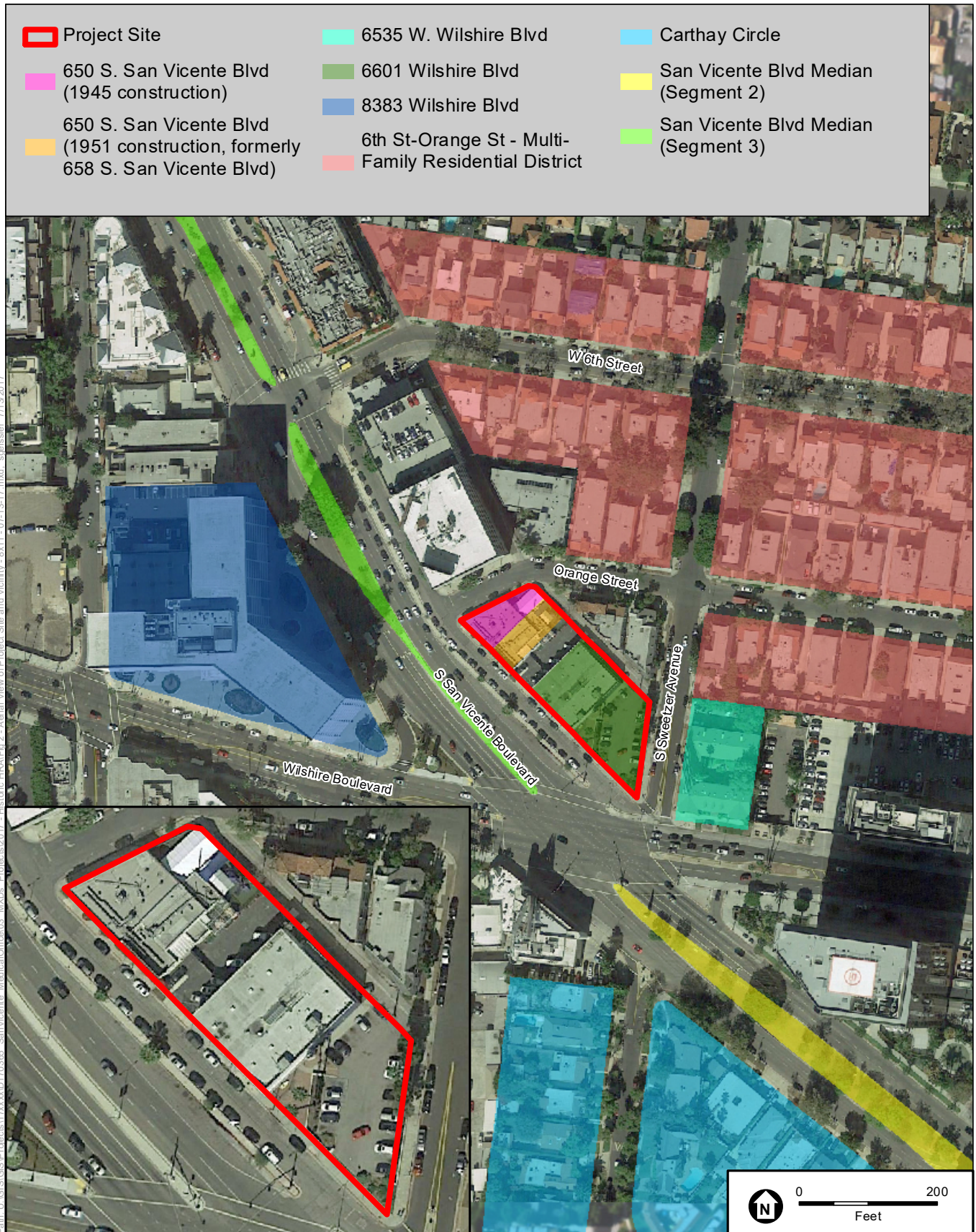


SOURCE: USDA FSA, 2016.

656 South San Vicente Boulevard Project

**Figure 1**  
Project Vicinity Map





SOURCE: Google Earth, 2016 (Aerial).

656 South San Vicente Boulevard Project

**Figure 2**

Aerial Photograph of Project Site and Vicinity

## Project Description

The Project Site is presently developed with a 5,738 square foot Montessori Children's World School, and an 8,225 square foot Big 5 Sporting Goods store and associated surface parking. The proposed Project would replace the existing retail and educational uses on the Project Site with a mixed use building that would include up to of 145,305 square feet of floor area that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail use, of which up to 4,000 square feet may be a small restaurant use and 1,000 square feet may be other commercial uses, such as a pharmacy or soft good store. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would include seven floors of medical office uses over four floors of parking, and a ground level lobby for the medical office and other commercial uses.

Landscaping would be provided on balconies at various levels and on the ground level. The Project would include 454 vehicle parking spaces and 891 bicycle parking spaces.

Vehicle access to the parking levels would be provided from Orange Street. A visitor drop-off and valet area would also be accessible from the Orange Street entrance to accommodate a parking queue and ride-share drop off area. A loading dock serving the office and commercial uses would be accessed from Orange Street.

Pedestrian access to the commercial uses would from the street frontages of Sweetzer Avenue and S. San Vicente Boulevard. Access to the office uses would be from the ground level lobby for the office building would be from the parking levels via internal stairs and elevators, or by the ground floor entrance along S. San Vicente Boulevard.

## Research and Field Methodology

The historical resources evaluation involved a review of the National Register and its annual updates, the California Register, the California Historical Resources Information System (CHRIS), and the City's inventory of historic properties (SurveyLA) to identify any previously recorded properties within or near the Project Site, as well as environmental review assessments for other projects in the vicinity.

In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SSCIC), and City HCM designations.
- Photographed the Project Site, and examined other properties in the area that exhibited potential architectural and/or historical associations.
- Conducted site-specific research on the property utilizing building permits, Sanborn fire insurance maps (Sanborn maps), City directories, United States (U. S.) Census records, historical photographs, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.

- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Utilized the applicable Context/Theme/Property Type eligibility standards formulated for SurveyLA.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.
- Assessed the Project against the CEQA thresholds for determining the significance of impacts to historical resources.

## Regulatory Framework

Numerous laws and regulations require federal, state, and local agencies to consider the effects a project may have on cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies.

### Federal

#### National Historic Preservation Act

The principal federal law addressing historic properties is the National Historic Preservation Act (NHPA), as amended (54 United States Code of Laws [USC] 300101 et seq.), and its implementing regulations (36 CFR Part 800). Section 106 requires a federal agency with jurisdiction over a proposed federal action (referred to as an “undertaking” under the NHPA) to take into account the effects of the undertaking on historic properties, and to provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment on the undertaking.

The term “historic properties” refers to “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register” (36 CFR Part 800.16(l)(1)). The implementing regulations (36 CFR Part 800) describe the process for identifying and evaluating historic properties, for assessing the potential adverse effects of federal undertakings on historic properties, and seeking to develop measures to avoid, minimize, or mitigate adverse effects. The Section 106 process does not require the preservation of historic properties; instead, it is a procedural requirement mandating that federal agencies take into account effects to historic properties from an undertaking prior to approval.

The steps of the Section 106 process are accomplished through consultation with the State Historic Preservation Officer (SHPO), federally-recognized Indian tribes, local governments, and other interested parties. The goal of consultation is to identify potentially affected historic properties, assess effects to such properties, and seek ways to avoid, minimize, or mitigate any adverse effects on such properties. The agency also must provide an opportunity for public involvement (36 CFR 800.1(a)). Consultation with Indian tribes regarding issues related to Section 106 and other authorities (such as NEPA and Executive Order No. 13007) must recognize the government-to-government relationship between the Federal government and Indian tribes, as

set forth in Executive Order 13175, 65 FR 87249 (Nov. 9, 2000), and Presidential Memorandum of Nov. 5, 2009.

## National Register of Historic Places

The National Register of Historic Places (National Register) was established by the NHPA of 1966, as “an authoritative guide to be used by federal, State, and local governments, private groups and citizens to identify the Nation’s historic resources and to indicate what properties should be considered for protection from destruction or impairment” (36 CFR 60.2) (U.S. Department of the Interior, 2002). The National Register recognizes a broad range of cultural resources that are significant at the national, state, and local levels and can include districts, buildings, structures, objects, prehistoric archaeological sites, historic-period archaeological sites, traditional cultural properties, and cultural landscapes. As noted above, a resource that is listed in or eligible for listing in the National Register is considered “historic property” under Section 106 of the NHPA.

To be eligible for listing in the National Register, a property must be significant in American history, architecture, archaeology, engineering, or culture. Properties of potential significance must meet one or more of the following four established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history;
- B. Are associated with the lives of persons significant in our past;
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Have yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the criteria of significance, a property must have integrity. Integrity is defined as “the ability of a property to convey its significance” (U.S. Department of the Interior, 2002). The National Register recognizes seven qualities that, in various combinations, define integrity. The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property must possess several, and usually most, of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance.

Ordinarily religious properties, moved properties, birthplaces or graves, cemeteries, reconstructed properties, commemorative properties, and properties that have achieved significance within the past 50 years are not considered eligible for the National Register unless they meet one of the Criteria Considerations (A-G), in addition to meeting at least one of the four significance criteria and possessing integrity (U.S. Department of the Interior, 2002).



## State

### California Environmental Quality Act

CEQA is the principal statute governing environmental review of projects occurring in the state and is codified at *Public Resources Code (PRC) Section 21000 et seq.* CEQA requires lead agencies to determine if a proposed project would have a significant effect on the environment, including significant effects on historical or unique archaeological resources. Under CEQA (Section 21084.1), a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

The *CEQA Guidelines* (Title 14 California Code of Regulations [CCR] Section 15064.5) recognize that historical resources include: (1) a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register); (2) a resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); and (3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California by the lead agency, provided the lead agency's determination is supported by substantial evidence in light of the whole record. The fact that a resource does not meet the three criteria outlined above does not preclude the lead agency from determining that the resource may be an historical resource as defined in PRC Sections 5020.1(j) or 5024.1.

A significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired" (*CEQA Guidelines* Section 15064.5(b)(1)). According to *CEQA Guidelines* Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

- A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

## California Register of Historical Resources

The California Register is “an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.

To be eligible for the California Register, a prehistoric or historic-period property must be significant at the local, state, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must meet one of the criteria of significance described above, and retain enough of its historic character or appearance (integrity) to be recognizable as a historical resource and to convey the reason for its significance. It is possible that a historic resource may not retain sufficient integrity to meet the criteria for listing in the National Register, but it may still be eligible for listing in the California Register.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally determined eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and,
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.

Other resources that may be nominated to the California Register include:

- Historical resources with a significance rating of Category 3 through 5 (those properties identified as eligible for listing in the National Register, the California Register, and/or a local jurisdiction register);
- Individual historical resources;
- Historical resources contributing to historic districts; and,



- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone.

## Local

### City of Los Angeles General Plan

The City of Los Angeles General Plan (adopted 2001) states as its objective, to “protect the City’s archaeological and paleontological resources for historical, cultural, research, and/or educational purposes” by continuing “to identify and protect significant archaeological and paleontological resources known to exist or that are identified during land development, demolition, or property modification activities.”

In addition, the City will:

*continue to protect historic and cultural sites and/or resources potentially affected by proposed land development, demolition, or property modification activities...The City's environmental guidelines require the applicant to secure services of a bona fide archaeologist to monitor excavations or other subsurface activities associated with a development project in which all or a portion is deemed to be of archaeological significance. Discovery of archaeological materials may temporarily halt the project until the site has been assessed, potential impacts evaluated and, if deemed appropriate, the resources protected, documented and/or removed (City of Los Angeles, 2001).*

In addition to the National Register and the California Register, three additional types of historic designations may apply at a local level:

1. Historic-Cultural Monument
2. Designation by the Community Redevelopment Agency as being of cultural or historical significance within a designated redevelopment area
3. Classification by the City Council as an Historic Preservation Overlay Zone

The City enacted a Cultural Heritage Ordinance in April 1962 which defines Historic-Cultural Monuments. According to the Cultural Heritage Ordinance, Historic-Cultural Monuments are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. These Historic-Cultural Monuments are regulated by the City’s Cultural Heritage Commission and the City Council.

### Los Angeles Cultural Heritage Ordinance Eligibility Criteria

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2007 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site),

building or structure of particular historic or cultural significance to the City, including historic structures or sites:

- In which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or
- Which is identified with historic personages or with important events in the main currents of national, State or local history; or
- Which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or
- Which is a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

## **Los Angeles Historic Preservation Overlay Zone (HPOZ) Criteria for Designation**

City of Los Angeles Ordinance Number 184903, found in Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for the creation of new Historic Preservation Overlay Zones (HPOZs), the powers and duties of HPOZ Boards, and the review processes for projects within HPOZs. The Ordinance was amended by the Los Angeles City Council on April 25, 2017, and became effective on June 17, 2017.<sup>1</sup> An HPOZ is an area of the City which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. According to Section 12.20.3 of the City of Los Angeles Municipal Code, features designated as contributing shall meet one or more of the following criteria:

- Adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- Retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City.<sup>2</sup>

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<sup>1</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, “Citywide HPOZ Ordinance,” <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 17, 2017.

<sup>2</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, “Citywide HPOZ Ordinance,” <http://www.preservation.lacity.org/hpoz/citywide-hpoz-ordinance>, accessed July 17, 2017, 12–13.

## SurveyLA Eligibility Standards

SurveyLA was a citywide survey that identified and documented significant historic resources representing important themes in the City's history. The survey and resource evaluations were completed by consultant teams under contract to the City of Los Angeles and the supervision of the OHR. The program was managed by the OHR, which maintains a website for SurveyLA.<sup>3</sup> The field surveys covered the period from approximately 1850 to 1980 and included individual resources such as buildings, structures, objects, natural features and cultural landscapes as well as areas and districts (archaeological resources will be included in a future survey phase). Significant resources reflected important themes in the City's growth and development in various areas including architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Field surveys, conducted from 2010-2017, were completed in three phases by Community Plan Area. All tools and methods developed for SurveyLA met state and federal professional standards for survey work.

Los Angeles' citywide Historic Context Statement (HCS) was designed for use by SurveyLA field surveyors and by all agencies, organizations, and professionals completing historic resources surveys in the city of Los Angeles. The context statement was organized using the Multiple Property Documentation (MPD) format developed by the National Park Service (NPS) for use in nominating properties related by theme to the National Register. This format provided a consistent framework for evaluating historic resources. It was adapted for local use to evaluate the eligibility of properties for city, state, and federal designation programs and to facilitate environmental review processes.<sup>4</sup> The HCS used Eligibility Standards to identify the character defining, associative features, and integrity aspects a property should retain to be a significant example of a type within a defined theme. Eligibility Standards also indicated the general geographic location, area of significance, applicable criteria, and period of significance associated with that type. These Eligibility Standards are guidelines based on knowledge of known significant examples of property types; properties do not need to meet all of them in order to be eligible. Moreover, there are many variables to consider in assessing integrity depending on why a resource is significant.

### **SurveyLA Registration Requirements and Eligibility Standards for the Project Site**

There are three SurveyLA themes associated with the Project Site: Regional Commercial Centers and Corridors (1875–1980), Streamline Moderne (1934–1945), and Mid-Century Modernism (1945–1970).<sup>5</sup> Presented below are the Context Summary Tables developed by the OHR that provide guidelines for evaluating properties under these historical and architectural themes.

<sup>3</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, "SurveyLA: Los Angeles Historic Resources Survey," <http://preservation.lacity.org/survey>, accessed January 5, 2017.

<sup>4</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, "Guide for Professionals Using the Historic Context Statement for Property Evaluations," [http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement\\_Jan%202016\\_0.pdf](http://preservation.lacity.org/sites/default/files/Guide%20for%20Professionals%20Using%20the%20Historic%20Context%20Statement_Jan%202016_0.pdf), accessed January 5, 2017.

<sup>5</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Commercial Development, 1850-1980* (Survey LA: January 16, 2014): 85.

## **Regional Commercial Centers and Corridors (1875–1980)**

### **Criteria**

- A/1/1

### **Eligibility Standards**

- A significant concentration of commercial, institutional and/or residential buildings located within a neighborhood or village center representing important patterns in commercial development, property types and architecture
- Because of variations in the type throughout L.A., specific eligibility standards for each to be identified at time of survey
- Property type encompasses major east/west, north/south boulevards and avenues throughout Los Angeles, some of which cover the entire city

### **Character-Defining Features/Associative Features**

- May have some buildings significant within other themes including Streetcar and Auto-related Commercial Development and Architecture
- One or more segments of the resource may be significant (may comprise more than one district)
- Significant segments may have more than one period of significance
- Significant segments may include some buildings constructed outside the period of significance

### **Integrity Considerations**

- Should retain integrity of Location, Feeling, Association and Materials from the period of significance

## **Streamline Moderne (1934–1945)**

### **Criteria**

- C/3/3

### **Eligibility Standards**

- Retains the essential character defining features of the Streamline Moderne style from the period of significance
- Was constructed during the period of significance
- Exhibits quality of design through distinctive features

### **Character-Defining Features/Associative Features**

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City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Architecture and Engineering, 1850-1980* (Survey LA: January 16, 2014): 452 and 474.

- Horizontal orientation
- Rounded corners and curved surfaces, emulating a “windswept” appearance
- Speedlines at wall surfaces, such as horizontal moldings and continuous sill courses
- Smooth stucco cladding
- Metal, often steel casement, windows
- Unadorned wall surfaces, with minimal ornament
- Windows “punched” into walls, with no surrounds

### **Integrity Considerations**

- Setting may have changed (surrounding buildings and land uses)
- Location, may have been moved for preservation purposes
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of security features such as screen doors and bars at windows
- Original garage doors may have been replaced

### **Mid-Century Modernism (1945–1970)**

#### **Criteria**

- C/3/3

#### **Eligibility Standards**

- Exhibits quality of design through distinctive features
- Retains the essential character defining features of Mid-Century Modernism from the period of significance
- Was constructed during the period of significance

#### **Character-Defining Features/Associative Features**

- Direct expression of the structural system, often wood or steel post and beam
- Flat roof, at times with wide overhanging eaves
- Floor-to-ceiling windows, often flush-mounted metal framed
- For the National Register, property must possess exceptional importance if less than 50 years of age
- Horizontal massing
- If Expressionistic: sculptural forms intersecting with geometric volumes

- If Expressionistic: curved, sweeping wall surfaces
- If Expressionistic: dramatic roof forms, such as butterfly, A-frame, hyperbolic paraboloid, folded plate or barrel vault
- Simple, geometric volumes

### **Integrity Considerations**

- Original garage doors may have been replaced
- Original use may have changed
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- The addition of decorative elements to originally sparse façades
- The addition of security features such as screen doors and bars at windows
- The painting of surfaces (wood) that might have originally been unpainted

### **Beverly Hills Historic Preservation Ordinance**

The Beverly Hills City Council adopted a Historic Preservation Ordinance in 2012 as a way to honor, protect, and preserve the most exceptional properties in Beverly Hills. (BHMC 10-3-3201 to 3230). The Beverly Hills Municipal Code (BHMC) provides a process for designating a building, structure, object, place, landscaping, or natural feature located on it as a local landmark and listing it on the local register. The Project is not located in Beverly Hills; however, some of the nearby historic resources are located in Beverly Hills and are subject to these BHMC provisions.

## **Environmental Setting**

The Project Site is located in the Hollywood Basin portion of the Los Angeles Basin. The basin is formed by the Santa Monica Mountains to the northwest, the San Gabriel Mountains to the north and northeast, and the San Bernardino Mountains and San Jacinto Mountains to the east. The basin was formed by alluvial and fluvial deposits derived from these surrounding mountains.

The Project site is located in the Wilshire CPA of Los Angeles and is bordered by existing commercial, office, and medical uses along San Vicente Boulevard and Wilshire Boulevard to the west and south. Residential uses are located immediately to the east and north along Orange Street and South Sweetzer Avenue.

The Wilshire CPA was originally inhabited by members of the Tongva tribe, whose villages were connected by foot trails. The trails also led to known sources of food and materials, such as the La Brea tar pits, a popular site supplying tar for waterproofing canoes and water carriers. The Project site is also located approximately ½-mile west of the La Brea Tar Pits. A major trail

established by the Gabrielino was between the Yang-Na village (where the Los Angeles Civic Center is now) and the La Brea tar pits.<sup>6</sup>

## Historic Context

The early Spanish settlers in El Pueblo de Los Angeles used the Tongva trails, and referred to the major trail between *Yang-Na* village and the La Brea tar pits as El Camino Viejo (“old road”) and also as La Brea Road. During the Spanish period, this road lay between Rancho La Brea to the north and Rancho Las Cienegas on the south. It later became Wilshire Boulevard, an iconic and influential commercial corridor.<sup>7</sup>

During most of the 19<sup>th</sup> century, ranchers grazed cattle and sheep in open pastures, and farmers grew crops like barley and wheat, in the Wilshire CPA. Much of the land that is now part of the Fairfax and Beverly Grove neighborhoods (most commonly referred to as Beverly-Fairfax) was originally part of Rancho La Brea. Most of the Salt Lake Oil Field underlies neighborhoods in the northwestern portion of the Wilshire CPA, which once had been covered with oil derricks. The La Brea Tar Pits are a surface manifestation of this vast underground resource. In 1900 rancher A.F. Gilmore began oil exploration on the small piece of the rancho he had acquired.<sup>8</sup>

By the 1910s, Gilmore and his son E.B. Gilmore realized that residential and commercial development was more profitable than oil production. By the early 1930s, most of the land in the Fairfax neighborhood, north of Wilshire Boulevard, had been subdivided and thoroughly developed. Gilmore sold off the less productive portions of his land. The Beverly-Fairfax development was automobile-focused, since it was outside of the Los Angeles Railway’s streetcar system. New neighborhood subdivisions in the Beverly-Fairfax area were developed. Many of these were two-story duplexes and fourplexes in a variety of Period Revival styles and constructed from the mid-1920s to the early 1930s. A prominent, unusually intact, and somewhat late example of an apartment house district is Beverly Square, constructed in the 1930s and 1940s.<sup>9</sup>

Starting in 1922, J. Harvey McCarthy planned Carthay Center (later Carthay Circle) as a subdivision of mostly one-story, Period Revival single-family residences and some multi-family housing. The development included commercial and institutional elements, such as the Carthay Circle Theater. The subdivision’s layout created a distinctive sense of place by breaking with the surrounding street grid to form an irregular street pattern around San Vicente Boulevard that emphasized pedestrian access. Carthay Circle’s deed restrictions barred non-whites from owning property, prohibited flat roofs, and mandated design review of new construction by a homeowners’ association.<sup>10</sup>

<sup>6</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, City of Los Angeles, Department of City Planning, Office of Historic Resources, 2015, 10.

<sup>7</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 10.

<sup>8</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>9</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>10</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 19.

In 1934, Fred Beck and Roger Dahlhjelm opened the Farmers Public Market at West Third Street and Fairfax Avenue (on land owned by E.B. Gilmore), where local farmers sold their produce out of their trucks. Soon, buildings were constructed at the location and restaurants, ice cream stands, flower shops, and other retail stores began selling at the market. The Farmers Market still exists in its original location. It once included a drive-in movie theater, a racetrack, and a stadium.<sup>11</sup>

The Wilshire CPA saw little commercial development during World War II. In the postwar years, large office buildings for high-profile corporations were constructed along Wilshire Boulevard. New York developer Norman Tishman was the first to build large office buildings along Wilshire Boulevard, and soon after, many other developers joined him, so the area became well-known as a business center. The postwar period saw a shift in the area's architecture to sleek Modern styles. Prudential Tower (now Museum Square), designed by Welton Becket's firm in 1948 for Prudential Insurance, was the first example of the International Style in the Wilshire CPA. The 1957 lifting of the city's 150-foot height limit restriction led to skyscrapers, bringing an important change to the streetscape.<sup>12</sup>

The Project Site is associated with the Regional Commercial Centers and Corridors (1875-1980) SurveyLA theme, which is discussed below:

*One commercial historic district and six commercial planning districts were identified along major arterial corridors (including 3rd Street, Beverly Boulevard, Fairfax Avenue and Pico Boulevard) throughout the Wilshire CPA. All were developed predominantly between the 1920s and 1940s, with most in relation to automobile travel; however, they are also located on or near historic streetcar and motorcoach lines and are pedestrian-oriented (they are low scale, maintain storefronts with large display windows, and have limited on-site parking). The Beverly Boulevard Commercial Historic District is located roughly between North Detroit Street and North Stanley Avenue, in the Beverly-Fairfax neighborhood. The commercial planning districts have endured alterations and infill over the years and do not appear to be eligible as historic districts due to compromised integrity; however, they may merit special consideration in the planning process.<sup>13</sup>*

## Architectural Themes

### **Streamline Moderne (1934-1945)**

The first building at 650 and 658 South San Vicente Boulevard was originally an example of the Streamline Moderne style. Following the height of Art Deco in the early 1930s, the Streamline Moderne style was an economic and stylistic response to the ravaging effects of the Great Depression. A new style was needed to express optimism and a bright look toward the future. Streamline structures continued to suggest modern values of movement and rejection of historic precedents, but with far less opulence and more restraint than Art Deco of the late 1920s and early 1930s. Yet the Streamline Moderne differed from the "High Art Modern Architecture" of

<sup>11</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>12</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 13.

<sup>13</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 25.



the early 1930s in that it “continued to regard design as ‘styling’ and that architecture should represent or perform as an image rather than be used as a space to radically change one’s everyday life. The boosters of Streamline Moderne argued that their purpose was not to create an architecture that functioned in the same way as the ocean liner, airplane, or locomotive; rather, the buildings would symbolize those things and therefore remind one of the ‘modern’ future.”<sup>14</sup> Streamline Moderne architecture took its cue from the emerging field of industrial design and borrowed imagery from transportation, in particular, the ocean liner.

Popular between 1934 and 1945, character-defining features of Streamline Moderne style include horizontally-oriented masses, flat rooflines with coping or flat parapets, smooth stucco or concrete exteriors, relatively unadorned and unornamented surfaces, curved end walls and corners, glass block and porthole windows sometimes used, windows “punched” into walls, flat canopies over entrances, pipe railings used along staircases and balconies, grooved moldings and stringcourses, and steel sash windows.

### ***Mid-Century Modern Architecture (1945-1970)***

The second building at 658 South San Vicente Boulevard is an example of the Mid-Century Modern architectural style. In the post-World War II period in America, Modern architecture became the predominant architectural style applied to buildings of every type. During the 1950s and 1960s, distinct and identifiable stylistic variants of Modernism evolved. The aesthetic closest to the 1920s origins of Modernism in Europe was dubbed the International Style and was identified by its rectilinear form, flat roofs, open floor plans, use of steel and glass, and lack of applied ornamentation. Local variants of Modern design, while based upon International Style tenets, were generally less formal in their expression of Modernist tenets with results that vary widely in terms of materials, form, and spatial arrangements. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. It is characterized by more solid wall surfaces and emphasis is often placed on stylized architectural focal points/features.

Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

## **Historic Maps and Sanborn Maps**

Historic maps and aerial photographs were examined to provide historical information about land uses of the Project Site. The available historic topographic map includes the 1926 Hollywood 7.5-minute quadrangle acquired through the South Central Coastal Information Center (SCCIC). Sanborn Fire Insurance Maps (Sanborn Maps) for the years of 1926, 1950 and 1969 were

<sup>14</sup> Patrick Pascal, Kesling. *Modern Structures Popularizing Modern Design in Southern California 1934-1962* (Los Angeles: Balcony Press, 2002), 10.

reviewed and these were acquired from the Phase I reports conducted for the Project.<sup>15</sup> Sanborn Maps are provided in **Appendix D**.

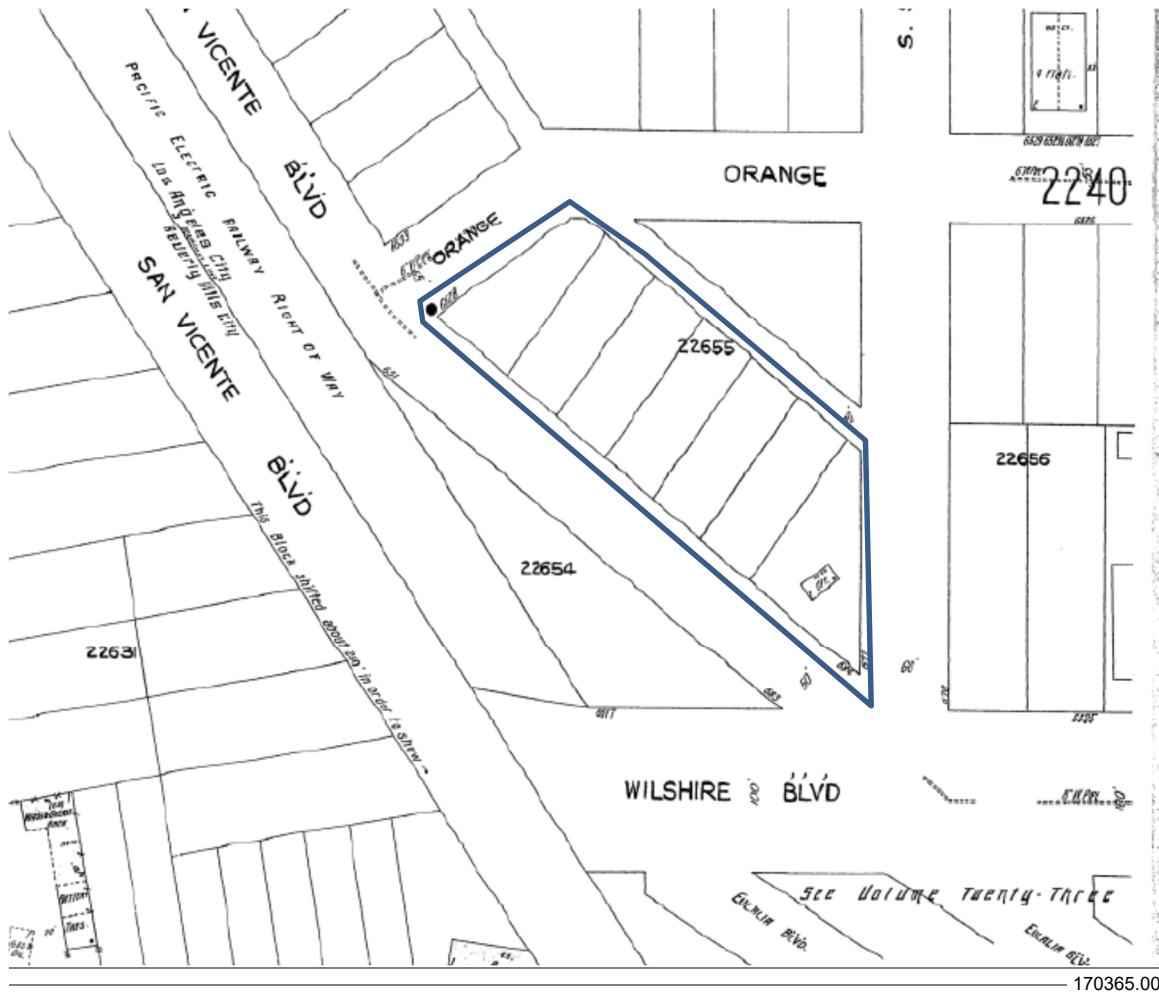
The Tract 7555 Map shows that the land was subdivided by the California Trust Company. The subdivision map was recorded on December 4, 1923. The boundaries of Tract 7555 were Maryland Drive on the north, Fairfax Avenue on the east, Wilshire Boulevard on the south, and San Vicente Boulevard on the west.<sup>16</sup>

Review of the 1926 Sanborn Map indicated that an unnamed body of water/drainage is depicted as following across the Project Site on a northeast to southwest trend. Review of this map also indicates that the Pacific Electric Railway right-of-way ran immediately west of the Project Site (**Figure 3**). Additionally, review of the 1926 Sanborn Map indicates that the southernmost portion of the Project Site was developed with a small structure, possibly an office. Review of the 1950 Sanborn Map indicates that the northernmost portion of the Project Site was developed with offices, while the southern portion of the Project site was developed with the business Frozen Food Lockers, an unnamed store, and a furniture store (**Figure 4**). The middle portion of the Project Site appears undeveloped. Review of the 1969 Sanborn Map shows that the middle portion of the Project Site was now developed with an office building and a parking lot (**Figure 5**). The previous offices in the northern portion, Frozen Foods Lockers, the unnamed store, and furniture store, as depicted in the 1950 Sanborn Map, are still present by this time. The 1969 Sanborn Map shows the offices 650 and 658 South San Vicente Boulevard, and Frozen Food Lockers, which was at the location of the current 6601 Wilshire Boulevard building.

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<sup>15</sup> EMG, *Phase 1 Environmental Site Assessment of 656 South San Vicente Boulevard*, July 8, 2016.

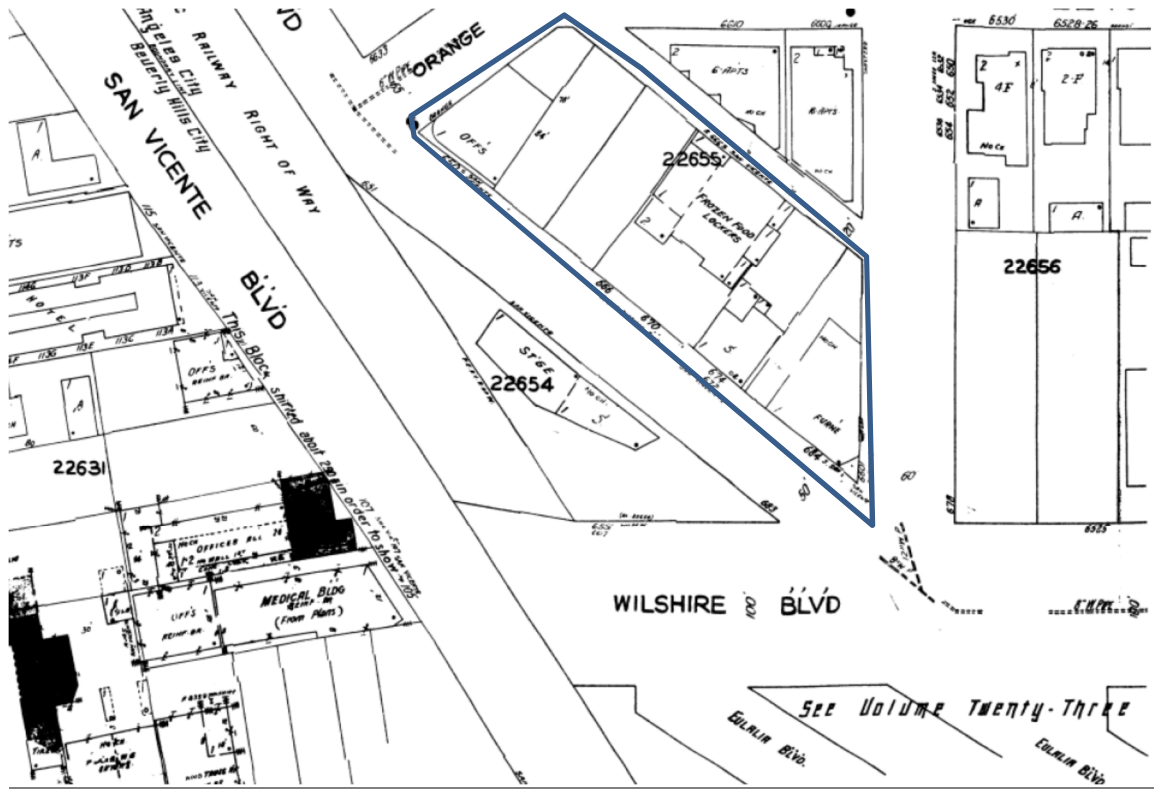
<sup>16</sup> City of Los Angeles, Department of Public Works, Tract 7555 Map, December 4, 1923.



SOURCE: EMG

170365.00

**Figure 3**  
Sanborn Map, 1926, Project Site outlined in blue

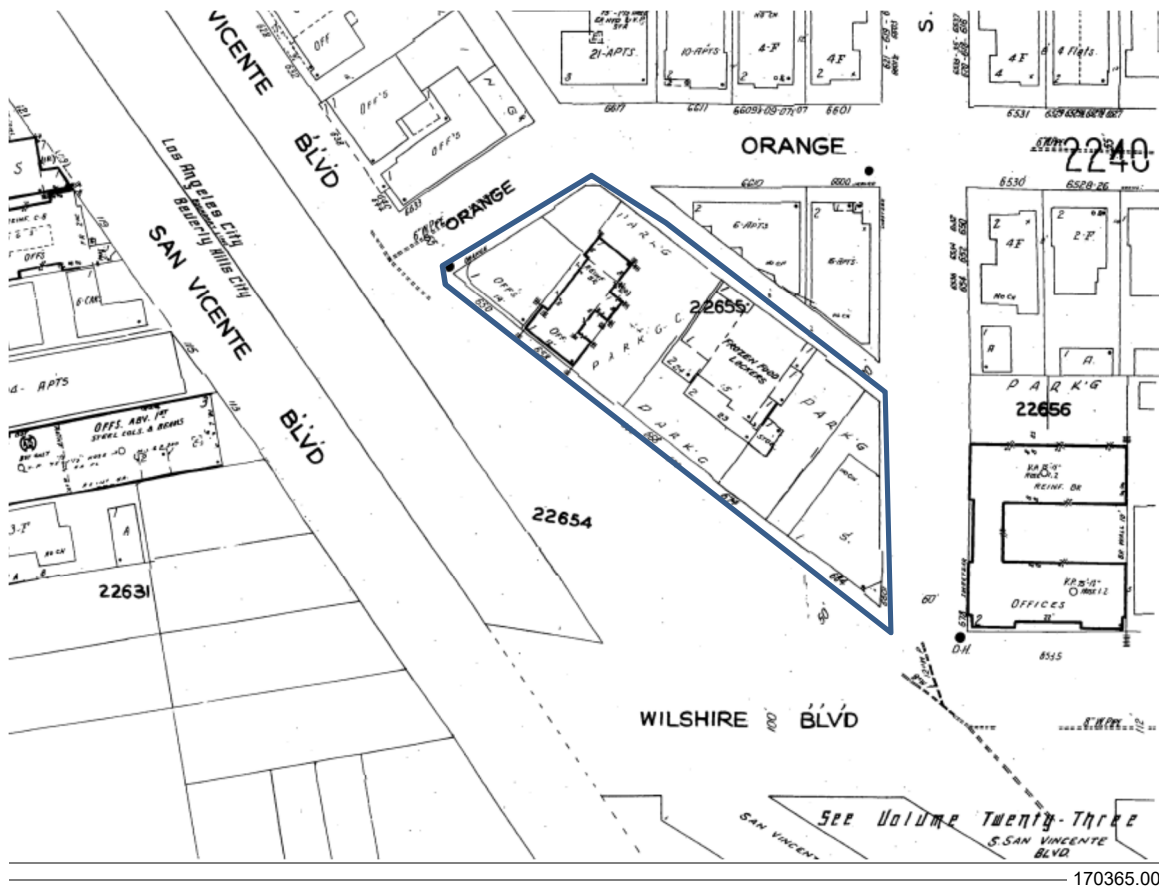


SOURCE: EMG

170365.00

**Figure 4**

Sanborn Map, 1950, Project Site outlined in blue



SOURCE: EMG

170365.00

**Figure 5**

Sanborn Map, 1969, Project Site outlined in blue

## Building Permits

Building permits obtained from the City of Los Angeles's Building and Safety Department (LADBS) provide a history of ownership and construction within the Project Site since 1928 (Table 1). The earliest permit on file dated to 1926 and referenced a new residence and garage at 666 South San Vicente Boulevard as the first building constructed on the Project Site, which is no longer extant.

**TABLE 1**  
**CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING PERMITS<sup>17</sup>**

Address	Date Issued	Permit #	Owner	Contractor	Architect	Valuation	Description
666 South San Vicente Boulevard	11/01/1926	32024	Miss E.C. Morris	O'Neal & Son	Thos. J. Scott	\$6,500	Residence & Garage
666 South San Vicente Boulevard	11/01/1926	32025	Miss E.C. Morris	O'Neal & Son	Thos. J. Scott	\$300	Residence & Garage
670 South San Vicente Boulevard	12/16/1926	36419	Nora Eagan	V. Masterson	None	\$2,000	Restaurant
674 South San Vicente Boulevard	03/27/1928	8937	Robert A. Klein and Co.	Owner	E.S. Somers	\$2,000	Restaurant & Residence
670 South San Vicente Boulevard	02/01/1929	2795	R.E. Eagon	Holmes Dunlap	None	\$300	Add dining room 14 x 58 ft.
670 South San Vicente Boulevard	05/05/1930	10310	R.E. Eagon	None	None	\$120	Add wood shed 8-20 – Fire [or Tire] wall in front 5-32
674 South San Vicente Boulevard	09/25/1940	38417	Bruno Pinkert	George H. Grant	None	\$200	Raise store room floor to level of main store (furniture). Close in front for display window. New floor 8' x 18'
670 South San Vicente Boulevard	04/18/1945	5303	Robert Pierson	Frank R. Reed	None	\$2,500	[Illegible] Stairs, concrete floors Use from Restaurant to Wholesale Meat
670 South San Vicente Boulevard	07/13/1945	10344	J.R. Pierson	Frank R. Reed	Frederick Hunt	\$560	2x4 frame shed on concrete foundation. Conc. floor and compo. roof. Addition for storage empty cans and boxes [...] tool room.
650-654 South San Vicente Boulevard	11/01/1945	17174	Churchill Co.	Churchill Co.	Milton J. Black	\$12,000	Office & Store
650-654 South San Vicente Boulevard	11/23/1945	18950	Churchill Co.	Churchill Co.	Milton J. Black	\$11,000	Office Building & Store

<sup>17</sup> The original building permits for the buildings currently on the Project Site are highlighted in red.

Address	Date Issued	Permit #	Owner	Contractor	Architect	Valuation	Description
650 South San Vicente Boulevard	12/17/1945	20659	Churchill Co.	[Illegible]	None	\$500	Store. [Illegible] Roof rafters.
670 South San Vicente Boulevard	07/10/1946	21347	James R. Pierson	Owner	None	\$750	Add office to existing cold storage building. Conc. slab floor already existing.
670 South San Vicente Boulevard	03/31/1947	30827	Robert Pierson				1 Story, Type V, 10' x 15' Addition to Existing Building, Wholesale Meat Market, G Occupancy CERTIFICATE OF OCCUPANCY
674 South San Vicente Boulevard	07/15/1947	7359	James R. Pierson	Self	Self	\$800	Store Room and Office
670 South San Vicente Boulevard	06/30/1948	20835	Miss Mary Guild A.F. Dinch(?)	Owner	None	\$1,500	Cement plastering in rooms, new window openings, new legal exit.
658 South San Vicente Boulevard	02/02/1951	1151	Royalty Service Corp. Ltd.	None selected	Raymond Whalley Alfred C. Prescott William T. Wheeler (Engineer)	\$18,000	Office building
670 South San Vicente Boulevard	09/16/1953	68889	Gaskin	Howard's Contr.	None	\$2,000	Plastering, repairing, shelling, sheet metal work, cover vermiculite with rock wool, painting. Repairing fire damage, restore to original condition. No structural change.
670 South San Vicente Boulevard	09/21/1953	69069	Irving Kornblum & Mayer Gaskin	Irving Kornblum	None	\$2,000	Repairing ceiling with sheet metal work cover with vermiculite and rock wool painting repairing smoke damage restore to original condition on structure change.

Address	Date Issued	Permit #	Owner	Contractor	Architect	Valuation	Description
674 South San Vicente Boulevard	02/29/1956	88878	Bruno Pinkert	Owner	None	\$51.00	Demolish storage shed
660 South San Vicente Boulevard	09/21/1961	98030	Foster & Kleiser	Owner	Robert Box (engineer)	\$2,920	Shelter & Signs
674 South San Vicente Boulevard	11/07/1961	923	M. Gaskin	None	None	None	Parking Area, 18' x 24'
660 South San Vicente Boulevard	03/29/1962	6192	Foster & Kleiser	Owner	Robert Box (engineer)	\$2,920	Shelter and Signs
668-670 South San Vicente Boulevard	07/12/1962	929		M. Gaskin			2 story, type V, 12' 6" x 55' addition to an existing 72' x 82' meat packing plant CERTIFICATE OF OCCUPANCY
650 South San Vicente Boulevard	03/12/1965	10337	Renour & Eliot				1 story, type V, 2'6" x 60' incombustible front arch projection added to existing 1 story, type V, building. G-1 occupancy. CERTIFICATE OF OCCUPANCY
674 South San Vicente Boulevard	03/20/1967	12312	United Merchandising	Cleveland Wrecking Co.	None	\$800	Demolish store
6601 Wilshire Boulevard	03/15/1977	41373	Wm. L. Olson, Inc.	Big 5 Sporting Good [sic]		\$5,800	Demolish
676 South San Vicente Boulevard	07/22/1977	21342	Mr. & Mrs. Meyer Gaskin	None	None	None	2 story, type V, 82' x 100' retail store. G-1 occupancy. 23 parking spaces required, 24 spaces provided. CERTIFICATE OF OCCUPANCY



Address	Date Issued	Permit #	Owner	Contractor	Architect	Valuation	Description
650 South San Vicente Boulevard	09/07/1982	42288	Karl Store Endoscopy				1 story, type V, 24' x 43' portion of an existing office building converted into a meeting room, B-2 occupancy. No change in parking requirements. CERTIFICATE OF OCCUPANCY
650 South San Vicente Boulevard	01/09/1995	23534	Cedars-Sinai Medical Center	PBI	Schwab Engineering (Engineer)	\$26,000	Seismic repairs to damaged parapets
650-660 South San Vicente Boulevard	07/01/2009	09016-10000-06953	Storz, Sybill et al. Montessori School (Tenant)	Albert Roger Guerrero	Adel Bazzi (Architect) Shahram Nikjoo (Engineer)	\$15,000	Remove 1 structural wall & modify some non-structural wall in one room. Change of use from office to elementary school.
674-676 South San Vicente Boulevard	09/05/2012	12016-10000-12678	Gaskin Family Trust	Norm Wilson & Sons, Inc.	J.M. Kivotos	\$25,000	Proposed new handicap lift, replace restroom & change H/C dressing room. No change in parking layout.
676 South San Vicente Boulevard	01/10/2014	14048-10000-00041	Gaskin Family Trust	Loren Electric Sign Co.		\$18,000	Installation of (2) new "Big 5 Sporting Goods" illuminated wall signs to replace 2 existing wall signs.

## Construction History

Building permits on file with the LADBS were reviewed to determine the history of construction and alterations for 650 and 658 San Vicente Boulevard and 6601 Wilshire Boulevard. Building Permits are provided in **Appendix C**. A summary of the building permits is provided in Table 1 above. The original building permits for the buildings currently on the Project Site are highlighted in red. The building at 650 South San Vicente Boulevard was constructed in 1945 as a store and office on the northwest end of the Project Site on APN 5510-022-035, Tract 7555, Block 4, Lot 9. A second office building identified by the address of 658 South San Vicente Boulevard was constructed adjacent to 650 South San Vicente Boulevard in 1951 on APN 5510-022-034, Tract 7555, Block 4, Lot 8. These two buildings were probably combined by 2003 and are still currently combined and used as one building by the Montessori Children's World school. The other building on the Project Site is at 676 South San Vicente Boulevard or 6601 Wilshire Boulevard. This building was constructed in 1977 as a retail store on APN 5510-022-058, Tract

7555, Block 4, Lots 5 and 6. The area between 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard is a staff parking lot on 664 South San Vicente Boulevard, APN 5510-022-033, Tract 7555, Block 4, Lot 7. The area at the southeast end of the Project Site is a 23-space surface parking lot for the 6601 Wilshire Boulevard building on APN 5510-022-059, Tract 7555, Block 4, Lot 3, currently occupied by Big 5 Sporting Goods.

650 South San Vicente Boulevard was originally constructed in 1945 for owner Churchill Company to serve as a “office and store” and was designed by architect Milton J. Black. The building on the adjacent lot at 658 South San Vicente Boulevard was constructed in 1950 by Royalty Service Corporation as an office building by architects Raymond Whalley and Alfred C. Prescott and engineer William T. Wheeler.

The architects who designed the buildings are local practitioners. Architect Milton J. Black was noted for his Streamline Modern and Spanish Colonial Revival residential designs in Los Angeles.<sup>18</sup> He was born on April 23, 1905 and died June 30, 1970.<sup>19</sup> Architect Alfred C. Prescott was born on December 28, 1917 and died on November 1, 1987. He was partners with Raymond Whalley and Robert F. Weit and worked in Burbank and Los Angeles.<sup>20</sup> Architect Raymond Whalley was born on May 3, 1918 and died in 1911 and worked in Los Angeles.<sup>21</sup> Engineer William T. Wheeler was born in Oklahoma and moved to California in 1922. He graduated from the California Institute of Technology with a civil engineering degree and founded his company Wheeler & Gray in 1946. He was the engineer for Disneyland. He died in 2000.<sup>22</sup>

Alterations in the building permit record include in 1965 the addition of a “front arch projection” to the 650 South San Vicente Boulevard building; in 1995 seismic repairs to damaged parapets to the 650 South San Vicente Boulevard building; and in 2009, the Montessori Children’s World school occupied both buildings as one and one structural wall was removed.

## Occupancy History

City Directories, United States Census Records, and LADBS building permits were reviewed to determine if 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard have associations with the productive lives of historic personages. The known occupancy history of 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard is summarized in **Tables 2 and 3** below, respectively.

<sup>18</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Los Angeles: Gibbs Smith, 2009), 52, 178, and 221.

<sup>19</sup> Alan Michelson, “Milton J. Black (Architect),” *Pacific Coast Architecture Database*, 2015, <http://pcad.lib.washington.edu/person/277/>, Accessed July 11, 2017.

<sup>20</sup> “Alfred Clayton Prescott,” *AIA Historical Directory of American Architects*.

<sup>21</sup> “Raymond Whalley,” *AIA Historical Directory of American Architects*.

<sup>22</sup> Rosemary Domagala-Garcia and Neil Allen Garcia, “Disneyland Windows,” *Finding Mickey*, <http://findingmickey.squarespace.com/disneyland-windows/single-gallery/3708073>, Accessed July 11, 2017.

## 650 and 658 South San Vicente Boulevard

The Churchill Company owned the 650 and 658 South San Vicente building and occupied office space there from 1945 until at least 1956. The Churchill Company was a group of civil engineers and contractors based in Los Angeles from at least 1922.<sup>23</sup> Other tenants in 1956 included the following: Blue Printers Supply Company, Gimbal Brothers, Palm Springs Properties Company, Security Finance Company, Freez-Aire Corporation of America, Edwin Lewin, Beck Vanilla Products Company, Morton Koffman, Evelyn K. Langley, Bailey & Sons, Morris Homes, and Van Ost-Bailey. Three tenants stayed until at least 1960: Gimbal Brothers, Freez-Aire Corporation, and Blue Printers Supply Company. Gimbal Brothers was a candy store founded in 1898 in San Francisco.<sup>24</sup> Freez-Aire Corporation was a corporation in Los Angeles that manufactured freezers. In 1953, the corporation patented a cold air circulation system.<sup>25</sup> No information could be found on Blue Printers Supply Company. Edwin Lewin's daughter Renee was married at Temple Isaiah in 1954.<sup>26</sup> Beck Vanilla Products was based in Illinois and produced vanilla and other flavors for the soft drink and ice cream industry in 1956.<sup>27</sup> Morton Koffman was born on January 13, 1921 in Winnipeg, Manitoba, Canada and immigrated in 1946 to the United States.<sup>28</sup> He married Dolores R. Portnoy on March 26, 1950.<sup>29</sup> Mrs. Evelyn K. Langley was born in Ohio on June 7, 1917.<sup>30</sup> She worked as a stenographer for Churchill Construction Company and lived in Venice, California in 1941.<sup>31</sup> She died on September 4, 1986 in Los Angeles.<sup>32</sup> Bailey & Sons and Van Ost-Bailey were both insurance companies that may have been related due to the Bailey name in both companies.

Other tenants in 1960 included Morton S. Morris, E. C. Grinde, E.K.G. Sanford Lab, Chicago Pump Company, T.H. Creears Corporation, Hapman Conveyors Incorporation, Richmond Engineering Company, Sarco Company Incorporation, and Vibration Mountings Incorporation. Morton Morris was a builder and lived with his wife Sonia at 2019 ½ S. Beverly Glen Boulevard in 1955.<sup>33</sup> He was probably involved in Morris Homes that was a tenant in 1956. Edwin C. Grinde was born in South Dakota in 1890 and was a traveling salesman in 1940.<sup>34</sup> Chicago Pump Company was founded in Chicago in 1909 and specialized in electric condensation and bilge pumps.<sup>35</sup> Hapman Conveyors was founded in 1945 and is based in Kalamazoo, Michigan.<sup>36</sup> No information could be found on T. H. Creears Corporation, Richmond Engineering Company,

<sup>23</sup> "The Observer," *Building and Engineering News*, volume 22, Saturday, December 16, 1922, 4.

<sup>24</sup> Gimbal's Fine Candies, "About," 2017, <http://www.gimbalscandy.com/about.html>, Accessed July 11, 2017.

<sup>25</sup> Patent US1788641, "Freezing Unit," June 19, 1953.

<sup>26</sup> "Weddings," *Los Angeles Times*, April 13, 1954.

<sup>27</sup> "Soft Drink Sirup Prices Hold Steady," *The Billboard*, April 7, 1956, 107.

<sup>28</sup> Morton Koffman, Petition for Naturalization No. 144627, Los Angeles District Court, Federal Naturalization Records, November 10, 1946, Box 0433.

<sup>29</sup> California Department of Health and Welfare, Marriage Index, 1950.

<sup>30</sup> "Evelyn K. Langley," California, Death Index, 1940-1997.

<sup>31</sup> "Langley, Evelyn K.," *Los Angeles City Directory*, 1941.

<sup>32</sup> "Evelyn K. Langley," California, Death Index, 1940-1997.

<sup>33</sup> "Morris Morton S.," *City Directory for Westwood-Brentwood-Bel-Air*, 1955-56.

<sup>34</sup> "Edwin C. Grinde," California, Death Index, 1940-1997. United States Federal Census, 1940.

<sup>35</sup> Gilbert Pump & Mechanical, "Chicago Pump Company," 2017, <http://www.gpmep.com/product-lines/chicago-pump-company/>, Accessed July 11, 2017.

<sup>36</sup> Hapman, "About Hapman," <http://hapman.com/about-hapman>, Accessed July 11, 2017.

Sarco Company Incorporation, or Vibration Mountings Incorporation. T.H. Creears Corporation and Chicago Pump Company remained in the offices until 1961.

The offices at 654 South San Vicente Boulevard, within the building at 650 and 658 South San Vicente Boulevard, were occupied by Ren-Elle Desert Land Company, which had departments for residential development, a construction division, and a property management group. Their subdivisions, Hacienda Estates and Hot Springs Oasis, were in Desert Hot Springs, Riverside County.<sup>37</sup> Ren-Elle Desert Land Company occupied the offices starting in 1960 until 1969. In 1967, Budget Mortgage Company was at 654 South San Vicente Boulevard and may have been a new division for Ren-Elle Desert Land.

In 1961, there was one new tenant, Engineered Equipment, at 650 and 658 South San Vicente Boulevard. This company stayed until at least 1963. Research did not yield any information on this company. In 1962, FMC Corporation occupied offices in the subject property until at least 1963. FMC Corporation was based in San Jose and manufactured track-laying military vehicles. They interviewed employees in this Los Angeles office and had mechanical foundries in Vernon.<sup>38</sup> In 1965-1969, Beneficial Escrow Services occupied office space at 650 and 658 South San Vicente Boulevard. Research did not yield any information on this company.

The Royalty Service Corporation occupied the 658 South San Vicente Building from 1945 until at least 1969. Royalty Service Corporation was an oil producer.<sup>39</sup> It was considered a principal minor oil production company that produced over 1 percent of the State total or 2,152,000 barrels of oil and tied for 8<sup>th</sup> in production among the principal minor producers, which altogether accounted for 23% of total production in the Los Angeles basin in 1940.<sup>40</sup>

In 1973, the State Realty Exchange Corporation and Irving S. Feffer were in 654 South San Vicente Boulevard. Research did not yield any information on the State Realty Exchange Corporation. Irving Feffer was born on April 11, 1931. He was an attorney in Beverly Hills in 1960.<sup>41</sup> In 1963, he was practicing as Debus & Feffer in Culver City.<sup>42</sup> He moved his office to the subject property in 1973. He became a judge on the Los Angeles Superior Court from 1989 until 2008.<sup>43</sup> In 1973, Karl Storz Endoscopy was at 658 South San Vicente Boulevard. In 1971, the German parent company of Karl Storz Endoscopy, first established a sales subsidiary in the United States. The office is now based in El Segundo.<sup>44</sup>

<sup>37</sup> "New Hacienda Estates Opens This Weekend," *The Desert Sun*, Saturday, February 25, 1956, 14. "Winds Buffet DHS Area," *Desert Sentinel* 18, no. 31, Thursday, March 26, 1959, cover.

<sup>38</sup> "Engineers" and "Foundry," *Los Angeles Times*, June 14, 1962, V: 7.

<sup>39</sup> State Lands Commission, Chapter 1551, Statutes of 1961, July 3, 1959, 3880.

<sup>40</sup> Joe Staten Bain, *The Economics of the Pacific Coast Petroleum Industry: Market Structure* (Berkeley: University of California Press, 1944), 44-45.

<sup>41</sup> "Feffer, Irving S.," *Beverly Hills City Directory*, 1960-61.

<sup>42</sup> "Feffer, Irving S.," *Culver City City Directory*, 1963.

<sup>43</sup> "Services Today for Retired Judge Irving Feffer," *Metropolitan News-Enterprise*, Tuesday, April 7, 2015.

<sup>44</sup> Karl Storz, "USA-Karl Storz Endoscopy-America, Inc., El Segundo, CA," <https://www.karlstorz.com/ca/en/usa-el-segundo.htm>, Accessed July 11, 2017.

In 1987, Lifespring Incorporation was located at 650 and 658 South San Vicente Boulevard. It was a large-group awareness training company. The tenant at 650 and 658 South San Vicente Boulevard 1994 and 1995 was Cedars-Sinai Medical Center.<sup>45</sup> Since the Cedars-Sinai Medical Center main hospital is north of the subject property on Beverly Boulevard, the medical center probably rented out some office space temporarily. By 2003, the space between the two buildings appears to have filled and the buildings may have been combined in use.<sup>46</sup> The current tenant is Montessori Children's World school and has been at the combined 650 and 658 South San Vicente Boulevard building from at least 2009.

**TABLE 2**  
**OCCUPANCY HISTORY OF 650 AND 658 SOUTH SAN VICENTE BOULEVARD**

Address	Year	Occupant/Business	Source
650	1945	The Churchill Company	Building Permit
658	1951	Royalty Service Corporation Ltd.	Building Permit
650	1956	Blue Printers Supply Company Gimbal Brothers candies Palm Springs Properties Company Security Finance Company Freez-Aire Corporation of America Edwin Lewin, insurance Beck Vanilla Products Company Morton Koffman, CPA Evelyn K. Langley, accountants Bailey Insurance, Bailey & Sons, insurance The Churchill Company Morris Homes, general contractor Van Ost-Bailey, insurance	City Directory
658	1956	Royalty Service Corporation Ltd.	City Directory
650	1960	Freez-Aire Corporation of America Blue Printers Supply Company Gimbal Brothers, wholesale confectioners E.C. Grinde office Morton S. Morris, general contractor E.K.G. Sanford Lab Chicago Pump Company T.H. Creears Corporation Hapman Conveyors Inc. Richmond Engineering Company, heat exchange equipment Sarco Company Incorporation Vibration Mountings Incorporation	City Directory
654	1960	Hacienda Estates, Ren-Elle Desert Land Company Hot Springs Oasis, Ren-Elle Desert Land Company Trans-Western Construction Company, Ren-Elle Desert Land Company	City Directory

<sup>45</sup> City of Los Angeles, Department of Building and Safety, Building Permit 28447 for 650 South San Vicente Boulevard, December 6, 1994 and Building Permit 23534 for 650 South San Vicente Boulevard, January 9, 1995.

<sup>46</sup> Nationwide Environmental Title Research, LLC, Aerial photograph for 650 South San Vicente Boulevard, 2004.

Address	Year	Occupant/Business	Source
		Western Hills Management Corporation, Ren-Elle Desert Land Company	
658	1960	Royalty Service Corporation Ltd.	City Directory
650	1961	T. H. Creears Corporation Chicago Pump Company, hydrology Engineered Equipment	City Directory
654	1961	Ren-Elle Desert Land	City Directory
658	1961	Royalty Service Corporation Ltd.	City Directory
650	1962	Engineered Equipment FMC Corporation	City Directory
654	1962	Ren-Elle Desert Land	City Directory
658	1962	Royalty Service Corporation Ltd.	City Directory
650	1963	Engineered Equipment FMC Corporation	City Directory
654	1963	Ren-Elle Desert Land	City Directory
658	1963	Royalty Service Corporation Ltd.	City Directory
654	1964	Ren-Elle Desert Land	City Directory
658	1964	Royalty Service Corporation Ltd.	City Directory
650	1965	Beneficial Escrow Services	City Directory
654	1965	Ren-Elle Desert Land	City Directory
658	1965	Royalty Service Corporation Ltd.	City Directory
650	1967	Beneficial Escrow Services	City Directory
654	1967	Budget Mortgage Company	City Directory
654	1967	Ren-Elle Desert Land	City Directory
658	1967	Royalty Service Corporation Ltd.	City Directory
650	1968	Beneficial Escrow Services	City Directory
654	1968	Ren-Elle Desert Land	City Directory
658	1968	Royalty Service Corporation Ltd.	City Directory
650	1969	Beneficial Escrow Services	City Directory
654	1969	Ren-Elle Desert Land	City Directory
658	1969	Royalty Service Corporation Ltd.	City Directory
654	1973	State Realty Exchange Corporation Irving S. Feffer	City Directory
658	1973	Karl Storz Endoscopy, American Inc. Division of	City Directory
650	1987	Lifespring Inc.	City Directory
650	1994	Cedars-Sinai Medical Center	Building Permit
650	1995	Cedars-Sinai Medical Center	Building Permit
650	2009	Montessori Children's World	Building Permit

## 6601 Wilshire Boulevard

A former retail building on the Project Site was a modern furniture store owned and operated by interior decorator Si Slavin,<sup>47</sup> from at least 1956 to 1963. During this period the furniture store was located at the corner of S. Sweetzer Avenue and South San Vicente Boulevard, where the surface parking lot for the Big 5 Sporting Goods store is now located. A Frozen Food Lockers building was at the site of the current Big 5 Sporting Goods store. Big 5 Sporting Goods was at the address from 1968,<sup>48</sup> but probably used the furniture building.

The current building at 6601 Wilshire Boulevard appears to have been constructed in 1977. A demolition permit for the furniture building was issued in March 1977.<sup>49</sup> The original construction permit for the building was not available. Owners Meyer and Mollie Gaskin built it to serve as a retail store and the certificate of occupancy for the building was issued in July 1977.<sup>50</sup> According to aerial photographs, the building currently occupied by the Big 5 Sporting Goods store at 6601 Wilshire Boulevard was originally constructed between 1972 and 1980. The aerial photograph research confirms the 1977 year of construction. Research indicates that the building was probably built in 1977 and Big 5 Sporting Goods moved in immediately. Advertisements in the *Los Angeles Times* indicate that Big Five Sporting Goods was at the address in 1977.<sup>51</sup> By 1987, Big 5 Sporting Goods was still the tenant.<sup>52</sup> Big 5 Sporting Goods is still the tenant today. In 2014, the Gaskin Family Trust was the owner.<sup>53</sup>

**TABLE 3**  
**OCCUPANCY HISTORY OF 6601 WILSHIRE BOULEVARD**

Year	Occupant/Business	Source
1977	Big 5 Sporting Goods	<i>Los Angeles Times</i>
1987	Big 5 Sporting Goods	City directory
2017	Big 5 Sporting Goods	Survey

## Identification of Historical Resources

### Archival Records Search

Located within a dense, urban setting, with limited visibility, the archival records search included a review of previously recorded historic architectural resources within a quarter-mile of the Project which may have views of the Project Site for the purpose of analyzing potential indirect impacts to such resources. The search included the National Register, California Register,

<sup>47</sup> "6601 Wilshire Boulevard," *Los Angeles City Directories*, 1956, 1959, 1960, 1961, 1962, 1963.

<sup>48</sup> "6601 Wilshire Boulevard," *Los Angeles City Directories*, 1968.

<sup>49</sup> City of Los Angeles, Department of Building and Safety, Building Permits LA64133 and LA64134 for 6601 Wilshire Blvd., March 15, 1977.

<sup>50</sup> City of Los Angeles, Department of Building and Safety, Building Permit LA21342, Certificate of Occupancy for 676 San Vicente Blvd., July 22, 1977.

<sup>51</sup> "Pump Iron. \$349, \*" advertisement in the *Los Angeles Times*, June 12, 1977, Part III: 4.

<sup>52</sup> "6601 Wilshire Boulevard," *Los Angeles City Directory*, July 1987.

<sup>53</sup> City of Los Angeles, Department of Building and Safety, Building Permit 14048-10000-00041 for 676 South San Vicente Blvd., January 10, 2014.

SurveyLA, HCM, and California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC) listings to find previously identified historical resources within the radius. As a result, ESA identified eleven previously surveyed historical resources within a quarter-mile radius of the Project Site, which are presented in Table 4 below. Of these eleven resources, nine would have a direct view, and one would have an indirect view of the Project Site.

**TABLE 4**  
**HISTORICAL RESOURCES LOCATED WITHIN THE QUARTER-MILE RADIUS OF THE PROJECT SITE**

Name	Address	Description	CHR Status Code(s)	Date Recorded	Distance from Project Site	View of Project Site
N/A	San Vicente Boulevard between Stanley Avenue and Wilshire Boulevard, Los Angeles	Landscaped median constructed between 1955 and 1961 after removal of the Los Angeles Railway streetcar tracks. Recorded as three segments (this is segment two of three). It is a prominent visual landmark that appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.	5S3	1/26/2015	Middle of San Vicente Blvd, 0.03 mile (139 feet)	Direct View
N/A	San Vicente Boulevard between Wilshire Boulevard and Oakhurst Drive, Los Angeles	Landscaped median constructed between 1955 and 1961 after removal of the Los Angeles Railway streetcar tracks. Recorded as three segments (this is segment three of three). It is a prominent visual landmark that appears to meet local criteria only and may not meet significance thresholds for National Register or California Register eligibility.	5S3	1/26/2015	0.02 mile (103 feet)	Direct View



Name	Address	Description	CHR Status Code(s)	Date Recorded	Distance from Project Site	View of Project Site
6th Street-Orange Street Multi-Family Residential Historic District	Along West 6th Street and West Orange Street, between South San Vicente Boulevard and South Fairfax Avenue, Los Angeles	221 parcels containing two-story, multi-family residences. The dominant period of development for the district is 1915 to 1954, and most apartments are constructed in the Spanish Colonial Revival (several with Moorish Revival characteristics) and Mediterranean Revival styles, with some in the French Revival and Minimal Traditional styles.	3S, 3CS, 5S3	1/26/2015	0.01 mile (70 feet)	Indirect View
Carthay Circle	Centered around McCarthy Vista, Foster and Cabrillo Drives, north of Olympic Boulevard, west of Fairfax Avenue, along Schumacher Drive on the west, all along San Vicente Boulevard, and along Warner Drive on the north, Los Angeles	Neighborhood developed between 1922 and 1944 with underground utilities. Most single-family residences are in the Spanish Colonial Revival style. Some are in Tudor, French, and American Colonial Revival styles.	5S1	7/24/1998	0.03 mile (153 feet)	Direct View
N/A	6535 W. Wilshire Boulevard, Los Angeles	Excellent example of American Colonial Revival commercial architecture on Wilshire's Miracle Mile.	3S, 3CS, 5S3	1/26/2015	0.01 mile (57 feet)	Direct View
N/A	560 South San Vicente Boulevard, Los Angeles	Excellent example of Streamline Moderne multi-family residential architecture in the Wilshire area.	3S, 3CS, 5S3	1/26/2015	0.16 mile (855 feet)	Direct View
Clock Drive-In Market	8423 Wilshire Boulevard, Beverly Hills	One of the best examples of Spanish Colonial Revival architecture on Wilshire Boulevard.	3S, 3CS, 5S1	6/21/2016	0.14 mile (718 feet)	No View
Fox Wilshire-Saban Theater	8440-8444 Wilshire Boulevard, Beverly Hills	Art Deco style theater designed by master architect S. Charles Lee and associated with the cultural and recreational history of Beverly Hills.	1S, 5S1	5/8/2013	0.14 mile (744 feet)	Direct View
N/A	8400 Wilshire Boulevard, Beverly Hills	Art/Deco style corner commercial building. Designed by Frank Stieff. Built in 1935. Contributor to potential Art Deco/Moderne Architecture District.	3CD	6/9/2006	0.12 mile (639 feet)	Direct View

Name	Address	Description	CHR Status Code(s)	Date Recorded	Distance from Project Site	View of Project Site
N/A	8383 Wilshire Boulevard, Beverly Hills	Modern "Y-shaped" office building. Contributor to the potential Post World War II Modern Commercial Office Building District	3CD	6/9/2006	0.03 mile (175 feet)	Direct View
Great Western Savings	8484 Wilshire Boulevard, Beverly Hills	One of the first buildings designed with computer-aided design and designed by master architect William Pereira. Appears individually eligible and Contributor to potential Post World War II Modern Commercial Office Building District.	3CB	6/9/2006	0.18 mile (938 feet)	Direct View

## Previous Surveys of the Project Site

The Project Site has been previously surveyed, but not evaluated. The Project Site was included in the Wilshire Community Plan Area surveyed by Architectural Resources Group, Inc. (ARG) between December 2013 and January 2015. Additionally, 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard are not listed on the National or California Registers or designated as HCMs.

The Project Site does not appear to be situated in a designated or previously evaluated historic district. ARG identified historic districts in the area and did not identify the subject property as a contributor to a potential historic district. The subject property is not part of the Beverly Boulevard Commercial Historic District and is not within any of the six commercial planning districts. However, ARG identified the 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District, north of the subject property. ESA concurs with the ARG findings and found that the Project Site is not part of a potential historic district.

## Historic Resources Survey of the Project Area

### Methods

A historic resources survey of the Project area was conducted on July 3, 2017 by ESA staff Christina Chiang, M.A. The survey utilized the methodology of the State OHP. The survey was aimed at identifying historic architectural resources within or immediately adjacent to the Project Site. An intensive pedestrian survey was also undertaken to document the existing conditions of the property and Project vicinity. Existing on-site buildings and structures, as well as the immediate surroundings, were photographed.

## Results

A total of one historic architectural resource, the building at 650 and 658 South San Vicente Boulevard, was identified on the Project Site. The one resource that met the OHP's 45-year age threshold for evaluation was documented on California Department of Parks and Recreation (DPR) 523 forms (**Appendix B**).

The building at 6601 Wilshire Boulevard on the Project Site is less than 45 years old and does not meet the age threshold for evaluation as defined by the OHP. As the building at 650 and 658 South San Vicente Boulevard currently occupied by Montessori Children's World school meets the 45-year age threshold, as defined by the OHP, an architectural description and significance evaluation are provided in the following sections.

## Architectural Description

650 and 658 South San Vicente Boulevard (APN 5510-022-035) is located directly adjacent to Orange Street and South San Vicente Boulevard (**Figure 6**). The one-story building features an irregular footprint consisting of two separately constructed office buildings that have been connected and are used as one building now. A flat roof with composite sheets covers both building sections. Overall, the combined building does not reflect its separate, original architectural styles.

The building on the corner lot bounded by Orange Street to the northwest and South San Vicente Boulevard to the southwest was constructed first in 1945 as 650 and 658 South San Vicente Boulevard (first building). It is one-story frame and stucco building with an irregular-shaped footprint and is covered by a flat, composition sheet roof. It has a parapet wall that is used for signage and stucco walls. The building's original design appears to have had Streamline Moderne influences with a curved corner wall with glass block window. The trim on the bottom of the parapet wall appears to have originally been a Streamline Moderne style speedline. The main entrance faces South San Vicente Boulevard and features an addition of a porch-like flat arcade of wood board and thin wood piers, constructed in 1965. The western corner at the southern intersection of Orange Street and South San Vicente Boulevard is curved with a large rectangular window of glass block. South of this corner window are two rectangular windows of replaced reflective glass and original wooden frame and sill. The entrance is located between two arched openings on either side, and two stucco walls. A recently added awning covers the arch above the door that is part of the arcade. The entrance is from brick steps onto a replaced metal storefront with replaced transom window and original wood-frame sidelights. South of the entrance are three large reflective glass windows that replaced the original windows. Under the arcade area are recessed lights and a brick-lined low planter with tall bougainvillea bushes at the corner and on the arches on either side of the entrance, newer low flowers, and two box hedges on either side of the door.

The building located to the southeast of the first building was constructed of reinforced brick in 1951 in a Mid-Century Modern style. It was known as 658 South San Vicente Boulevard (second building). The bottom half of the south façade is concrete block in stack bond and the top half is painted concrete. At the top of the building on the San Vicente Boulevard side is a continuation

of the parapet from 650 South San Vicente Boulevard, probably added by 1995 when the damaged parapets were seismically repaired. The main south façade is covered by bougainvillea vines. An accessible ramp with attached-wall handrail leads to a door with a non-original metal screen. A stucco-covered overhang with recessed lighting is under the parapet at a lower height than the first building. A small metal window, large replacement vinyl sliding windows, and a long, tripartite replacement vinyl window are above the brick wall. A metal transom is above the door. The wall south of the door is brick from under the overhang to the floor. A large window opening in the brick has been infilled and a small replacement vinyl, sliding window has been added to the space.

The secondary façade of the first building on Orange Street includes about two-thirds of the lot (**Figure 7**). The stucco wall is topped by exterior trim that continues from the south façade and features four large replacement reflective glass windows (two are narrow and two wide). There is a small vertical strip of single glass block, which was an original Streamline Moderne style feature. Geometric light fixtures are above the windows. A small business sign has been added above the vertical window strip and two spotlights are above the sign.



SOURCE : ESA, 2017

170365.00

**Figure 6**

View of the Primary facade of 650 South San Vicente Boulevard (view facing northeast)



170365.00

SOURCE : ESA, 2017

**Figure 7**  
View of secondary and rear façades of 650 South  
San Vicente Boulevard (view facing south)

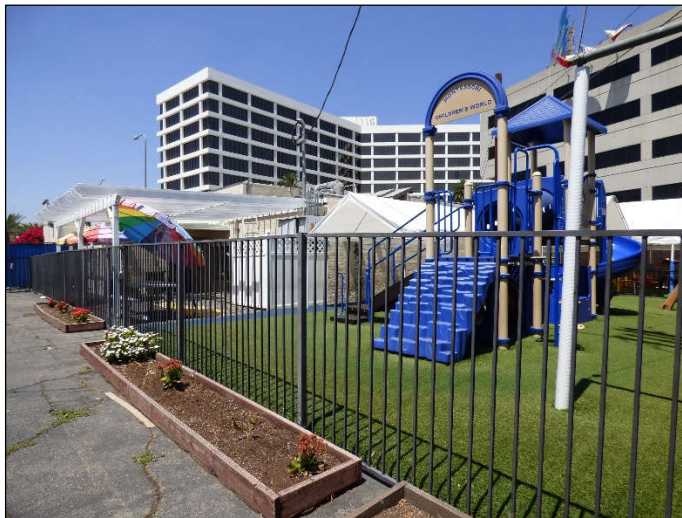
The secondary façade of the second building is composed of concrete block masses with a recessed cut-out that is covered by a canopy with coping (**Figure 8**). The façade is obscured from the street by gates to the surface staff parking lot on the adjacent lot. The rear façade is obscured by a playground and wood trellis (**Figure 9**). The 658 South San Vicente Boulevard building is cut-out at the corner and has at least one large rectangular window. The 658 South San Vicente Boulevard building extends approximately 15 feet longer than the 650 South San Vicente Boulevard building. The original 658 South San Vicente Boulevard building had a cut-out on the side facing the 650 South San Vicente Boulevard building. This space has been filled-in and the place marked by a small shed roof. The rear façade of the 658 South San Vicente Boulevard building has a parapet, vents, large rectangular windows, a door, an awning, and a geometric light fixture (Figure 5).



SOURCE : ESA, 2017

170365.00

**Figure 8**  
View of the secondary façade of the former 658 South San Vicente Boulevard (view facing north)



SOURCE : ESA, 2017

170365.00

**Figure 9**  
View of the rear façade of the former 658 South San Vicente Boulevard (view facing northwest)

## Significance Evaluation

The building at 650 and 658 South San Vicente Boulevard was evaluated under the following historical and architectural themes: Regional Commercial Centers and Corridors (1875–1980), Streamline Moderne (1934–1945), and Mid-Century Modernism (1945–1970). The first half of the building (650 South San Vicente Boulevard) was built in 1945 and the second half of the building (658 South San Vicente Boulevard) in 1951. They were constructed as separate buildings and combined by 2003 and are now both identified under the address of 650 South San Vicente Boulevard. 650 and 658 South San Vicente Boulevard was evaluated for listing in the National Register/California Register under Criteria A/1-D/4 and the Los Angeles HCM Criteria.

### Events

#### Broad Patterns of History

With regard to broad patterns of history, the following are the relevant criteria:

**National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.

**California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

**Los Angeles Historic Cultural Monument Criteria:** Reflects or exemplifies the broad cultural, political, economic, or social history of the nation, state, or City (community); or is identified with important events in the main currents of national, state, or local history.

The commercial building at 650 and 658 South San Vicente Boulevard is not associated with events that have made a significant contribution to the broad patterns of history. The building at 650 and 658 South San Vicente Boulevard housed offices for a variety of large companies that had many locations or relatively small companies that are not significant in broad cultural or economic history. Furthermore, no evidence relating 650 and 658 South San Vicente Boulevard to any other specific significant historic events was identified during the course of this evaluation.

The Wilshire CPA was developed mainly in the 1920s to 1940s. The buildings at 650 and 658 South San Vicente Boulevard were part of the later development of the Wilshire corridor with the first building constructed in 1945 and the second in 1951. The early buildings on the subject property have been demolished and this later construction does not significantly reflect the early settlement patterns of the Wilshire CPA.

Under the historic theme, Regional Commercial Centers and Corridors (1875-1980), 650 and 658 South San Vicente Boulevard is not significant and is not within a segment of a significant commercial center or corridor. The location of 650 and 658 South San Vicente Boulevard is at an intersection set back from the main commercial activity along Wilshire Boulevard and is close to residential neighborhoods. The development in the vicinity was focused on automobile access with the nearby 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District designed for

the automobile with concrete sidewalks, driveways with curb cuts, and detached garages.<sup>54</sup> Other than the parking lot in the rear, 650 and 658 South San Vicente Boulevard does not show design features that reflect any significant commercial development based on the automobile in the Wilshire CPA. The commercial corridor of San Vicente Boulevard that 650 and 658 South San Vicente Boulevard is located within is not a potential planning district or commercial historic district. Therefore, 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and the HCM criteria for history.

## Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

**National Register Criterion B:** Is associated with the lives of persons significant in our past.

**California Register Criterion 2:** Is associated with the lives of persons important in our past.

**Los Angeles Historic Cultural Monument Criterion:** Is identified with historic personages.

There does not appear to be any evidence to suggest that 650 and 658 South San Vicente Boulevard are associated with the productive lives of historic personages or identified with events in the main currents of national, state, or local history. Research revealed a small number of individual tenants, who operated their businesses out of the subject property. In 1956, tenants included Edwin Lewin, who sold insurance; Morton Koffman, a CPA; and Evelyn K. Langley, who headed an office of accountants. Starting from 1956 until 1960, Morton S. Morris, a contractor, had his office in the building. In 1960, Edwin C. Grinde had his office in the building. In 1973, Irving S. Feffer practiced law from the subject property. Research does not indicate that any of these tenants are significant persons in their industries or in the development of the Wilshire CPA.

Therefore, there does not appear to be any known significant associations between 650 and 658 South San Vicente Boulevard and personages important to national, state, or local history. 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, and the HCM criterion for historic personages.

## Design/Construction

**National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

<sup>54</sup> Architectural Resources Group, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources*, City of Los Angeles, Department of City Planning, Office of Historic Resources, January 26, 2015, 32.



**California Register Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

**Los Angeles Historic Cultural Monument Criteria:** Embodies certain distinguishing architectural characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction; or is a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Originally, the first building at 650 South San Vicente Boulevard was designed as a Streamline Moderne commercial building by Milton J. Black, a noted architect of Streamline Moderne and Spanish Colonial Revival multi-family residences in the Wilshire CPA, in 1945. However, he was not known as much for his commercial work and the building has been altered so much that only the curved corner, a strip of glass block, and a speedline indicate the original style. With the exception of the glass block, the original windows have been replaced. The flat arcade and painting of the stucco surface has given the building less of a Streamline Moderne and more of a Mediterranean Revival appearance. The building at 650 South San Vicente Boulevard does not meet the SurveyLA eligibility standards as it does not retain the essential and sufficient character-defining features of the Streamline Moderne style from the period of significance, and does not exhibit excellent quality of design through distinctive features.

Originally, the second building at 658 South San Vicente Boulevard was designed in the Mid-Century Modern style in 1951. The building was constructed to face the parking lot and the street-facing façade does not exhibit much quality of design through distinctive features. The public views of the rest of the building are obscured by gates to the staff parking on the adjacent lot. The simple, geometric volumes of the irregular plan indicate that architects Raymond Whalley and Alfred C. Prescott were expressing a post and beam structural system through concrete block. Other than that, the design is only a modest example of its type and style. The massing has been altered by the shed roof that connects the building to the first building. In general, the resource does not meet the eligibility standards by retaining the essential and sufficient character-defining features of Mid-Century Modernism from the period of significance, and does not exhibit excellent quality of design through distinctive features. The historic context also indicates that excellent examples of modern commercial buildings were being constructed during the period that this building was constructed in 1951 along Wilshire Boulevard and that the significant property type for this time period was the large commercial, multi-story office building. After 1957, when the city lifted the 150-foot building height restriction, the large commercial buildings became skyscrapers. The building at 658 South San Vicente Boulevard was a one-story office building and not one of these significant large office buildings or skyscraper property types designed in the Corporate International style.

The two original buildings of 650 and 658 South San Vicente Boulevard were not architecturally distinctive and the original design of the buildings have been significantly altered since their original dates of construction and the plan changed by the combination of two buildings. The buildings do not appear to represent notable work of a master builder or architect.

The current 650 South San Vicente Boulevard building is a combination of the 1945 and 1951 buildings. The buildings were connected by 2003 and the combined building is currently used as a school. The subject property has been reconfigured from its original appearance into a mixed, combined façade and does not reflect its separate, original architectural styles. Therefore, 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, and the HCM criteria for architecture.

## Data Potential

**National Register Criterion D.** It yields, or may be likely to yield, information important in prehistory or history.

**California Register Criterion 4.** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 650 and 658 South San Vicente Boulevard does not appear to yield or be likely to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, 650 and 658 South San Vicente Boulevard have not yielded or is not likely to yield information important to prehistory or history and are found ineligible or listing under National Register Criterion D and California Register Criterion 4.

## Integrity

The National and California Registers have specific language regarding integrity. Both require that a resource retain sufficient integrity to convey its significance.<sup>55</sup> In accordance with the guidelines of the National Register, integrity is evaluated in regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The property must retain, however, the essential physical features that enable it to convey its historic identity. Furthermore, National Register Bulletin 15 states, “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.”<sup>56</sup> The California Register requires that a resource retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance.

As mentioned above, the OHR has developed eligibility standards that define what integrity aspects a historical resource should retain in order to be considered eligible in association with historical themes. For the applicable historic SurveyLA theme of Regional Commercial Centers and Corridors (1875–1980), the most important integrity aspects are location, feeling, association, and materials. For the applicable architectural theme of Streamline Moderne (1934–1945), the

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<sup>55</sup> National Register Bulletin 15, 44.

<sup>56</sup> Ibid, 15, 46.

most important integrity aspects are design, materials, workmanship, feeling, and association. Finally, for the applicable architectural theme of Mid-Century Modernism (1945–1970), the OHR emphasizes it is important for a building to retain the essential character-defining features of Mid-Century Modernism from the period of significance.

### Location

The building at 650 and 658 South San Vicente Boulevard has not been moved. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to retain integrity of location.**

### Setting

The historical character of the area surrounding 650 and 658 South San Vicente Boulevard has been eroded due to contemporary infill: a high-rise building at 8383 Wilshire Boulevard, the 6601 Wilshire Boulevard commercial building, and a multi-story building at 640 South San Vicente Boulevard. Furthermore, the immediate setting of the 650 and 658 South San Vicente Boulevard has changed due to the change in function of the buildings to a Montessori school and the introduction of the Big 5 constructed in 1977 to the immediate southeast. The remaining buildings of the immediate setting include the American Colonial Revival commercial building across the street and the residential subdivision to the north of the subject buildings. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of setting.**

### Design

The original Streamline Moderne features of the building at 650 South San Vicente Boulevard have been obscured by the addition of an arcade to give the building more of a Mediterranean Revival style appearance. Furthermore, the Mid-Century Modern features of the building at 658 South San Vicente Boulevard have been stripped and a shed roof and a parapet addition was added to connect it with the building at 650 South San Vicente Boulevard. Both building footprints have been changed and combined into one plan. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of design.**

### Materials

The original materials of 650 South San Vicente Boulevard that remain include the glass block windows, stucco walls, and original wood window frames. The window glass has been changed to reflective glass, but the SurveyLA integrity consideration for the building's Streamline Moderne style allows for the replacement of windows. The addition of the front arch projection are now distinctive materials that were not original. The original materials of the building at 658 South San Vicente Boulevard, including the reinforced brick, remain. The windows have been replaced, but the SurveyLA integrity consideration for the building's Mid-Century Modern style allows for the replacement of windows. However, the parapet added as a key part of the façade is not original. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of materials.**

### Workmanship

Original materials, along with the evidence of their workmanship, have been altered. The glass block corner window, glass block strip, and speedline in the 650 South San Vicente Boulevard building are all that remain of the original evidence of the Streamline Moderne commercial building. The concrete block arranged in stack bond remains in the 658 South San Vicente Boulevard building, but the shed roof and parapet addition have altered the original evidence. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of workmanship.**

### Feeling

Due to the combination of the buildings into one, the original feeling of the buildings has been lost. The original Streamline Moderne features of 650 South San Vicente Boulevard have obscured and only the glass block and speedline remain to indicate its original style. The Mid-Century Modern style of 658 South San Vicente Boulevard has been diminished by its combination with the 650 South San Vicente Boulevard building, which is where the main entrance to the combined building is located. The main entrance of 658 South San Vicente Boulevard building is now obscured by gates. A parapet added to the main façade of 658 South San Vicente Boulevard diminishes the building's Mid-Century Modern style massing and the appearance of the main façade. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of feeling.**

### Association

While research did not indicate any significant associations with early commercial development, the Streamline Moderne and Mid-Century Modern styles, or any historically significant owners or tenants associated with the property, the historical associations to the tenants, owners, and commercial development remain, but the property is not sufficiently intact in its physical features to convey the relationship to an observer. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of association.**

### Summary

In summary, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of setting, design, materials, workmanship, feeling, and association. Nevertheless, as stated earlier, since the building at 650 and 658 South San Vicente Boulevard lacks significance, it is not eligible as a historical resource.

## Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the state's CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) as defined in Section 15064.5 and the *City of Los Angeles CEQA Thresholds Guide*. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City Monument would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or

more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.<sup>57</sup>

## CEQA Guidelines

According to the state *CEQA Guidelines*, Section 15064.5(b) describes “substantial adverse change” of an historical resource as follows:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
  - a. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
  - a. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - b. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (“Standards”); or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.<sup>58</sup>

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historical resource. The

<sup>57</sup> City of Los Angeles, *L.A. CEQA Thresholds Guide*, 2006, D.3-1 and D.3-2.

<sup>58</sup> City of Los Angeles, *L.A. CEQA Thresholds Guide*, 2006, D.3-3 and D.3-4.

Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations (CFR) Section 67.7). Similarly, the Los Angeles Cultural Heritage Ordinance provides that compliance with the Standards is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to City Monuments (see Los Angeles Administrative Code Section 22.171.14.a.1). Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a “safe harbor” by providing either a categorical exemption or a negative declaration for a project involving a historical resource which meets the Standards (see state *CEQA Guidelines* Section 15331 and 15064.5(b)(3)).

Based on the above considerations, the factors listed in the *L.A. CEQA Thresholds Guide* have been reviewed and refined for this analysis. As such, the Project would have a significant impact on historical resources, if:

**HIST-1** The Project would demolish, destroy, relocate, or alter a historical resource such that eligibility for listing on a register of historical resources would be lost (i.e., no longer eligible for listing as a historical resource); or

**HIST-2** The Project would reduce the integrity or significance of important resources on the Project Site or in the vicinity.

## Impacts Analysis

### Project Description

The proposed Project would replace the existing retail and educational uses on the Project site with a new mixed-use 13-story building consisting of up to 145,400 square feet of development at a 4.5:1 FAR, including up to 80,000 square feet of medical office space, 55,400 square feet of administrative office/medical lab use, and 10,000 square feet of ground floor commercial use. The proposed structure would be approximately 190 feet in height (204 feet, 6 inches, to the top of the mechanical penthouse), and include an eight-story medical office and laboratory uses above four above-ground parking levels, ground level commercial, and three subterranean parking levels. Floors six through thirteen would include medical office and lab space with a combined 135,400 square feet overlooking an 8,500 square foot outdoor landscaped garden/seating area on the sixth floor facing the corner of Sweetzer Avenue and Wilshire Boulevard and an extensive 11,475 square foot garden, seating, and passive, reflective space covering more than half of the seventh floor level.

The building will be LEED Silver certifiable, and seeks to use sustainable systems and materials that create a holistic and natural experience within the building and when viewed from the street. The landscaping will utilize recycled water, and provide an integrated automatic watering system. All glass used in the building would have minimal reflectivity to reduce glare to surrounding neighbors. The building will be wired for 20 percent electric vehicle ready, and would provide solar ready wiring on the highest roof level. The landscaped decks/garden areas on levels six and

seven would serve as partial green roofs that cool the building, and would include sustainable paving materials that minimize heat.

The proposed medical office building is larger in scale and massing than the adjacent neighborhood, but is similar in height to a building across San Vicente Boulevard at 8383 Wilshire Boulevard (Figure 2). Other contemporary multi-story and high rise non-historic built resources have already been introduced into the Project vicinity including 640 Wilshire (mid-rise) adjacent to the west, 6500 Wilshire (high-rise) to the east, and 8200 Wilshire (mid-rise) across Wilshire to the east. Furthermore, Wilshire Boulevard is characterized by a wide variety in scale ranging from small low-rise commercial storefronts to large high-rise office buildings.

## Direct Impacts

650 and 658 South San Vicente Boulevard were evaluated for listing in the National Register, California Register, and local register and are recommended not eligible under all of the applicable federal, state, and local criteria. Additionally, the building at 6601 Wilshire Boulevard, constructed in 1977, does not meet the 45-year age threshold for a historical resource. As such, 650 and 658 South San Vicente Boulevard and 6601 Wilshire Boulevard do not meet the definition of historical resources as outlined in CEQA Guidelines Section 15064.5(a)(1) or (2), and the Project would not have a direct impact on historical resources.

## Indirect Impacts

Indirect impacts were analyzed to determine if the Project would result in a substantial material change to the integrity of adjacent historical resources. The indirect impacts study area was defined as a one-quarter mile radius around the Project Site. Historical resources that possess direct and indirect views of the Project Site may have the potential to be indirectly impacted by the Project and are described in the analysis presented below. Eleven historical resources were identified in the indirect impacts study area, of which nine would have direct views and one would have indirect views:

- Two (2) segments of the San Vicente Boulevard medians;
- Carthay Circle;
- 6535 W. Wilshire Boulevard – American Colonial Revival commercial building;
- 560 South San Vicente Boulevard – Streamline Moderne multi-family residential building;
- Fox Wilshire–Saban Theater (8440-8444 Wilshire Boulevard);
- Great Western Savings (8484 Wilshire Boulevard);
- 8383 Wilshire Boulevard – Modern “Y-shaped” office building; and
- 8400 Wilshire Boulevard – Art Deco style corner commercial building

One would have indirect views:

- 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District

One would have no view as the Project would be blocked by the building at 8383 Wilshire Boulevard:

- Clock Drive-In Market

While the Project's large scale would impact the low-rise setting, contemporary multi-story and non-historic built resources have already been introduced into the setting. The closest historic resource is a two-story American Colonial Revival building across S. Sweetzer Avenue at 6535 W. Wilshire Boulevard, which is an excellent example of American Colonial Revival commercial architecture on Wilshire's Miracle Mile (Figure 2). The setting of 6535 W. Wilshire Boulevard would be most impacted by the Project, as it would introduce a change in scale from one-story to thirteen to the streetscape. However, its setting has been already impacted by a twelve-story building, the Jewish Federation Goldsmith Center, at 6505 Wilshire Boulevard. The immediate setting is the Jewish Federation Goldsmith Center's one-story visitor parking adjacent to 6535 W. Wilshire Boulevard. However, because the 6535 W. Wilshire Boulevard building is across the street from the Project Site, the immediate neighborhood setting and scale for its block would be preserved. Furthermore, the building at 6601 Wilshire Boulevard that faces 6535 W. Wilshire Boulevard was constructed in 1977 and is not the original historic building there in 1951 when 6535 W. Wilshire Boulevard was constructed. The setting has also been impacted by a billboard at an approximately five-story height that rises from the courtyard of 6535 W. Wilshire Boulevard. Finally, SurveyLA also does not consider the setting one of the essential integrity considerations for an American Colonial Revival commercial building like 6535 W. Wilshire Boulevard.

The main views of 6535 W. Wilshire Boulevard are from the east along Wilshire and San Vicente Boulevards. The full visual appearance of the historic building from this direction along both boulevards will be preserved. The Project would block views of 6535 W. Wilshire Boulevard from the west along Wilshire Boulevard. However, existing views from the west are partial due to an existing City of Beverly Hills vertical sign and the 8383 Wilshire Boulevard building. Adverse impacts resulting from the Project would be minor because the existing view is so limited. There is no view of 6535 W. Wilshire Boulevard from approximately two blocks further west along San Vicente Boulevard. The view of the historic building from the west is blocked by existing two-story buildings and the trees of the San Vicente Boulevard median. Therefore, upon Project completion, the resource at 6535 W. Wilshire Boulevard will retain its eligibility and would still be highly visible within the streetscape and urban context.

Across San Vicente Boulevard from the Project Site is 8383 Wilshire Boulevard, a modern "Y-Shaped" office building surveyed as part of the *City of Beverly Hills Historic Resources Survey Report (Survey Area 5: Commercial Properties)*, prepared by Jones & Stokes, in 2007 (Figure 2). The height of the Project would impact the setting of 8383 Wilshire Boulevard, as it is the tallest building in the immediate area. At eleven stories, 8383 Wilshire Boulevard is the most prominent building at the intersection of San Vicente Boulevard and Wilshire Boulevard. At thirteen stories, the Project will become the tallest building in the immediate area and will shift the scale of the setting. However, the character-defining scale, setback, and massing of 8383 Wilshire Boulevard would be retained, and the main character-defining viewsheds of 8383 Wilshire Boulevard from



the west along San Vicente and Wilshire Boulevards would be retained, thus it would still maintain its eligibility as a historic resource.

The San Vicente Boulevard medians and Carthay Circle are set back from the Project Site and pedestrian access is through three street crossings at concrete medians (Figure 2). These medians are significant as a landscape constructed between 1955 and 1961 after the removal of the Los Angeles Railway street car tracks and the medians are a prominent visual landmark. These dividers remove the San Vicente Boulevard medians and Carthay Circle from the immediate setting of the Project Site and lessen the impact of the Project toward the landscaped medians of San Vicente Boulevard and the one-story-scale setting of Carthay Circle. The City of Los Angeles has not adopted the medians as a Historic Cultural Monument; The City adopted the Carthay Circle Historic Preservation Overlay Zone, effective July 24, 1998 (Ordinance No.172,074). The main, character-defining viewsheds for Carthay Circle are within and along the subdivision streets and these would be retained. The setting of San Vicente Boulevard does not contribute to the eligibility of the medians, as their location and former use as a Pacific Electric Railway right-of-way primarily defines their historic significance. The Project would have a less than significant impact on the setting of these resources, which would remain eligible after project completion.

The multi-family residential building at 560 South San Vicente Boulevard is surrounded to the north by one-story buildings and to the south by two-story buildings, and would have a distant view of the Project which would be far away enough that it would have a less than significant impact on the setting of this resource. The direct view from this resource also includes the 8383 Wilshire Boulevard building that is at a similar height to the Project. The Project would be on the same side of the street, while 8383 Wilshire Boulevard is across the street. The building would have a distant view of the Project, which would be far enough away that the Project would have a less-than-significant impact on the setting of this resource.

The Fox Theater, Great Western Savings, and 8400 Wilshire Boulevard buildings are on Wilshire Boulevard. They already have views of a number of multi-story office buildings along Wilshire Boulevard. The Project would be far away enough that the setting of these resources would not be adversely affected and the Project would have a less than significant impact on the setting of these resources. 8383 Wilshire Boulevard is one of the tallest buildings in the immediate vicinity of the project area, thus it partially blocks the view of the Project from these historic resources. The part of the Project on the corner of San Vicente Boulevard and S. Sweetzer Avenue would be visible. The Fox Wilshire-Saban Theater is a Beverly Hills Landmark (No. 13) and is listed on the National Register of Historic Places.

The proposed 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District is north of the Project Site and would have indirect views of the Project (Figure 2). The City of Los Angeles has not adopted the district as an historic district or Historic Preservation Overlay Zone; however, three buildings within the district have been individually designated as a Historic Cultural Monument, including 6400 W. Orange Street (No. 1192), 6401 W. Orange Street (No. 1193), and 6606 W Maryland Drive (No.923). With the 12-story height of the new construction at the corner, the Project would be visible from this district. However, a triangular lot north of the Project Site is not part of the district and leaves a distance of approximately 70 feet between the Project Site and the boundary of the district. The two multi-family residences on this triangular

lot are two-stories. Therefore, the immediate setting of the historic district with its two-story scale would be retained and the distance between the Project Site and historic district lessens the impact of the Project toward the district. The main, character-defining viewsheds for the 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District are from within the district and along the residential streets and these would be retained. Based on what can be considered when evaluating views of the Project from the streets of the historic district, the Project would not impair the two-story visual massing of the historic district as it is setback from the streets of the historic district. While the Project's large scale would impact some views of the low-rise immediate setting, the historic district would retain its eligibility upon Project completion.

The ten historical resources that have views of the Project would retain their eligibility as historical resources upon Project completion. Therefore, the Project would result in no significant indirect impacts to historical resources in the Project vicinity.

## Conclusions and Recommendations

ESA identified and evaluated one potential historic architectural resource (650 and 658 South San Vicente Boulevard) within the Project Site and found the building not eligible for listing in the National Register or California Register under Criteria A/1-D/4, and not eligible under the Los Angeles HCM criteria. The other building on the Project Site (6601 Wilshire Boulevard) does not meet the 45-year age threshold for evaluation established by the OHP. ESA found the current improvements on the Project Site ineligible for listing, both individually and as contributors to a potential historic district under all of the applicable federal, state, and local criteria. As such, none of the improvements on the Project Site qualify as historical resources under CEQA, or by any measure beyond CEQA, and the Project would not result in a direct impact to historical resources.

Indirect impacts to eleven adjacent historical resources within a quarter-mile radius of the Project Site were analyzed and as discussed above, it was determined that the Project would not result in any significant indirect impacts to historical resources. Nine historical resources would have a direct view of the Project Site, one would have an indirect view, and one would have no view. Even though construction of the Project would alter the setting of historical resources in the Project vicinity, the change would not be substantial as the Project setting is already substantially altered by later infill construction and redevelopment, and the Project is situated at enough of a distance from the historical resources so as not to cause a substantial visual impact. After project completion, historical resources in the Project vicinity would retain their existing eligibility. Therefore, the Project would result in no significant indirect impacts to historical resources in the Project vicinity. No further work is recommended.

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## **APPENDIX A**

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### Professional Qualifications



# Margarita Jerabek, Ph.D.

## Director, Historic Resources

### EDUCATION

Ph.D., Art History,  
University of  
California, Los  
Angeles

M.A., Architectural  
History, School of  
Architecture,  
University of Virginia,  
Charlottesville

Certificate of Historic  
Preservation, School  
of Architecture,  
University of Virginia,  
Charlottesville

B.A., Art History,  
Oberlin College,  
Oberlin, Ohio

### 25 YEARS EXPERIENCE

### PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Los Angeles  
Conservancy

Society of  
Architectural  
Historians

National Trust for  
Historic Preservation  
Leadership Forum

American Institute of  
Architects (AIA),  
National Allied  
Member

American Architectural  
Foundation

Association for  
Preservation  
Technology

### AWARDS

2014 Preservation  
Award, The Dunbar

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

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

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

She is a regional expert on Southern California architecture. She has prepared a broad range of environmental documentation and conducted preservation projects throughout the Los Angeles metropolitan area as well as in Ventura, Orange, Riverside, San Bernardino and San Diego counties. Beyond her technical skill, Dr. Jerabek is a highly experienced project manager with broad national experience throughout the United States.

### Project Experience

**Intensive Historic Resources Survey, Adelante-Eastside Redevelopment Area, Los Angeles, CA.** *Principal Investigator/Project Manager* Dr. Jerabek led the



comprehensive reconnaissance and intensive-level surveys of the Adelante-Eastside Redevelopment Area. The survey was conducted using the NPS Multiple Property Approach, in accordance with SurveyLA methods and technologies.

**Suisun Valley Road Bridge 23C0077 Replacement Project and Main Street Bridge Replacement Project Peer Reviews, Riverside and Solano counties, CA.**

*Peer Review.* As a Caltrans PQS, Dr. Jerabek completed peer reviews for two separate bridge replacement projects in Districts 8 (Riverside and San Bernardino) and 4 (Bay Area) – the Main Street Bridge Replacement in Temecula and the Suisun Valley Road Bridge Replacement in Project in Suisun, respectively. Dr. Jerabek performed a peer review of the Historical Resources Evaluation Report prepared for the Main Street Bridge Replacement by another consultant under contract to the City of Temecula and Caltrans to comply with state and local laws. The proposed bridge replacement project was found to have no indirect adverse impacts on historical resources. Dr. Jerabek performed a peer review of the Suisun Valley Road Bridge Replacement Project report, a Historic American Engineering Record (HAER) document.

**Historic Property Survey Report (HPSR) for the La Cienega Boulevard Bridge (Bridge No 53C1220) Over Ballona Creek Seismic Retrofit Project, Los Angeles, CA.**

*Project Manager/Senior Architectural Historian.* Dr. Jerabek led the Section 106 significance evaluation and evaluation of effects in connection with the proposed seismic retrofit project for the 1932 Art Deco style La Cienega Boulevard Bridge over Ballona Creek. Included an intensive pedestrian survey, archival research and preparation of a Historic Property Survey Report, Bridge Evaluation Short Form, and Department of Parks and Recreation DPR 523 forms. The single-span girder bridge is listed as Category 5 in the Caltrans historic highway bridge inventory and was recommended ineligible for the CRHR.

**Historic Resources Evaluation Report, Freeport Shores Pedestrian/Bicycle Trail Project, State Route 160/ Freeport Boulevard, Sacramento County, CA.** *Project Manager/Senior Architectural Historian.* Dr. Jerabek led the cultural landscape survey, significance evaluation and effects assessment for a segment of the Victory Highway, a memorial highway dedicated in 1921 to commemorate WWI, working for Caltrans District 3.

**Historic Architectural Survey Report, La Paz Road and Bridge Widening Project and La Paz Road Widening Historic Properties Survey Report (HPSR), Mission Viejo, CA.** *Project Manager/Senior Architectural Historian.* Dr. Jerabek led the evaluation of effects for the proposed widening of La Paz Road and Bridge. The project involved the survey and evaluation of residential, commercial, educational and religious architecture. One resource was recommended eligible a Modern style church built in the early 1960s. The impacts assessment found no significant adverse change to historical resources.

**EIR/EIS First Street Bridge Over Los Angeles River Widening Project, Los Angeles County, CA.** *Project Manager/Senior Architectural Historian.* Dr. Jerabek prepared cultural resources section of the EIR to assess impacts of a bridge widening project on 19th and 20th century residential, commercial and industrial buildings within the APE for the construction of a new light rail line over the historic First Street Viaduct in downtown Los Angeles.



# Christina Chiang

## Senior Architectural Historian

### EDUCATION

M.A., Architectural History (Major: American Architecture), University of Virginia

B.S., University of California, Los Angeles (Cum Laude)

### 7 YEARS EXPERIENCE

### AWARDS

DuPont Fellowship (UVA)

Phi Beta Kappa (UCLA)

Christina Chiang has conducted extensive archival research, field observation, recordation; prepared survey documentation and historic context statements; and assisted in database management for numerous historic resources projects. She has substantial experience in the evaluation of recent-past resources, large-scale surveys, and linear and engineering properties. She has also performed extensive research and survey work, and prepared numerous assessment reports in the Los Angeles metropolitan area, as well as for many cities and counties in Southern California.

Christina has completed and co-authored a wide range of architectural investigations, including historic resources assessment and impacts analysis reports for compliance with the California Environmental Quality Act (CEQA), local landmark applications, a business district renovations guide, plan reviews, Section 106 significance evaluations, and Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscapes Survey (HALS) documentation. She successfully applied for the Dickinson and Gillespie Building in Playa del Rey to be designated a City of Los Angeles Historic-Cultural Monument. She prepared Cultural Resources sections and Community Plan Updates for Sylmar, Granada Hills, and San Pedro and worked on the pilot survey of Boyle Heights for SurveyLA. She was the lead author of a HAER about a vertical-lift bridge in the Port of Los Angeles, the Commodore Schuyler F. Heim Bridge. She also worked on HAER documentation for a substation and an electrical transmission line of Southern California Edison, and a HALS document for a community park in San Diego County.

Christina also worked as an assistant curator at an archive of Southern California architecture and design, where she organized exhibitions, conducted research on mid-century modern design, wrote catalogue essays, and helped manage the collection. She has contributed to the research, site inspections, and report preparation of a number of historic resources assessments in the Los Angeles metropolitan area for compliance with the California Environmental Quality Act (CEQA). Christina has evaluated a number of different types of potential historical resources, including single-family and multi-family residences, commercial buildings, Nike missile sites, roads, a space shuttle assembly complex, transmission lines, electrical substations, and train stations in Burbank, Century City, Downey, Long Beach, Los Angeles, Malibu, Riverside, San Diego, Santa Ana, Santa Monica, San Pedro, West Hollywood, and Westwood, California.

### Relevant Experience

**938 Genesee Avenue, West Hollywood, California.** *Senior Architectural Historian.* Christina conducted research on occupancy history for FMB Development and found a significant historic person associated with the single-family residential property. She wrote a summary of significant cinematographer's career and

conducted research into the other residences of this first occupant of the property during the first notable period of his career.

**947 Genesee Avenue, West Hollywood, California.** *Senior Architectural Historian.* Christina performed CEQA evaluation of a Colonial Revival bungalow for FMB Development. She conducted research and wrote a report for a single-family residential property. She also wrote DPR 523 series forms.

**Bristol Street Widening Project, Phases 3 and 4, Santa Ana, California.** *Architectural Historian.* This project was a roadway widening at Bristol Street from Civic Center Drive to Seventeenth Street and from Warner Avenue to Saint Andrew Place. Christina prepared the HPSR, HRER, and DPR 523 series forms for project per Caltrans guidelines for the City of Santa Ana's Public Works Agency. She developed historic context and performed determinations of eligibility, analysis of integrity, and identification of effect.

**Citywide Survey, Calabasas, California.** *Architectural Historian.* Christina was one of two surveyors who helped to evaluate all historic-era resources for the City of Calabasas. She successfully completed a local landmark application for the Benson Residence designed by Frank Gehry.

**Clay Street Grade Separation, Riverside County, California.** *Architectural Historian.* Christina performed the Section 106 Compliance Study for the at-grade crossing of Clay Street with the Union Pacific Railroad tracks for the Riverside County Transportation Department. She performed a California Historical Resources Information System (CHRIS) Center Records search for a one-mile radius. She then tabulated results of this supplemental records search with the original records search and coordinated creation of the records search result maps.

**Iris Solar Farm Project, Kern County, California.** *Deputy Project Manager.* Christina conducted historical research, developed historic context, evaluated Iris-Built-001, a historic-era resource of 10 buildings and structures adjacent to the project area, and prepared the historic resources evaluation report for 8minuteenergy LLC. She recommended mitigation for identified resources.

**Koreatown Building and Plaza, Los Angeles, California.** *Project Manager.* Christina visited the property, a Brutalist-style corporate office tower and a landscaped plaza, owned by Jamison Properties, LP. She conducted research to establish significance of a cultural landscape and potentially a district by surveying buildings near and along Wilshire Boulevard in the period of significance for the area, determined a preliminary list of character-defining features, and evaluated for significance and integrity for the building and landscape. Christina interviewed the landscape architect for the plaza and prepared a memorandum to summarize the preliminary assessment finding for the building.

**Long Beach City Hall and Main Library, Long Beach, California.** *Senior Architectural Historian.* As part of mitigation for the Long Beach Development Services, Planning Bureau, Christina conducted archival research on Long Beach Civic Center and did field work. She wrote a HABS Level II report and coordinated figures for the report, and supervised the HABS photography.



## **APPENDIX B**

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### **DPR 523 Forms**

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 18 \*Resource Name or #: (Assigned by recorder) 650 South San Vicente Boulevard

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Hollywood Date 2015 T 1S; R 14W; ¼ of ¼ of Sec 20; S.B.B.M.

c. Address 650 South San Vicente Boulevard City Los Angeles Zip 90048

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 373380 mE/ 3770211 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
assessor parcel numbers 5510-022-034 and 5510-022-035, Tract 7555, Block 4, Lots 8 and 9, within the Beverly-Fairfax neighborhood and in the Wilshire Community Plan Area (CPA); Lot 9 is bounded by Orange Street to the northwest and South San Vicente Boulevard to the southwest

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

The one-story building features an irregular footprint constructed of two separately constructed office buildings that have been connected and are used as one building now. A flat roof with composite sheets covers both building sections. Overall, the combined building does not reflect its separate, original architectural styles. The building on the corner lot was constructed first in 1945 as 650 South San Vicente Boulevard (first building). It is one-story frame and stucco building with an irregular-shaped footprint and is covered by a flat, composition sheet roof. It has a parapet wall that is used for signage and stucco walls. The building's original design appears to have had Streamline Moderne influences with a curved corner wall with glass block window. The trim on the bottom of the parapet wall appears to have originally been a Streamline Moderne style speedline. See continuation sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

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



\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site  
☐ District ☐ Element of District ☐ Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Primary façade, view to northeast, July 3, 2017, P1250646

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both  
1945 and 1951; Los Angeles Department of Building and Safety building permits

\*P7. Owner and Address:

656-676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC  
10850 Wilshire Blvd., Suite 1050  
Los Angeles, CA 90024

\*P8. Recorded by: (Name, affiliation, and address) Christina Chiang,  
Senior Architectural Historian,  
ESA, 233 Wilshire Blvd., Suite 150,  
Santa Monica, CA 90401

\*P9. Date Recorded: August 8, 2017

\*P10. Survey Type: (Describe)  
Intensive

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

656 South San Vicente Boulevard Project, Historic Resource Assessment and Impacts Analysis (ESA, August 2017)

\*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 650 South San Vicente Boulevard \*NRHP Status Code 6Z

Page 2 of 18

B1. Historic Name: 650, 654, and 658 South San Vicente Boulevard

B2. Common Name: 650 South San Vicente Boulevard

B3. Original Use: office & store (650); office building (658) B4. Present Use: Montessori school

\*B5. Architectural Style: Streamline Moderne and Mid-Century Modern

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

1945 for 650 South San Vicente Blvd. on the corner and 1951 for 658 South San Vicente Blvd. (Building permits); flat arcade (1965) and window replacement on 650 South San Vicente Blvd. (unknown date); By 2003, the space between the two buildings appears to have filled by a shed roof addition and the buildings may have been combined in use by then (2004 aerial photograph); See continuation sheet

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

The area adjacent to 650 South San Vicente Boulevard is a staff parking lot on 664 South San Vicente Boulevard, APN 5510-022-033, Tract 7555, Block 4, Lot 7.

B9a. Architect: Milton J. Black (650); Raymond Shelley & Alfred C. Prescott (658)

b. Builder: Churchill Company (650); N/A (658)

\*B10. Significance: Theme N/A Area N/A

Period of Significance 1945 and 1951 Property Type office Applicable Criteria N/A

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

As a result of its investigations, ESA finds that the building at 650 South San Vicente Boulevard lacks significance as it does not appear to have a significant association with early development patterns in the Wilshire Community Plan Area (CPA) or the productive lives of historic personages and does not possess architectural merit; as such, the subject property is found ineligible under all of the applicable federal, state, and local criteria. Furthermore, ESA found that 650 South San Vicente Boulevard does not qualify as a contributor to a potential historic district. Therefore, ESA finds that 650 South San Vicente Boulevard is not considered a historical resource pursuant to CEQA and that the property should be assigned CHR Status Code of 6Z, noting 650 South San Vicente Boulevard as ineligible for listing in the National Register, California Register, as well as local designation as a Historic-Cultural Monument ("HCM"), through survey evaluation. See continuation sheet.

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

\*B12. References:

"650, 654, and 658 South San Vicente Boulevard." *Los Angeles City Directories*, 1956, 1960, 1961, 1962, 1963, 1964, 1965, 1967, 1968, 1969, 1973, 1987.

Architectural Resources Group. *Historic Resources Survey Report: Wilshire Community Plan Area*. City of Los Angeles, Department of City Planning, Office of Historic Resources, 2015.

-----*Wilshire Historic Districts, Planning Districts and Multi-Property Resources*. City of Los Angeles, Department of City Planning, Office of Historic Resources, January 26, 2015.

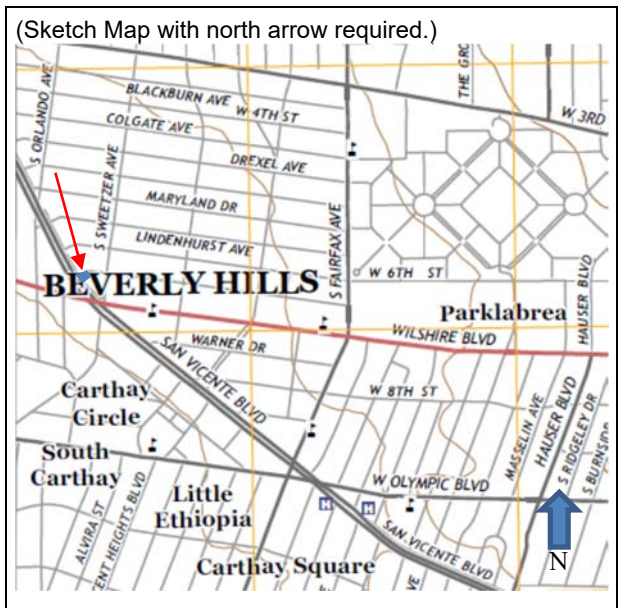
See continuation sheet.

B13. Remarks:

\*B14. Evaluator: Christina Chiang, Senior Architectural Historian

\*Date of Evaluation: August 8, 2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 3 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### P3a. Description (Cont.)

The main entrance faces South San Vicente Boulevard and features an addition of a porch-like flat arcade of wood board and thin wood piers, constructed in 1965. The western corner at the southern intersection of Orange Street and South San Vicente Boulevard is curved with a large rectangular window of glass block. South of this corner window are two rectangular windows of replaced reflective glass and original wooden frame and sill. The entrance is located between two arched openings on either side, and two stucco walls. A recently added awning covers the arch above the door that is part of the arcade. The entrance is from brick steps onto a replaced metal storefront with replaced transom window and original wood-frame sidelights. South of the entrance are three large reflective glass windows that replaced the original windows. Under the arcade area are recessed lights and a brick-lined low planter with tall bougainvillea bushes at the corner and on the arches on either side of the entrance, newer low flowers, and two box hedges on either side of the door.

The building located to the southeast of the first building was constructed of reinforced brick in 1951 in a Mid-Century Modern style. It was known as 658 South San Vicente Boulevard (second building). The bottom half of the south façade is concrete block in stack bond and the top half is painted concrete. At the top of the building on the San Vicente Boulevard side is a continuation of the parapet from 650 South San Vicente Boulevard, probably added by 1995 when the damaged parapets were seismically repaired. The main south façade is covered by bougainvillea vines. An accessible ramp with attached-wall handrail leads to a door with a non-original metal screen. A stucco-covered overhang with recessed lighting is under the parapet at a lower height than the first building. A small metal window, large replacement vinyl sliding windows, and a long, tripartite replacement vinyl window are above the brick wall. A metal transom is above the door. The wall south of the door is brick from under the overhang to the floor. A large window opening in the brick has been infilled and a small replacement vinyl, sliding window has been added to the space.

The secondary façade of the first building on Orange Street includes about two-thirds of the lot. The stucco wall is topped by exterior trim that continues from the south façade and features four large replacement reflective glass windows (two are narrow and two wide). There is a small vertical strip of single glass block, which was an original Streamline Moderne style feature. Geometric light fixtures are above the windows. A small business sign has been added above the vertical window strip and two spotlights are above the sign.

The secondary façade of the second building is composed of concrete block masses with a recessed cut-out that is covered by a canopy with coping. The facade is obscured from the street by gates to the surface staff parking lot on the adjacent lot. The rear façade is obscured by a playground and wood trellis. The 658 South San Vicente Boulevard building is cut-out at the corner and has at least one large rectangular window. The 658 South San Vicente Boulevard building extends approximately 15 feet longer than the 650 South San Vicente Boulevard building.



## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 4 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### P3a. Description (Cont.)

The original 658 South San Vicente Boulevard building had a cut-out on the side facing the 650 South San Vicente Boulevard building. This space has been filled-in and the place marked by a small shed roof. The rear façade of the 658 South San Vicente Boulevard building has a parapet, vents, large rectangular windows, a door, an awning, and a geometric light fixture.

The subject property is located in the Wilshire Community Plan Area (CPA) of Los Angeles and is bordered by existing commercial, office, and medical uses along San Vicente Boulevard and Wilshire Boulevard to the west and south. Residential uses are located immediately to the east and north along Orange Street and South Sweetzer Avenue.

### P5a Photographs cont'd



View of secondary and rear façades of 650 South San Vicente Boulevard (view facing south)

## CONTINUATION SHEET

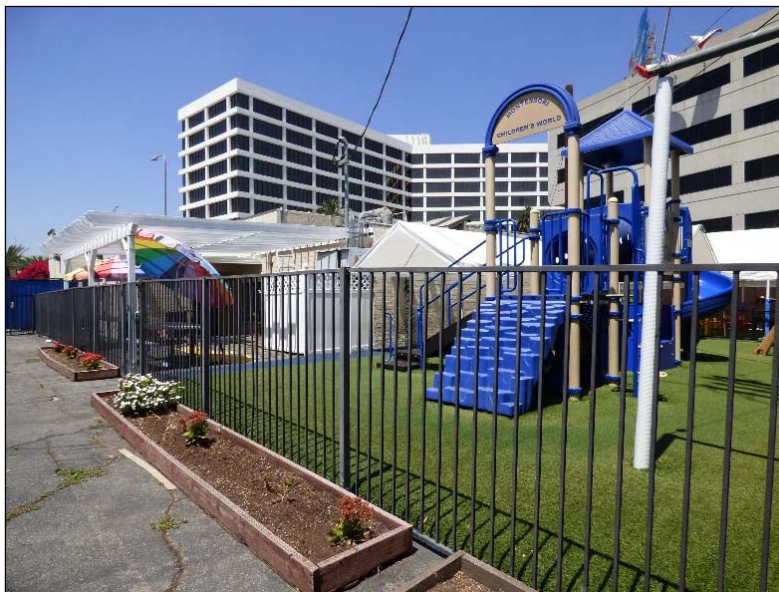
Property Name: 650 South San Vicente Boulevard  
Page 5 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### P5a Photographs cont'd



View of the secondary façade of the former 658 South San Vicente Boulevard (view facing north)



View of the rear façade of the former 658 South San Vicente Boulevard (view facing northwest)

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 6 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B6. Construction History (Cont.)

650 South San Vicente Boulevard was originally constructed in 1945 for owner Churchill Company to serve as a "office and store" and was designed by architect Milton J. Black. The building on the adjacent lot at 658 South San Vicente Boulevard was constructed in 1950 by Royalty Service Corporation as an office building by architects Raymond Whalley and Alfred C. Prescott and engineer William T. Wheeler.

The architects who designed the buildings are local practitioners. Architect Milton J. Black was noted for his Streamline Modern and Spanish Colonial Revival residential designs in Los Angeles.<sup>1</sup> He was born on April 23, 1905 and died June 30, 1970.<sup>2</sup> Architect Alfred C. Prescott was born on December 28, 1917 and died on November 1, 1987. He was partners with Raymond Whalley and Robert F. Weit and worked in Burbank and Los Angeles.<sup>3</sup> Architect Raymond Whalley was born on May 3, 1918 and died in 1911 and worked in Los Angeles.<sup>4</sup>

Engineer William T. Wheeler was born in Oklahoma and moved to California in 1922. He graduated from the California Institute of Technology with a civil engineering degree and founded his company Wheeler & Gray in 1946. He was the engineer for Disneyland. He died in 2000.<sup>5</sup>

Alterations in the building permit record include in 1965 the addition of a "front arch projection" to the 650 South San Vicente Boulevard building; in 1995 seismic repairs to damaged parapets to the 650 South San Vicente Boulevard building; and in 2009, the Montessori Children's World school occupied both buildings as one and one structural wall was removed.

### B10. Significance (Cont.)

The subject property is located in the Hollywood Basin portion of the Los Angeles Basin. The basin is formed by the Santa Monica Mountains to the northwest, the San Gabriel Mountains to the north and northeast, and the San Bernardino Mountains and San Jacinto Mountains to the east. The basin was formed by alluvial and fluvial deposits derived from these surrounding mountains. The Wilshire CPA was originally inhabited by members of the Tongva tribe, whose villages were connected by foot trails. The trails also led to known sources of food and materials, such as the La Brea tar pits, a popular site supplying tar for waterproofing canoes and water carriers. The subject property is also located approximately ½-mile west of the La Brea Tar Pits. A major trail established by the Gabrielino was between the Yang-Na village (where the Los Angeles Civic Center is now) and the La Brea tar pits.

<sup>1</sup> David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Los Angeles: Gibbs Smith, 2009), 52, 178, and 221.

<sup>2</sup> Alan Michelson, "Milton J. Black (Architect)," *Pacific Coast Architecture Database*, 2015, <http://pcad.lib.washington.edu/person/277/>, Accessed July 11, 2017.

<sup>3</sup> "Alfred Clayton Prescott," *AIA Historical Directory of American Architects*.

<sup>4</sup> "Raymond Whalley," *AIA Historical Directory of American Architects*.

<sup>5</sup> Rosemary Domagala-Garcia and Neil Allen Garcia, "Disneyland Windows," *Finding Mickey*, <http://findingmickey.squarespace.com/disneyland-windows/single-gallery/3708073>, Accessed July 11, 2017.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 7 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

#### Historic Context

The early Spanish settlers in El Pueblo de Los Angeles used the Tongva trails, and referred to the major trail between *Yang-Na* village and the La Brea tar pits as El Camino Viejo (“old road”) and also as La Brea Road. During the Spanish period, this road lay between Rancho La Brea to the north and Rancho Las Cienegas on the south. It later became Wilshire Boulevard, an iconic and influential commercial corridor.<sup>6</sup>

During most of the 19<sup>th</sup> century, ranchers grazed cattle and sheep in open pastures, and farmers grew crops like barley and wheat, in the Wilshire CPA. Much of the land that is now part of the Fairfax and Beverly Grove neighborhoods (most commonly referred to as Beverly-Fairfax) was originally part of Rancho La Brea. Most of the Salt Lake Oil Field underlies neighborhoods in the northwestern portion of the Wilshire CPA, which once had been covered with oil derricks. The La Brea Tar Pits are a surface manifestation of this vast underground resource. In 1900 rancher A.F. Gilmore began oil exploration on the small piece of the rancho he had acquired.<sup>7</sup>

By the 1910s, Gilmore and his son E.B. Gilmore realized that residential and commercial development was more profitable than oil production. By the early 1930s, most of the land in the Fairfax neighborhood, north of Wilshire Boulevard, had been subdivided and thoroughly developed. Gilmore sold off the less productive portions of his land. The Beverly-Fairfax development was automobile-focused, since it was outside of the Los Angeles Railway’s streetcar system. New neighborhood subdivisions in the Beverly-Fairfax area were developed. Many of these were two-story duplexes and fourplexes in a variety of Period Revival styles and constructed from the mid-1920s to the early 1930s. A prominent, unusually intact, and somewhat late example of an apartment house district is Beverly Square, constructed in the 1930s and 1940s.<sup>8</sup>

Starting in 1922, J. Harvey McCarthy planned Carthay Center (later Carthay Circle) as a subdivision of mostly one-story, Period Revival single-family residences and some multi-family housing. The development included commercial and institutional elements, such as the Carthay Circle Theater. The subdivision’s layout created a distinctive sense of place by breaking with the surrounding street grid to form an irregular street pattern around San Vicente Boulevard that emphasized pedestrian access. Carthay Circle’s deed restrictions barred non-whites from owning property, prohibited flat roofs, and mandated design review of new construction by a homeowners’ association.<sup>9</sup>

<sup>6</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 10.

<sup>7</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>8</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>9</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 19.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 8 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

In 1934, Fred Beck and Roger Dahlhjelm opened the Farmers Public Market at West Third Street and Fairfax Avenue (on land owned by E.B. Gilmore), where local farmers sold their produce out of their trucks. Soon, buildings were constructed at the location and restaurants, ice cream stands, flower shops, and other retail stores began selling at the market. The Farmers Market still exists in its original location. It once included a drive-in movie theater, a racetrack, and a stadium.<sup>10</sup>

The Wilshire CPA saw little commercial development during World War II. In the postwar years, large office buildings for high-profile corporations were constructed along Wilshire Boulevard. New York developer Norman Tishman was the first to build large office buildings along Wilshire Boulevard, and soon after, many other developers joined him, so the area became well-known as a business center. The postwar period saw a shift in the area's architecture to sleek Modern styles. Prudential Tower (now Museum Square), designed by Welton Becket's firm in 1948 for Prudential Insurance, was the first example of the International Style in the Wilshire CPA. The 1957 lifting of the city's 150-foot height limit restriction led to skyscrapers, bringing an important change to the streetscape.<sup>11</sup>

### Occupancy History

The Churchill Company owned the 650 and 658 South San Vicente building and occupied office space there from 1945 until at least 1956. The Churchill Company was a group of civil engineers and contractors based in Los Angeles from at least 1922.<sup>12</sup> Other tenants in 1956 included the following: Blue Printers Supply Company, Gimbal Brothers, Palm Springs Properties Company, Security Finance Company, Freez-Aire Corporation of America, Edwin Lewin, Beck Vanilla Products Company, Morton Koffman, Evelyn K. Langley, Bailey & Sons, Morris Homes, and Van Ost-Bailey. Three tenants stayed until at least 1960: Gimbal Brothers, Freez-Aire Corporation, and Blue Printers Supply Company. Gimbal Brothers was a candy store founded in 1898 in San Francisco.<sup>13</sup> Freez-Aire Corporation was a corporation in Los Angeles that manufactured freezers. In 1953, the corporation patented a cold air circulation system.<sup>14</sup> No information could be found on Blue Printers Supply Company. Edwin Lewin's daughter Renee was married at Temple Isaiah in 1954.<sup>15</sup> Beck Vanilla Products was based in Illinois and produced vanilla and other flavors for the soft drink and ice cream industry in 1956.<sup>16</sup>

<sup>10</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 18.

<sup>11</sup> Architectural Resources Group, *Historic Resources Survey Report: Wilshire Community Plan Area*, 13.

<sup>12</sup> "The Observer," *Building and Engineering News*, volume 22, Saturday, December 16, 1922, 4.

<sup>13</sup> Gimbals Fine Candies, "About," 2017, <http://www.gimbalscandy.com/about.html>, Accessed July 11, 2017.

<sup>14</sup> Patent US1788641, "Freezing Unit," June 19, 1953.

<sup>15</sup> "Weddings," *Los Angeles Times*, April 13, 1954.

<sup>16</sup> "Soft Drink Sirup Prices Hold Steady," *The Billboard*, April 7, 1956, 107.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 9 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

Morton Koffman was born on January 13, 1921 in Winnipeg, Manitoba, Canada and immigrated in 1946 to the United States.<sup>17</sup> He married Dolores R. Portnoy on March 26, 1950.<sup>18</sup> Mrs. Evelyn K. Langley was born in Ohio on June 7, 1917.<sup>19</sup> She worked as a stenographer for Churchill Construction Company and lived in Venice, California in 1941.<sup>20</sup> She died on September 4, 1986 in Los Angeles.<sup>21</sup> Bailey & Sons and Van Ost-Bailey were both insurance companies that may have been related due to the Bailey name in both companies.

Other tenants in 1960 included Morton S. Morris, E. C. Grinde, E.K.G. Sanford Lab, Chicago Pump Company, T.H. Creears Corporation, Hapman Conveyors Incorporation, Richmond Engineering Company, Sarco Company Incorporation, and Vibration Mountings Incorporation. Morton Morris was a builder and lived with his wife Sonia at 2019 ½ S. Beverly Glen Boulevard in 1955.<sup>22</sup> He was probably involved in Morris Homes that was a tenant in 1956. Edwin C. Grinde was born in South Dakota in 1890 and was a traveling salesman in 1940.<sup>23</sup> Chicago Pump Company was founded in Chicago in 1909 and specialized in electric condensation and bilge pumps.<sup>24</sup> Hapman Conveyors was founded in 1945 and is based in Kalamazoo, Michigan.<sup>25</sup> No information could be found on T. H. Creears Corporation, Richmond Engineering Company, Sarco Company Incorporation, or Vibration Mountings Incorporation. T.H. Creears Corporation and Chicago Pump Company remained in the offices until 1961.

The offices at 654 South San Vicente Boulevard, within the building at 650 and 658 South San Vicente Boulevard, were occupied by Ren-Elle Desert Land Company, which had departments for residential development, a construction division, and a property management group. Their subdivisions, Hacienda Estates and Hot Springs Oasis, were in Desert Hot Springs, Riverside County.<sup>26</sup> Ren-Elle Desert Land Company occupied the offices starting in 1960 until 1969. In 1967, Budget Mortgage Company was at 654 South San Vicente Boulevard and may have been a new division for Ren-Elle Desert Land.

<sup>17</sup> Morton Koffman, Petition for Naturalization No. 144627, Los Angeles District Court, Federal Naturalization Records, November 10, 1946, Box 0433.

<sup>18</sup> California Department of Health and Welfare, Marriage Index, 1950.

<sup>19</sup> "Evelyn K. Langley," California, Death Index, 1940-1997.

<sup>20</sup> "Langley, Evelyn K.," *Los Angeles City Directory*, 1941.

<sup>21</sup> "Evelyn K. Langley," California, Death Index, 1940-1997.

<sup>22</sup> "Morris Morton S.," *City Directory for Westwood-Brentwood-Bel-Air*, 1955-56.

<sup>23</sup> "Edwin C. Grinde," California, Death Index, 1940-1997. United States Federal Census, 1940.

<sup>24</sup> Gilbert Pump & Mechanical, "Chicago Pump Company," 2017, <http://www.gpmep.com/product-lines/chicago-pump-company/>, Accessed July 11, 2017.

<sup>25</sup> Hapman, "About Hapman," <http://hapman.com/about-hapman>, Accessed July 11, 2017.

<sup>26</sup> "New Hacienda Estates Opens This Weekend," *The Desert Sun*, Saturday, February 25, 1956, 14. "Winds Buffet DHS Area," *Desert Sentinel* 18, no. 31, Thursday, March 26, 1959, cover.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 10 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

In 1961, there was one new tenant, Engineered Equipment, at 650 and 658 South San Vicente Boulevard. This company stayed until at least 1963. Research did not yield any information on this company. In 1962, FMC Corporation occupied offices in the subject property until at least 1963. FMC Corporation was based in San Jose and manufactured track-laying military vehicles. They interviewed employees in this Los Angeles office and had mechanical foundries in Vernon.<sup>27</sup> In 1965-1969, Beneficial Escrow Services occupied office space at 650 and 658 South San Vicente Boulevard. Research did not yield any information on this company.

The Royalty Service Corporation occupied the 658 South San Vicente Building from 1945 until at least 1969. Royalty Service Corporation was an oil producer.<sup>28</sup> It was considered a principal minor oil production company that produced over 1 percent of the State total or 2,152,000 barrels of oil and tied for 8<sup>th</sup> in production among the principal minor producers, which altogether accounted for 23% of total production in the Los Angeles basin in 1940.<sup>29</sup>

In 1973, the State Realty Exchange Corporation and Irving S. Feffer were in 654 South San Vicente Boulevard. Research did not yield any information on the State Realty Exchange Corporation. Irving Feffer was born on April 11, 1931. He was an attorney in Beverly Hills in 1960.<sup>30</sup> In 1963, he was practicing as Debus & Feffer in Culver City.<sup>31</sup> He moved his office to the subject property in 1973. He became a judge on the Los Angeles Superior Court from 1989 until 2008.<sup>32</sup> In 1973, Karl Storz Endoscopy was at 658 South San Vicente Boulevard. In 1971, the German parent company of Karl Storz Endoscopy, first established a sales subsidiary in the United States. The office is now based in El Segundo.<sup>33</sup>

<sup>27</sup> "Engineers" and "Foundry," *Los Angeles Times*, June 14, 1962, V: 7.

<sup>28</sup> State Lands Commission, Chapter 1551, Statutes of 1961, July 3, 1959, 3880.

<sup>29</sup> Joe Staten Bain, *The Economics of the Pacific Coast Petroleum Industry: Market Structure* (Berkeley: University of California Press, 1944), 44-45.

<sup>30</sup> "Feffer, Irving S.," *Beverly Hills City Directory*, 1960-61.

<sup>31</sup> "Feffer, Irving S.," *Culver City City Directory*, 1963.

<sup>32</sup> "Services Today for Retired Judge Irving Feffer," *Metropolitan News-Enterprise*, Tuesday, April 7, 2015.

<sup>33</sup> Karl Storz, "USA-Karl Storz Endoscopy-America, Inc., El Segundo, CA," <https://www.karlstorz.com/ca/en/usa-el-segundo.htm>, Accessed July 11, 2017.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 11 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

In 1987, Lifespring Incorporation was located at 650 and 658 South San Vicente Boulevard. It was a large-group awareness training company. The tenant at 650 and 658 South San Vicente Boulevard 1994 and 1995 was Cedars-Sinai Medical Center.<sup>34</sup> Since the Cedars-Sinai Medical Center main hospital is north of the subject property on Beverly Boulevard, the medical center probably rented out some office space temporarily. By 2003, the space between the two buildings appears to have filled and the buildings may have been combined in use.<sup>35</sup> The current tenant is Montessori Children's World school and has been at the combined 650 and 658 South San Vicente Boulevard building from at least 2009.

### Significance Evaluation

The subject property has been previously surveyed, but not evaluated. It was included in the Wilshire Community Plan Area surveyed by Architectural Resources Group, Inc. (ARG) between December 2013 and January 2015. Additionally, 650 South San Vicente Boulevard is not listed on the National or California Registers or designated as a HCM.

The subject property does not appear to be situated in a designated or previously evaluated historic district. ARG identified historic districts in the area and did not identify the subject property as a contributor to a potential historic district. The subject property is not part of the Beverly Boulevard Commercial Historic District and is not within any of the six commercial planning districts identified by ARG for SurveyLA. However, ARG identified the 6th Street-Orange Street Multi-Family Residential Historic District, north of the subject property. ESA concurs with the ARG findings and found that the subject property is not part of a potential historic district.

There are three SurveyLA theme associated with the Project Site: Regional Commercial Centers and Corridors (1875–1980), Streamline Moderne (1934–1945), and Mid-Century Modernism (1945–1970).<sup>36</sup>

<sup>34</sup> City of Los Angeles, Department of Building and Safety, Building Permit 28447 for 650 South San Vicente Boulevard, December 6, 1994 and Building Permit 23534 for 650 South San Vicente Boulevard, January 9, 1995.

<sup>35</sup> Nationwide Environmental Title Research, LLC, Aerial photograph for 650 South San Vicente Boulevard, 2004.

<sup>36</sup> City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Commercial Development, 1850-1980* (Survey LA: January 16, 2014): 85.  
City of Los Angeles, Department of City Planning, Office of Historic Resources, *Los Angeles Citywide Historic Context Statement, Architecture and Engineering, 1850-1980* (Survey LA: January 16, 2014): 452 and 474.



## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 12 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

#### Events

The commercial building at 650 and 658 South San Vicente Boulevard is not associated with events that have made a significant contribution to the broad patterns of history. The building at 650 and 658 South San Vicente Boulevard housed offices for a variety of large companies that had many locations or relatively small companies that are not significant in broad cultural or economic history. Furthermore, no evidence relating 650 and 658 South San Vicente Boulevard to any other specific significant historic events was identified during the course of this evaluation.

The Wilshire CPA was developed mainly in the 1920s to 1940s. The buildings at 650 and 658 South San Vicente Boulevard were part of the later development of the Wilshire corridor with the first building constructed in 1945 and the second in 1951. The early buildings on the subject property have been demolished and this later construction does not significantly reflect the early settlement patterns of the Wilshire CPA.

Under the historic theme, Regional Commercial Centers and Corridors (1875-1980), 650 and 658 South San Vicente Boulevard is not significant and is not within a segment of a significant commercial center or corridor. The location of 650 and 658 South San Vicente Boulevard is at an intersection set back from the main commercial activity along Wilshire Boulevard and is close to residential neighborhoods. The development in the vicinity was focused on automobile access with the nearby 6<sup>th</sup> Street-Orange Street Multi-Family Residential Historic District designed for the automobile with concrete sidewalks, driveways with curb cuts, and detached garages.<sup>37</sup> Other than the parking lot in the rear, 650 and 658 South San Vicente Boulevard does not show design features that reflect any significant commercial development based on the automobile in the Wilshire CPA. The commercial corridor of San Vicente Boulevard that 650 and 658 South San Vicente Boulevard is located within is not a potential planning district or commercial historic district. Therefore, 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and the HCM criteria for history.

<sup>37</sup> Architectural Resources Group, *Wilshire Historic Districts, Planning Districts and Multi-Property Resources*, City of Los Angeles, Department of City Planning, Office of Historic Resources, January 26, 2015, 32.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 13 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

#### Significant Persons

There does not appear to be any evidence to suggest that 650 and 658 South San Vicente Boulevard are associated with the productive lives of historic personages or identified with events in the main currents of national, state, or local history. Research revealed a small number of individual tenants, who operated their businesses out of the subject property. In 1956, tenants included Edwin Lewin, who sold insurance; Morton Koffman, a CPA; and Evelyn K. Langley, who headed an office of accountants. Starting from 1956 until 1960, Morton S. Morris, a contractor, had his office in the building. In 1960, Edwin C. Grinde had his office in the building. In 1973, Irving S. Feffer practiced law from the subject property.

Research does not indicate that any of these tenants are significant persons in their industries or in the development of the Wilshire CPA. Therefore, there does not appear to be any known significant associations between 650 and 658 South San Vicente Boulevard and personages important to national, state, or local history. 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, and the HCM criterion for historic personages.

#### Design/Construction

Originally, the first building at 650 and 658 South San Vicente Boulevard was designed as a Streamline Moderne commercial building by Milton J. Black, a noted architect of Streamline Moderne and Spanish Colonial Revival multi-family residences in the Wilshire CPA, in 1945. However, he was not known as much for his commercial work and the building has been altered so much that only the curved corner, a strip of glass block, and a speedline indicate the original style. With the exception of the glass block, the original windows have been replaced. The flat arcade and painting of the stucco surface has given the building less of a Streamline Moderne and more of a Mediterranean Revival appearance. The building at 650 and 658 South San Vicente Boulevard does not meet the SurveyLA eligibility standards as it does not retain the essential and sufficient character-defining features of the Streamline Moderne style from the period of significance, and does not exhibit excellent quality of design through distinctive features.

Originally, the second building at 658 South San Vicente Boulevard was designed in the Mid-Century Modern style in 1951. The building was constructed to face the parking lot and the street-facing façade does not exhibit much quality of design through distinctive features. The public views of the rest of the building are obscured by gates to the staff parking on the adjacent lot. The simple, geometric volumes of the irregular plan indicate that architects Raymond Whalley and Alfred C. Prescott were expressing a post and beam structural system through concrete block. Other than that, the design is only a modest example of its type and style. The massing has been altered by the shed roof that connects the building to the first building. In general, the resource does not meet the eligibility standards by retaining the essential and sufficient character-defining features of Mid-Century Modernism from the period of significance, and does not exhibit excellent quality of design through distinctive features.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 14 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

The historic context also indicates that excellent examples of modern commercial buildings were being constructed during the period that this building was constructed in 1951 along Wilshire Boulevard and that the significant property type for this time period was the large commercial, multi-story office building. After 1957, when the city lifted the 150-foot building height restriction, the large commercial buildings became skyscrapers. The building at 658 South San Vicente Boulevard was a one-story office building and not one of these significant large office buildings or skyscraper property types designed in the Corporate International style.

The two original buildings of 650 and 658 South San Vicente Boulevard were not architecturally distinctive and the original design of the buildings have been significantly altered since their original dates of construction and the plan changed by the combination of two buildings. The buildings do not appear to represent notable work of a master builder or architect.

The current 650 and 658 South San Vicente Boulevard building is a combination of the 1945 and 1951 buildings. The buildings were connected by 2003 and the combined building is currently used as a school. The subject property has been reconfigured from its original appearance into a mixed, combined façade and does not reflect its separate, original architectural styles. Therefore, 650 and 658 South San Vicente Boulevard is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, and the HCM criteria for architecture.

### Data Potential

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. 650 and 658 South San Vicente Boulevard does not appear to yield or be likely to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known. Therefore, 650 and 658 South San Vicente Boulevard have not yielded or is not likely to yield information important to prehistory or history and are found ineligible or listing under National Register Criterion D and California Register Criterion 4.

### Integrity

#### Location

The building at 650 and 658 South San Vicente Boulevard has not been moved. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to retain integrity of location.**

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 15 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

#### Setting

The historical character of the area surrounding 650 and 658 South San Vicente Boulevard has been eroded due to contemporary infill: a high-rise building at 8383 Wilshire Boulevard, the 6601 Wilshire Boulevard commercial building, and a multi-story building at 640 South San Vicente Boulevard. Furthermore, the immediate setting of the 650 and 658 South San Vicente Boulevard has changed due to the change in function of the buildings to a Montessori school and the introduction of the Big 5 constructed in 1977 to the immediate southeast. The remaining buildings of the immediate setting include the American Colonial Revival commercial building across the street and the residential subdivision to the north of the subject buildings. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of setting.**

#### Design

The original Streamline Moderne features of the building at 650 and 658 South San Vicente Boulevard have been obscured by the addition of an arcade to give the building more of a Mediterranean Revival style appearance. Furthermore, the Mid-Century Modern features of the building at 650 and 658 South San Vicente Boulevard have been stripped and a shed roof and a parapet addition was added to connect it with the building at 650 and 658 South San Vicente Boulevard. Both building footprints have been changed and combined into one plan. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of design.**

#### Materials

The original materials of 650 South San Vicente Boulevard that remain include the glass block windows, stucco walls, and original wood window frames. The window glass has been changed to reflective glass, but the SurveyLA integrity consideration for the building's Streamline Moderne style allows for the replacement of windows. The addition of the front arch projection are now distinctive materials that were not original. The original materials of the building at 658 South San Vicente Boulevard, including the reinforced brick, remain. The windows have been replaced, but the SurveyLA integrity consideration for the building's Mid-Century Modern style allows for the replacement of windows. However, the parapet added as a key part of the façade is not original. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of materials.**

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 16 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B10. Significance (Cont.)

#### Workmanship

Original materials, along with the evidence of their workmanship, have been altered. The glass block corner window, glass block strip, and speedline in the 650 South San Vicente Boulevard building are all that remain of the original evidence of the Streamline Moderne commercial building. The concrete block arranged in stack bond remains in the 658 South San Vicente Boulevard building, but the shed roof and parapet addition have altered the original evidence. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of workmanship.**

#### Feeling

Due to the combination of the buildings into one, the original feeling of the buildings has been lost. The original Streamline Moderne features of 650 South San Vicente Boulevard have obscured and only the glass block and speedline remain to indicate its original style. The Mid-Century Modern style of 658 South San Vicente Boulevard has been diminished by its combination with the 650 South San Vicente Boulevard building, which is where the main entrance to the combined building is located. The main entrance of 658 South San Vicente Boulevard building is now obscured by gates. A parapet added to the main façade of 658 South San Vicente Boulevard diminishes the building's Mid-Century Modern style massing and the appearance of the main façade. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of feeling.**

#### Association

While research did not indicate any significant associations with early commercial development, the Streamline Moderne and Mid-Century Modern styles, or any historically significant owners or tenants associated with the property, the historical associations to the tenants, owners, and commercial development remain, but the property is not sufficiently intact in its physical features to convey the relationship to an observer. **Therefore, the building at 650 and 658 South San Vicente Boulevard is found to lack integrity of association.**

### B12. References (Cont.)

Bain, Joe Staten. *The Economies of the Pacific Coast Petroleum Industry: Market Structure*. Berkeley: University of California Press, 1944.

California Department of Health and Welfare, Marriage Index. 1950.

## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 17 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B12. References (Cont.)

City of Los Angeles, Department of Building and Safety. Building Permit 14048-10000-00041 for 676 South San Vicente Blvd., January 10, 2014.

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----- Building Permit 28447 for 650 South San Vicente Boulevard, December 6, 1994.

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"Engineers." *Los Angeles Times*, June 14, 1962.

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Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Los Angeles: Gibbs Smith, 2009.

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"Grinde, Edwin C." California, Death Index, 1940-1997.

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## CONTINUATION SHEET

Property Name: 650 South San Vicente Boulevard  
Page 18 of 18

\*Recorded by: Christina Chiang \*Date August 8, 2017 ☒ Continuation ☐ Update

### B12. References (Cont.)

Karl Storz. "USA-Karl Storz Endoscopy-America, Inc., El Segundo, CA,"  
<https://www.karlstorz.com/ca/en/usa-el-segundo.htm>, Accessed July 11, 2017.

Koffman, Morton, Petition for Naturalization No. 144627. Los Angeles District Court, Federal  
Naturalization Records, November 10, 1946, Box 0433.

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-----*Los Angeles City Directory*, 1941.

Michelson, Alan. "Milton J. Black (Architect)." *Pacific Coast Architecture Database*, 2015.  
<http://pcad.lib.washington.edu/person/277/>, Accessed July 11, 2017.

"Morris Morton S." *City Directory for Westwood-Brentwood-Bel-Air*, 1955-56.

Nationwide Environmental Title Research, LLC. Aerial photograph for 650 South San Vicente  
Boulevard, 2004.

"New Hacienda Estates Opens This Weekend." *The Desert Sun*, Saturday, February 25, 1956.

"The Observer." *Building and Engineering News*, volume 22. Saturday, December 16, 1922.

Patent US1788641, "Freezing Unit." June 19, 1953.

"Prescott, Alfred Clayton." *AIA Historical Directory of American Architects*.

"Pump Iron. \$349, \*" advertisement. *Los Angeles Times*. June 12, 1977.

"Services Today for Retired Judge Irving Feffer." *Metropolitan News-Enterprise*, Tuesday, April 7,  
2015.

"Soft Drink Sirup Prices Hold Steady." *The Billboard*, April 7, 1956.

State Lands Commission. Chapter 1551, Statutes of 1961. July 3, 1959.

United States Federal Census, 1940.

"Weddings." *Los Angeles Times*, April 13, 1954.

"Whalley, Raymond." *AIA Historical Directory of American Architects*.

"Winds Buffet DHS Area." *Desert Sentinel* 18, no. 31. Thursday, March 26, 1959.

## **APPENDIX C**

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### Building Permits



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Bldg. Form 2

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings

#### 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. 6  
REAR OF  
NORTH  
ANNEX  
1st FLOOR  
CITY CLERK  
PLEASE  
VERIFY

Lot No. 546 Tract 7555 Block 11-13  
(Description of Property)

North of Wilshire Blvd.

O.K. City Clerk

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

District No. 5 M. B. Page 11-13 F. B. Page 114

No. 610 San Vicente Blvd. Street 12th  
(Location of Job)

12th. Orange & Wilshire

O.K. City Engineer

By Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Restaurant No. of Rooms 2 No. of Families 2
- Owner's name Nora Eagan Phone 32 5535-1
- Owner's address 2133 Fairfield Ave
- Architect's name V. Masterman Phone 9289-1
- Contractor's name W. 39 Malden Ave Phone 9289-1
- Contractor's address W. 39 Malden Ave
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 2000
- Is there any existing building or permit for a building on lot? No How used? —
- Size of proposed building 32 x 42 Height to highest point 14 feet
- Number of Stories in height one Character of ground Adobe
- Material of foundation Concrete Size of footings 12 Size of wall 6 Depth below ground 6
- Material of Chimneys No Number of inlets to flue No Interior size of flues No x No
- Material of exterior walls Stucco
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-bearing studs 2 x 4  
Ceiling joists 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 6 Specify material of roof Paper
- Will all provisions of State Housing Act be complied with? yes

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

OVER

(Sign here)

Nora Eagan  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY.

PERMIT NO. <b>36419</b>	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 <b>RECEIVED</b> <b>DEC 16 1926</b> <b>1000</b>
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PLANS

L.B. Robert

PL

5



FOR DEPARTMENT USE, ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

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# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Edg. Form 2

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings 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. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY

ENGINEER  
PLEASE  
VERIFY

Lot No.

Block

(Description of Property)

District No.

M. B. Page

F. B. Page

No.

(Location of Job)

Street

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk

By

O. K. City Engineer

By

- Purpose of Building Residence No. of Rooms 5 No. of Families 1
- Owner's name Miss E. C. Morris Phone
- Owner's address 666 San Vicente Drive
- Architect's name Theo. J. Scott Phone
- Contractor's name O'Neal & Son Phone
- Contractor's address 423 So. La Brea
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sowers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 6500.00
- Is there any existing building or permit for a building on lot? No How used?
- Size of proposed building 38' x 52' Height to highest point  feet
- Number of Stories in height One Character of ground
- Material of foundation Concrete Size of footings 16" Size of wall 8" Depth below ground 6"
- Material of chimneys Bricks Number of inlets to flue 2 Interior size of flues 9" x 12"
- Material of exterior walls Stucco on frame
- Give sizes of following materials: REDWOOD MUDSILLS 2" x 6" Girders 4" x 6"  
EXTERIOR studs 2" x 6" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing studs 2" x 4"  
Ceiling joists 2" x 4" Roof rafters 2" x 4" FIRST FLOOR JOISTS 2" x 10"  
Second floor joists  Specify material of roof Shingles
- Will all provisions of State Housing Act be complied with? yes

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

OVER

(Sign Here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>32024</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found NOV 1 1926 O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued NOV 1 1926 <u>[Signature]</u>
----------------------------	--	--	--

[Signature]

[Signature]

[Signature]



**FOR DEPARTMENT USE ONLY**

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

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2

## DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings  
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. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor  
CITY CLERK  
PLEASE  
VERIFYTAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFYLot No. 54 Block 11 F. B. Page 114  
(Description of Property)District No. 54 M. B. Page 11 F. B. Page 114  
No. 666 San Vicentes Drive Street  
(Location of Job)Between Sweetzer + Orange St.

O. K. City Clerk

O. K. City Engineer

By

By

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 1 No. of Families 1
2. Owner's name Miss E. C. Morris Phone OR 1131
3. Owner's address 666 San Vicentes Drive
4. Architect's name Thos. J. Scott Phone OR 1131
5. Contractor's name O'Neal & Son Phone ✓
6. Contractor's address 423 So La Brea \$ 300.00
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 300.00
8. Is there any existing building or permit for a building on lot? No. How used? —
9. Size of proposed building 18' x 20' Height to highest point 12' feet
10. Number of Stories in height 1 Character of ground Flat
11. Material of foundation Concrete Size of footings 16" Size of wall 6" Depth below ground 6"
12. Material of chimneys — Number of inlets to flue — Interior size of flues —
13. Material of exterior walls Stucco on frame
14. Give sizes of following materials: REDWOOD MUDSILLS 3" x 4" Girders Flat  
EXTERIOR studs 2" x 4" INTERIOR BEARING studs ✓ Interior Non-Bearing studs —  
Ceiling joists ✓ Roof rafters 2" x 6" FIRST FLOOR JOISTS Flat  
Second floor joists ✓ Specify material of roof Com.
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.

OVER

(Sign here)

O'Neal & Son R.M.  
(Owner or Authorized Agent.)

## FOR DEPARTMENT USE ONLY

PERMIT NO. <u>32025</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found NOV 1 1926 O. K. <u>[Signature]</u> Clerk	Stamp here when permit is issued NOV 1 1926 <u>[Signature]</u>
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12345125



**FOR DEPARTMENT USE ONLY**

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

## REMARKS

1



# All Applications Must be Filled Out by Applicant

Blg. Form 3

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

3

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair or Demolish

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the 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. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
1ST FLOOR  
242 SO.  
ROADWAY  
ENGINEER  
PLEASE  
VERIFY

Lot.....Block.....  
Tract.....  
.....  
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Lot.....Block.....  
Tract.....  
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Book.....Page.....F. B. Page.....

Book.....Page.....F. B. Page.....

From No.....670 San Vicente Blvd.....

Street

To No.....Between Wilshire and Beverly Blvd.....

Street

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Stores
2. What purpose will Building be used for hereafter? Stores
3. Owner's name Ferncroft Inn Phone.....
4. Owner's address 670 San Vicente Blvd.....
5. Architect's name THE GENERAL ENGINEERING CO. Phone.....
6. Contractor's name Heale Inc. Phone BE 1183
7. Contractor's address 1900 West Pico.....
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 200.00
9. Class of present Building "D" No. of rooms at present 3
10. Number of stories in height 1 Size of present Building 30 x 75
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Stores

What Zone is Property In? 4th

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

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

Erecting a roof sign according to the accompanying plan.

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)

THE GENERAL ENGINEERING CO.

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.

29538

Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.

Plan Examiner

Application checked and found O. K.

Clerk

Stamp here when permit issued  
OCT 7 1927

PL PLANS

200



*Boyd E. Sign*

13. Size of new addition..... No. of Stories in height.....  
14. Material of foundation..... Size footings..... Size wall..... Depth below ground.....  
15. Size of Redwood Mudsills..... x..... Size of interior bearing studs..... x.....  
16. Size of exterior studs..... x..... Size of interior non-bearing studs..... x.....  
17. Size of first floor joists..... x..... Second floor joists..... x.....  
18. Will all provisions of State Housing Act be complied with? *Yes* *Yes*

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) *THE GENERAL ENGINEERING CO.*  
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K. <i>Thompson</i>
CONSTRUCTION	O. K. <i>Thompson</i>
ZONING	O. K. <i>J.P.</i>
SET-BACK LINE	O. K. <i>J.P.</i>
ORD. 33761 (N. S.)	O. K. <i>J.P.</i>
FIRE DISTRICT	O. K. <i>Boyd E. Sign</i>

REMARKS

~~Plumbing and Flastering Ordinance~~  
~~imposed with~~  
~~Owner or Authorized Agent~~

The building referred to in this application will be more than 100 feet from *Highland* Street  
*C. Devel*  
Owner or Authorized Agent



# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS  
and other data must also be filed

Std. Form 2

PLAN #609

BUILDING DIVISION

# 2

## DEPARTMENT OF BUILDING AND SAFETY

### Application for the Erection of Frame Buildings 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. 6  
REAR OF  
NORTH  
ANNEX  
1st Floor

CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
FIRST FLOOR  
242 SO.  
BROADWAY  
ENGINEER  
PLEASE  
VERIFY

Lot No. 1555 Block 11  
(Description of Property)

District No. 54 M. B. Page 11-13 F. B. Page 114

No. 674 San Vicente Blvd. Street

(Location of Job)

Los Angeles, Calif.

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Restaurant & Residence No. of Rooms 7 No. of Families 1
- Owner's name Robert A. Klein Phone Ors 1241
- Owner's address 6601 Wilshire Blvd.
- Architect's name E. S. Somers Phone Ors 1241
- Contractor's name Robert A. Klein Phone Ors 1241
- Contractor's address same
- VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} \$ 2000.00
- Is there any existing building or permit for a building on lot? Yes How used? Office Bldg.
- Size of proposed building 44' x 41' Height to highest point 16' feet
- Number of Stories in height 1 Character of ground Dacomp. Granite
- Material of foundation Concrete Size of footings 16 Size of wall 8 Depth below ground 6
- Material of chimneys Brick Number of inlets to flues 1 Interior size of flues 1 x 1
- Material of exterior walls Stucco on frame
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6  
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4  
Ceiling joists 2 x 6 Roof rafters 4 x 4 FIRST FLOOR JOISTS 2 x 6  
Second floor joists 2 x 6 Specify material of roof Tile & Composition
- Will all provisions of State Housing Act be Complied with? Yes

What Zone is Property In? C

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)

ROBERT A. KLEIN & CO.

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <b>8937</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <i>[Signature]</i> Clerk	Stamp here when permit is issued <b>ISSUED</b> <b>MAR 27 1928</b> <b>FOULW</b>
---------------------------	--	--	---

*[Signature]*

(5)

*[Signature]*



# FOR DEPARTMENT USE ONLY

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

## REMARKS

The building referred to in this application will be more than 100 feet from *William B. B. Co.*

*Robert A. Allen*  
Owner or Authorized Agent

Lathing and Plastering Ordinance

will be complied with

*Robert A. Allen*  
*Robert A. Allen*  
Owner or Authorized Agent

*17-10-1910*



# All Applications Must be Filled Out by Applicant

Stdg. Form 5

PLANS AND SPECIFICATIONS  
and other data must also be filed

BUILDING DIVISION

# 3

## DEPARTMENT OF BUILDING AND SAFETY

### Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles through the office of the 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. 248  
(2ND FLOOR)  
CITY CLERK  
PLEASE  
VERIFY

TAKE TO  
ROOM No. 5  
(MAIN ST.  
FLOOR)  
ENGINEER  
PLEASE  
VERIFY

Lot _____ Block _____	Lot _____ Block _____
Tract _____	Tract _____
Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
From No. <u>670 San Vincent Blvd</u> Street _____	Street _____
To No. <u>Wilshire Blvd &amp; Orange</u> Street _____	Street _____

O. K. City Clerk

O. K. City Engineer

(USE INK OF UNDELIABLE PENCIL)

1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter? Store
3. Owner's name R. E. Eagon Phone Ar 2658
4. Owner's address 670 San Vincent Blvd
5. Architect's name No Phone \_\_\_\_\_
6. Contractor's name Holmes & Narver Phone We 0513
7. Contractor's address 1007 1/2 West 11th St
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-  
ment and Appliances in Completed Building.} \$ 300.00
9. Class of present Building D No. of rooms at present 2
10. Number of stories in height one Size present Building 32 x 58
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Restaurant & Family  
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? C

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

Alter Dining Room 14 x 58 ft

No required windows will be obstructed.

Owner or Authorized Agent

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.

NOT OVER

(Sign here) Holmes & Narver  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.  <b>2795</b>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.  Plan Examiner	Application checked and found <u>OK</u> <u>Life No 56</u> Clerk	Stamp Here When Issued <b>ISSUED</b> <b>FEB 1 1929</b> <b>100000</b> L.A. Bldg. Dept.
-------------------------------	--	--	---

C. F. Schumann

2.50



14. Size of new addition 14 x 58 No. of Stories in height 1  
 15. Material of foundation Concrete Size footing 12" x 12" size wall 6" Depth below ground 12"  
 16. Size of Redwood Mudsills 2 x 6 Size of interior bearing studs 2 x 4  
 17. Size of exterior studs 2 x 4 Size of interior non-bearing studs 2 x 4  
 18. Size of first floor joists 2 x 10 Second floor joists 2 x 10  
 19. Will All Lathing and Plastering Comply with Ordinance? yes  
 20. Will all provisions of State Housing Act be complied with? yes

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

(Sign here)

Holmes Dunlap  
 (Owner or Authorized Agent)

### FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

### REMARKS

The building referred to in this application will be more than 100 feet from Milwaukee Street

Owner or Authorized Agent

Holmes Dunlap



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.

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot <u>5 x 6</u> Block <u>4-7</u>	Lot _____ Block _____
	Tract <u>7555</u>	Tract _____
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____
	From No. <u>670 San Vicente Blvd</u>	Street _____
	To No. <u>North of Wilshire near Arroyo</u>	Street _____
	(USE INK OR INDELIBLE PENCIL)	

- What purpose is the present Building now used for? safe
- What purpose will Building be used for hereafter? same
- Owner's name R. E. Egan Phone 2158
- Owner's address 2133 Fairfield on Hollywood
- Architect's name \_\_\_\_\_ Phone \_\_\_\_\_  
Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
- Contractor's name \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-  
ment and Appliances in Completed Building.} \$ 120.00
- Class of present Building store No. of rooms at present \_\_\_\_\_
- Number of stories in height 1 Size present Building 52 x 70
- State how many buildings are on this lot 3
- State purpose buildings on lot are used for safe  
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? 6

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

Add wood shed 8-20 - Fire Wall on front 5-32

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) R. E. Egan  
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>10310</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>S. H. H. H. H.</u> Plan Examiner	Application checked and found O.K. <u>5/5/30</u> Chief	Stamp here when permit is issued <u>RECEIVED</u> MAY 5 1930 <u>1000</u>
----------------------------	---	--	--

Perkins



14. Size of new addition 8 x 20 No. of Stories in height 1
15. Material of foundation RPV Size footings \_\_\_\_\_ size wall \_\_\_\_\_ Depth below ground \_\_\_\_\_
16. Size of Redwood Mudsills 2 x 8 Size of interior bearing studs \_\_\_\_\_ x \_\_\_\_\_
17. Size of exterior studs dirt 2 x 4 Size of interior non-bearing studs \_\_\_\_\_ x \_\_\_\_\_
18. Size of first floor joists dirt x \_\_\_\_\_ Second floor joists \_\_\_\_\_ x \_\_\_\_\_
19. Will all Lathing and Plastering Comply with Ordinance? In Plaster
20. Will all provisions of State Housing Act be complied with? yes

(Sign here) [Signature]  
(Owner or Authorized Agent.)

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

[illegible]



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

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 674 San Vincente Blvd  
(House Number and Street)

New location of building } do  
(House Number and Street)

Between what cross streets } Wilshire Blvd & Orange St.

Approved by  
City Engineer.

Deputy.

1. Purpose of PRESENT building Store Families - Rooms -  
(Store, Residence, Apartment House, Hotel, or any other purpose)

2. Use of building AFTER alteration or moving do Families - Rooms -

3. OWNER (Print Name) ANITA TOOK Phone WH 8393

4. Owner's Address 674 San Vincente Blvd

5. Certificated Architect NONE State License No. - Phone -

6. Licensed Engineer PAUL BATEMAN State License No. 4787 Phone MO 3018

7. Contractor TRU-AD NEON CO State License No. 27369 Phone PL 4307

8. Contractor's Address 2907 S. MAIN ST.

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} \$ 260.00

10. State how many buildings NOW } 1 - Store  
on lot and give use of each, } (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 45 x 60 Number of stories high 1 Height to highest point 22'

12. Class of building D Material of existing walls Wood Exterior framework Wood  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Steel roof sign

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  <b>13621</b>	FOR DEPARTMENT USE ONLY				Fees <u>2.50</u>  Stamp here when Permit is issued  <u>6/3/36</u>
	Plans and Specifications checked <u>[Signature]</u>	Zone <u>C3</u>	Fire District No. <u>16</u>		
	Corrections verified <u>[Signature]</u>	Blg. Line <u>10</u> Ft.	Street Widening <u>no</u> Ft.		
	Plans, Specifications and Applications checked and approved <u>[Signature]</u>	Application checked and approved <u>Price 6/3/36</u> Clerk			
PLANS <u>5/11/36</u> Rec'd	For Plans See <u>[Signature]</u>	Filed with <u>[Signature]</u>	Required Valuation Included <u>SPRINKLER</u>	Specified Test No. <u>[Signature]</u>	Inspector <u>[Signature]</u>



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

## NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....  
Material of Foundation.....Width of Footing.....Depth of footing below ground.....  
Width Foundation Wall.....Size of Red wood Sill.....x.....Material Exterior Walls.....  
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....  
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here

Owner or Authorized Agent)

By

**FOR DEPARTMENT USE ONLY**

## Application

Fire District

Bldg. Line

**Termite Inspection.**

### Construction.

## Zoning

## Street Widening

### Forced Draft Ventil..

(1)

## REINFORCED CONCRETE

### Barrels of Cement.

### Tons of Reinforcing Steel.

(2)

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

Street

**Sign Here.**

(Owner or Authorized Agent)

(3)

No required windows will be obstructed.

**Sign Here.**

(Owner or Authorized Agent)

(4)

(10) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

**Sign Here.**

(Owner or Authorized Agent)

REMARKS:



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 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.....

Lot.....

Tract.....

Tract.....

Present location of building } 674 San Vincente  
(House Number and Street)New location of building } Same  
(House Number and Street)Between what cross streets } 1<sup>st</sup> & 2<sup>nd</sup> W. 1<sup>st</sup> & 2<sup>nd</sup> Sts.  
(House Number and Street)Approved by  
City Engineer

Deputy

- Purpose of PRESENT building Store Families.....Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving Same Families.....Rooms.....
- Owner (Print Name) BRUNO PINKERT Phone.....
- Owner's Address 1935 West View
- Certificated Architect None State License No. ....Phone.....
- Licensed Engineer None State License No. ....Phone.....
- Contractor George H. Grant State License No. 46510 Phone RO 5-504
- Contractor's Address 2421 W. 22<sup>nd</sup> St.
- 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 thereon} \$ 200.00
- State how many buildings NOW } 1 Store (furniture)  
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 40' x 40' Number of stories high 1 Height to highest point 15'
- Class of building D Material of existing walls Stucco Exterior framework Wood  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

Raise store room floor to level of main store. Close in front for display window.New floor 8' x 18'

DOUBLE FEES

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  <b>38417</b>	FOR DEPARTMENT USE ONLY				Fee <u>4.00</u> Stamp here when Permit is issued  SEP 20 1940
	Plans and Specifications checked	Zone <u>C3</u>	Fire District No. <u>10</u>		
	Corrections verified	Bldg. Line <u>10</u> Ft.	Street Widening <u>10</u> Ft.		
	Plans, Specifications and Application rechecked and approved	Application checked and approved <u>Shakely</u> <u>Sept 9-25-40</u> Clerk			
PLANS	For Plant Sec. <u>Shakely</u>	Filed with <u>Shakely</u>	SPRINKLER Required <u>Yes</u> Valuation Included <u>Yes</u> Specified <u>Yes</u> No <u>No</u>		Inspector <u>J. W. G. Gann</u>
Rec'd					



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

## NEW CONSTRUCTION

Size of Addition None Size of Lot ..... x ..... Number of Stories when complete. .....

Material of Foundation.....Width of Footing. . . . .Depth of footing below ground.....

Width Foundation Wall. . . . .Size of Redwood Sill. . .x . . .Material Exterior Walls. . . . .

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

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

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

## Application

Fire District

Bldg. Line

### Termite Inspection

### Construction

## Zoning

## Street Widening

### Forced Draft Vertil

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)

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

SECRET

Sign Here.

(Owner or Authorized Agent)

(3)

(17) No required windows will be obstructed.

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

(4)

(10) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

REMARKS:

ALL wood and lumber below the first floor boards will be PRESERVED treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PRESERVED WITH CREOSOTE.

George A. Grant



3

# APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

From Lot 9 TR 4 To Lot \_\_\_\_\_  
Tract 7555 Tract \_\_\_\_\_  
Present location of building 650 San Vicente St (House Number and Street)  
New location of building \_\_\_\_\_ (House Number and Street)  
Between what cross streets Q  
USE INK OR INDELIBLE PENCIL

Approved by  
City Engineer

Deputy

- Present use of building STORE Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy \_\_\_\_\_
- Use of building AFTER alteration or moving \_\_\_\_\_ Families \_\_\_\_\_ Rooms \_\_\_\_\_
- Owner W. H. Hill Phone \_\_\_\_\_  
(Print Name)
- Owner's Address 5225 Wilshire Blvd P. O. \_\_\_\_\_
- Certificated Architect \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor \_\_\_\_\_ State \_\_\_\_\_ License No. \_\_\_\_\_ Phone 46574
- Contractor's Address \_\_\_\_\_
- VALUATION OF PROPOSED WORK \$ 500  
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.
- State how many buildings NOW on lot and give use of each. \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 21 x 23 Number of stories high \_\_\_\_\_ Height to highest point 18'
- Material Exterior Walls brick Exterior framework \_\_\_\_\_  
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

## NEW CONSTRUCTION

- Size of Addition \_\_\_\_\_ Size of Lot \_\_\_\_\_ Number of Stories when complete \_\_\_\_\_
- Footing: Width \_\_\_\_\_ Depth in Ground \_\_\_\_\_ Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_
- 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

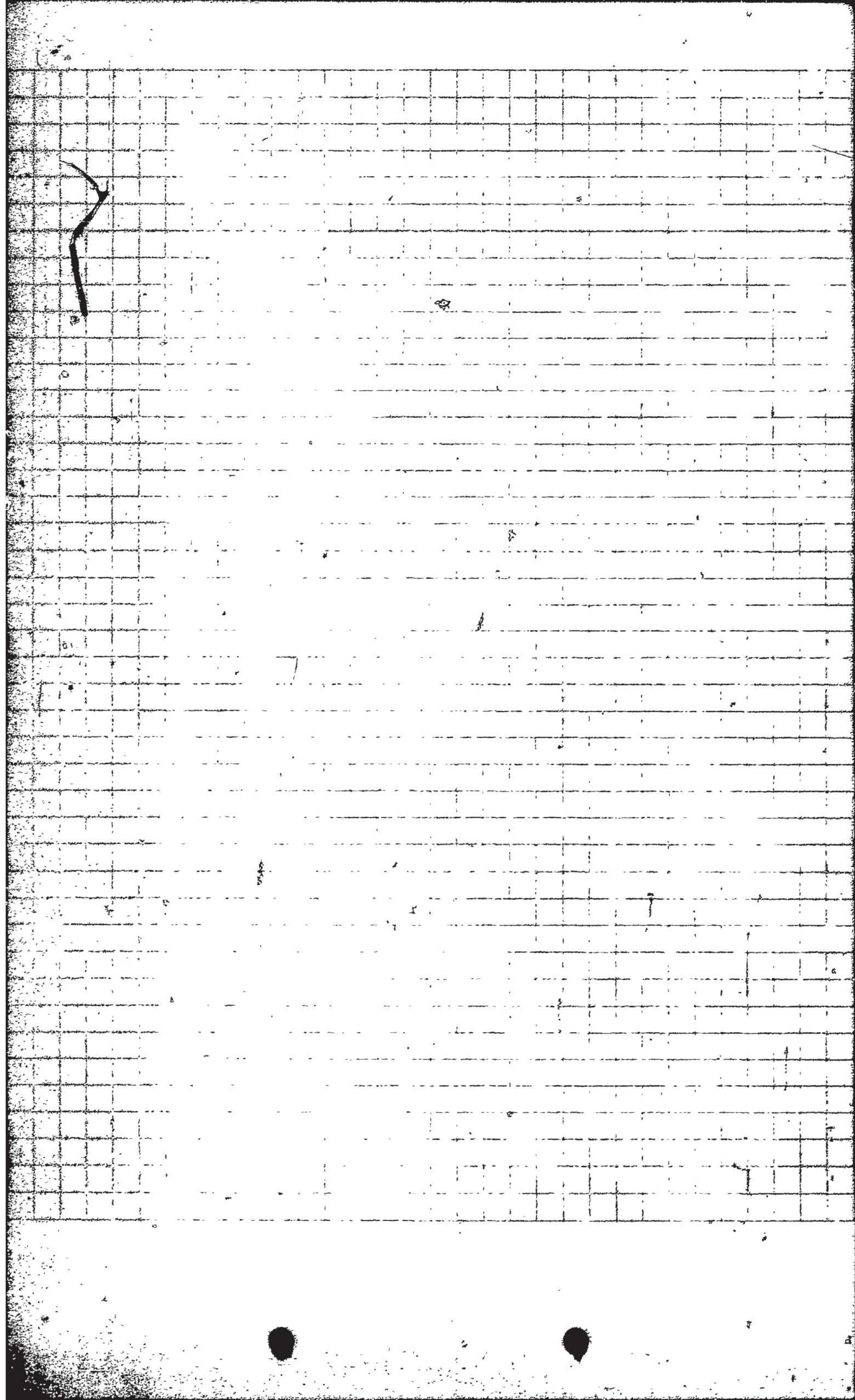
(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY							
(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from _____ Street			
Receipt No. <u>10635</u>		Bbls. _____ Cement _____		Sign here _____ Owner or Authorized Agent			
Valuation \$ _____		Tons of Reinforcing Steel _____					
Fee Paid \$ _____							
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Feet rear alley	Clerk
<u>I</u>	<u>1</u>	<u>30</u>	Corner Lot	Corner Lot Keyed	<u>65 x 100</u>	Feet side alley	
PERMIT No. <u>20659</u>		Plans and Specifications checked <u>J. K. Minasian</u>		Zone <u>C-3</u>	Fire District No. <u>2</u>	District Map No. <u>350</u>	
		Correction Verified <u>J. K. Minasian</u>		Reg. Line _____	Street Widening _____	Stamp here when Permit is issued	
PLANS		Plans, Specifications and Application rechecked and approved <u>J. K. Minasian</u>		Application checked and approved <u>[Signature]</u>		Inspector _____	
Rec'd <u>10-19-45</u>		For Plans Fee <u>X</u>	Filed with <u>18700/45</u>	Continuous Inspection <u>[Signature]</u>	Specified-Required Variation Included Yes _____ No _____		

Return to Eng. J. K. Minasian







1

# APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No.

7

Tract

Block 4  
7555

Location of Building

656-654 San Vicente Blvd  
(House Number and Street)Approved by  
City Engineer

Between what cross streets

S.E. Corner Orange St

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building

Office &amp; Store

Families

Rooms 13

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

2. Owner

Churchill Co

Phone

(Print Name)

3. Owner's address

5225 Wilshire Blvd.

P.O.

4. Certificated Architect

Milton J. Black

State  
License No.

Phone

5. Licensed Engineer

State  
License No.

Phone

6. Contractor

Churchill Co.

State  
License No.

72153

Phone

110-510

7. Contractor's address

5225 Wilshire Blvd.

L.O.

(36)

C.F.G.

8. 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)9. State how many buildings NOW  
on lot and give use of each.

None

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

10. Size of new building

40 x 70

No. Stories 1

Height to highest point 16'

Size lot 60 x 110

11. Material Exterior Walls

Frame &amp; Stucco

Type of Roofing

Comp.

For  
Accessory

(a) Footing: Width

12

Depth in Ground

18

Width of Wall

12. Buildings  
and similar  
structures

(b) Size of Studs

2 x 4

Material of Floor

Concrete

(c) Size of Floor Joists

x

Size of Rafters

2 x 10

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

Churchill Co

(Owner or Authorized Agent)

Plans, Specifications and other  
data must be filed.

By

E.P. Paul Sept.

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 feet from	
Receipt No. 3030		Bbls. Cement		Street	
Valuation \$ 12,500		Tons of Reinforcing Steel		Sign here	
Fee Paid \$ 25.00				(Owner or Authorized Agent)	
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
V	G		Corner Lot	Corner Lot Keyed	60 x 110
PERMIT No.		Plans and Specifications checked		Zone	Fire District
17174		Corrections Verified		Bldg. Line	No. 2
PLANS		Plans, Specifications and Application rechecked and approved		Street Widening	
Rec'd.		For Plans See		Filed with	
				Application checked and approved	
				NOV 1 - 1945	
				Inspector	
				Stamp here when Permit is Issued	
				11-1345	
				Specified—Required	
				Valuation Included	
				Yes—No	



I agree to demolish and remove all portions  
of the Foundation which, after checking by  
the engineers of the Department of Building  
and Safety, are found not to conform with  
all requirements of the Building Code and  
the State Housing Act or other  
applicable laws.

Churchill Co.  
By P. P. [unclear] Supt.



1

# APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 9

Tract 7555

Location of Building 650-654 San Vicente Blvd  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets J.E. Carroll Dr. & ...

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Office Bldg & Store Families 1 Rooms 13  
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Owner Churchill Co. Phone   
(Print Name)
- Owner's address 5225 Wilshire Blvd P.O. Box 3
- Certificated Architect Milton J. Black State License No.  Phone
- Licensed Engineer  State License No.  Phone
- Contractor Churchill Co. State License No. 72153 Phone 510
- Contractor's address 5225 Wilshire Blvd

## 8. 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.

- State how many buildings NOW on lot and give use of each. None  
(Store, Dwelling, Apartment House, Hotel, or other purpose)
- Size of new building 60 x 70 No. Stories 1 Height to highest point 12 Size lot 60 x 170
- Material Exterior Walls Frame & Stucco Type of Roofing Flat
- For Accessory Buildings and similar structures:
  - (a) Footing: Width 12 Depth in Ground 8 Width of Wall 6
  - (b) Size of Studs 2x4 Material of Floor Concrete Slab
  - (c) Size of Floor Joists 2x10 Size of Rafters 2x10

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.

Plans, Specifications and other data must be filed.

Sign here Churchill Co. (Owner or Authorized Agent)

By E.P. ...

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 feet from	
Receipt No. <u>1030</u>		Bols. Cement		Street	
Valuation \$ <u>17,000</u>		Time of Reinforcing Steel		Sign here	
Fees Paid \$ <u>25.00</u>				(Owner or Authorized Agent)	
TYPE <u>I</u>	GROUP <u>G</u>	Maximum No. Occupants <u>50</u>	Inside Lot <u>Corner Lot</u>	Key Lot	Lot Size <u>60x110</u>
PERMIT No. <u>18950</u>		Plans and Specifications checked <u>J.K. Minchin</u>		Corner Lot Keyed	Fl. rear alley
PLANS		Corrections Verified <u>J.K. Minchin</u>		Fl. side alley	Check
Rec'd.		Plans, Specifications and Application rechecked and approved <u>A.H. ...</u>		Fl. rear alley	Fl. side alley
		For Plans to be used		Application checked and approved <u>...</u>	Fl. rear alley
				None	Fl. rear alley
					Fl. side alley



10-18-45 game OK

~~game~~ leading game OK

APPROVED FOR  
ARCHITECTURAL DESIGN

Date 10-18-45

Valuation reduced to \$1000.00 for \$1000.00  
paid on foundation only  
E. T. Morris



**BUILDING DIVISION**

**REMOVED TO**

101

Lot

**Tract**

## Tract

[illegible]

New Location  
of Building

Between what  
cross streets:

Approved by  
City Engineer.

**Dedrick**

**USE INK OR INDELIBLE PENCIL**

1. Use of existing building: Restaurant Families 2 Rooms 2  
(Since, Dwelling, Apartment House, Hotel or other purpose)

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

3. Use of building AFTER alteration or moving: 1400 families Rooms

- Customer (Print Name) Paul Taylor Phone

5. Owner's Address 1701 W. 1st St. S. P.O.

- |                               |  |  |  |  |  |            |              |
|-------------------------------|--|--|--|--|--|------------|--------------|
| <b>Certificated Architect</b> |  |  |  |  |  | <b>No.</b> | <b>Phone</b> |
|-------------------------------|--|--|--|--|--|------------|--------------|

- |                      |       |             |       |
|----------------------|-------|-------------|-------|
| 7. Licensed Engineer | State | License No. | Phone |
|----------------------|-------|-------------|-------|

8. Contractor: THE BAKER GROUP INC. 17837 CHICAGO

9. Contractor's Address 2000 E. 1st St.

- |                                |  |      |
|--------------------------------|--|------|
| 10. VALUATION OF PROPOSED WORK | lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein on charges. | 2300 |
|--------------------------------|--|------|

- |   |   |
|---|---|
| 11. State how many buildings NOW on lot and give use of each. | ONE - No Farm house -<br>(Store, Dwelling, Apartment House, Hotel or other purpose) |
|---|---|

12. Size of existing building 50 x 50 Number of stories high 1 Height to highest point 18

- |                             |          |               |               |
|-----------------------------|----------|---------------|---------------|
| 13. Material Exterior Walls | Concrete | For framework | Wood or Steel |
|-----------------------------|----------|---------------|---------------|

14. Describe briefly all proposed ~~new~~ work.

**Fill in Application on other Side and Sign Statement**

(Over)

**FOR DEPARTMENT USE ONLY**

FOR DEPARTMENT USE ONLY			
PERMIT No.  5303	Inside Lot	Key Lot	Lot Size
	Corner Lot	Corner Lot Key	2nd rear alley
PLANS	Plans and Specifications checked		Zone
	Corrections verified		Fire District
PLANS	Plans, Specifications and Construction checked and approved		No.
	For Plans See		Street Widening
PLANS	Plans with		Application checked and approved
	Specified		Inspector
Plans with		Specified	Inspector
Plans with		Specified	Inspector

APR 23 1945



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

New NEW CONSTRUCTION

13. Size of Addition 5 Size of Lot 5 Number of Stories when complete 1

14. Type of Roofing Shingles

I hereby certify that in 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

J. R. Pearson  
(Owner or Authorized Agent)

By

M. D. Alt

FOR DEPARTMENT USE ONLY

(a) Footing: Width 12 Depth in Ground 4 Width of Wall 12

(b) Size of Studs 2x4 Material of Floor Concrete

(c) Size of Floor Joists 2x6 Size of Rafters 2x6

(1) PLAN CHECKING

(2) REINFORCED CONCRETE

(3) The building referred to in this Application will be more than 100 feet from

Receipt No. 227  
Valuation \$500  
Fee Paid \$

Barrels of Cement 0  
Tons of Reinforcing Steel 0

Street   
Sign here   
(Inspector or Authorized Agents)

REMARKS:

Approved C. F. C. 4/16/45

Permitting of new over Park

April 16, 1945 O.K. to construct a whole

new market with the necessary storage

Zone C-3

Official zoning Administrator

Paul C. Stanton



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 5 & 6

Lot 5 & 6

Tract 7555

Tract 7555

Present location of building

670 So San Vicente Blvd

(House Number and Street)

New location of building

Same

(House Number and Street)

Between what cross streets

Wilshire Blvd & Orange Drive

USE INK OR INDELIBLE PENCIL

Meat Market & Shoe Shop

Approved by  
City Engineer

Deputy

1. Use of existing building

Store, Dwelling, Apartment House, Hotel or other purpose

Families

Rooms

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

Same as

3. Use of building AFTER alteration or moving

Tool & Work Shop

Families

Rooms

4. Owner (Print Name)

J. R. Pierson

Phone CR 10595

5. Owner's Address

670 San Vicente Blvd.

P. O. Los Angeles

6. Certificated Architect

Frederick H. Hart

State License No.

B 1524

Phone

RO 6090

7. Licensed Engineer

State License No.

Phone

8. Contractor

Frank R. Reed

State License No.

77834

Phone

RE 61513

9. Contractor's Address

8811 W. 3rd St. L.A. 26.

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.)

\$560.00

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

13 store

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

12. Size of existing building

70 x 46

Number of stories high

1

Height to highest point

22'

13. Material Exterior Walls

Stucco on studs

(Wood, Steel or Masonry)

Exterior framework

2 x 6

(Wood or Steel)

14. Describe briefly all proposed construction and work:

2x4 Frame shed on concrete foundation - corr. floor & compo. roof

Addition for storage empty cans and boxes, etc.; also tool room

Fill in Application on other Side and Sign Statement

(Over)

FOR DEPARTMENT USE ONLY

PERMIT No.  <u>10344</u>	Inside Lot	Key Lot	Lot No.	Plat	Block	<p>Stamp here when Permit is issued</p> <p><u>16345</u></p>
	Corner Lot	Corner Lot No.	Plat	Block	Zone	
	Plant and Specifications checked		Zone	Fire Marshal		
	Corrections verified		Zone	Fire Marshal		
PLANS	Plant, Specifications and Application checked and approved		Application checked and approved		Date	
	For Plans		For Plans		Date	
	For Plans		For Plans		Date	
	For Plans		For Plans		Date	



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

### NEW CONSTRUCTION

15. Size of Addition 10' x 12', Size of Lot 33' x 109' Number of Stories when complete 1

16. Type of Roofing Campes

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

Frederick Smith

(Owner or Authorized Agent)

By

#### 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

Size of Rafters

(1) PLAN CHECKING

(2) REINFORCED CONCRETE

(3) The building referred to in this Application will be more than 100 feet from Street

Receipt No.

505

Barrels of Cement

Valuation

\$560

Tons of Reinforcing Steel

Fees Paid

\$

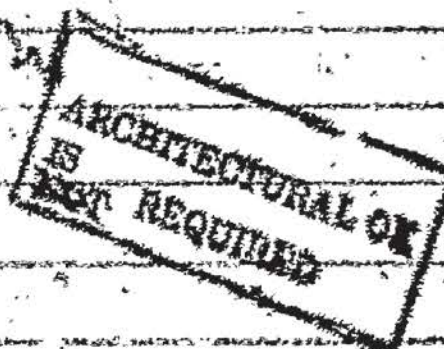
7.40

Sign here

(Owner or Authorized Agent)

#### REMARKS

Building architect: Fred Smith  
City of Los Angeles





3

APPLICATION TO  
ALTER, REPAIR  
OR DEMOLISHCITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No 5 and 6 Block 4

Tract 75 &amp; 5

Location of Building 620 S. SAN VICENTE  
(House Number and Street)Approved by  
City Engineer

Between what cross streets WILSHIRE AND BURTON Way Deputy

## USE INK OR INDELIBLE PENCIL

1. Present use of building COLD STORAGE LOCKERS Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 1 year
3. Use of building AFTER alteration or moving same Families \_\_\_\_\_ Rooms \_\_\_\_\_
4. Owner JAMES R. RICHSON Phone \_\_\_\_\_  
(Print Name)
5. Owner's Address \_\_\_\_\_ P. O. \_\_\_\_\_
6. Certified Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
7. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
8. Contractor OWNER State License No. \_\_\_\_\_ Phone \_\_\_\_\_
9. Contractor's Address \_\_\_\_\_

## 10. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent  
heating, heating, ventilating, water supply, plumbing,  
fire sprinkler, electrical wiring and elevator  
equipment therein or thereon

11. State how many buildings NOW on lot and give use of each. 1 Cold Storage Bldg.  
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 20 x 70 Number of stories high \_\_\_\_\_ Height to highest point \_\_\_\_\_
13. Material Exterior Walls STUCCO Exterior framework WELD  
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

Addition to existing cold storage Bldg.  
on West floor already existing

## NEW CONSTRUCTION

15. Size of Addition 25 x 30-5 Size of Lot 81 x 110 Number of Stories when complete 1
16. Footing: Width 8" Depth in Ground 1' Width of Wall \_\_\_\_\_ Size of Floor Joists \_\_\_\_\_
17. Size of Studs 2" x 4" Material of Floor CONCRETE Size of Rafters 1" x 4" Type of Roofing FLAT

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.

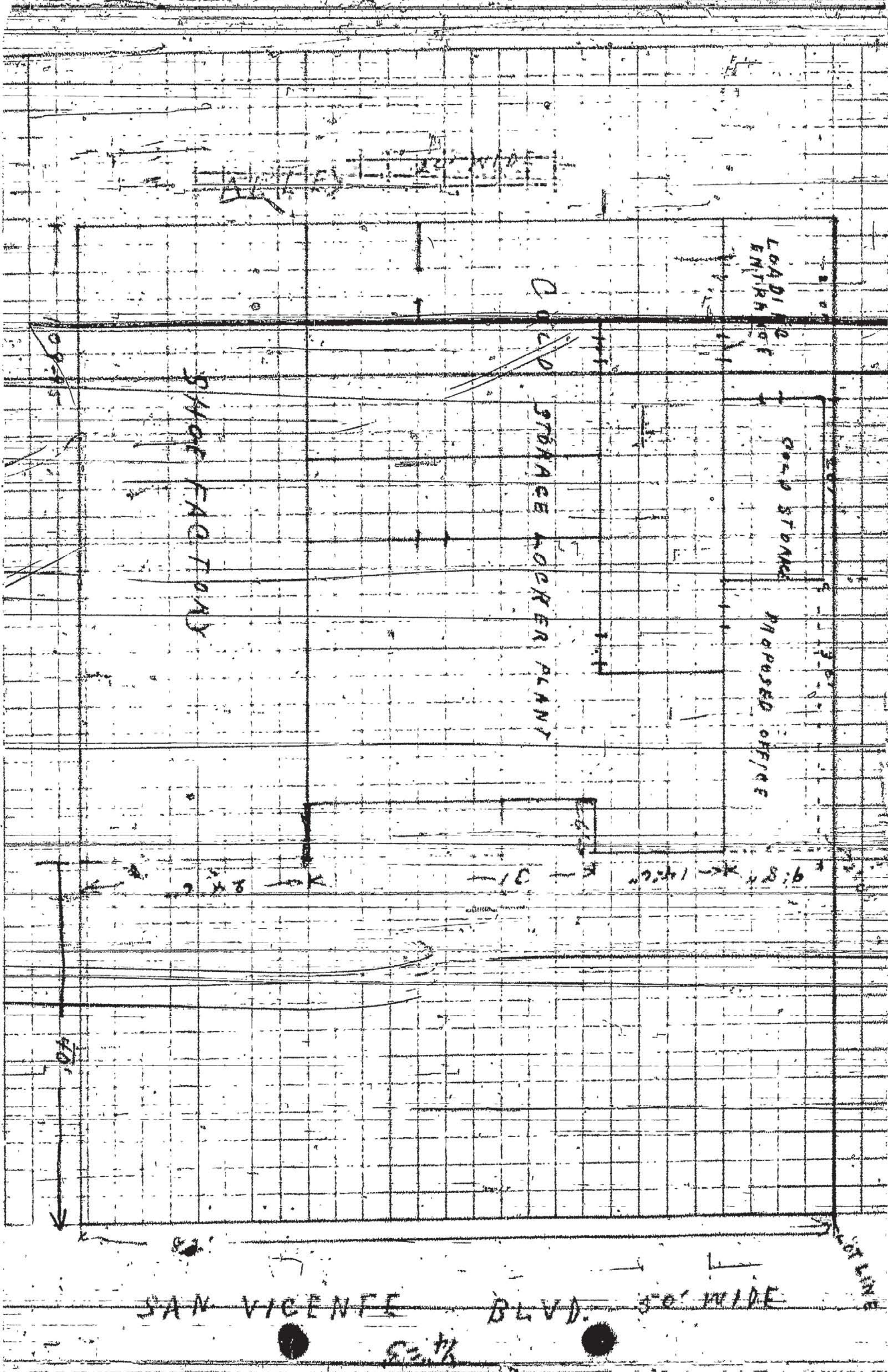
Sign here

By JAMES R. RICHSON  
(Owner or Authorized Agent)

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be there	
Receipt No.	Valuation	Bldg. Cement	Tons of Reinforcing Steel	Street	Sign here
2125	\$750.00				
Fee Paid \$	2.00				
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
I	G1		Corner Lot	Corner Lot Keyed	61x110
PERMIT No.		Plans and Specifications checked	Zone	Fire District	22 Feet rear alley
21347		Correction required	Bldg. Line	No. C	Feet side alley
PLANS		Plans, Specifications and Application checked and approved	Application checked and approved	Street Widening	District Map No.
					5456
					Bldg. Per. 1000
					Fee. 1000
					Occupancy 2000
					Total 1200
					Inspector
					JUL 14 1946





LOADING  
ENTRANCE

CAMP STONE

PROPOSED OFFICE

OLD STORAGE  
LOCKER PLANT

SHOT FACTORY

100' 0' 0'

40' 0' 0'

SAN VICENTE BLVD. 50' WIDE

SE 1/4



CITY OF LOS ANGELES

DEPARTMENT

OF

BUILDING AND SAFETY

## CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

MAR 31 1947

19

670 So. San Vincente.....Address of  
Building

Robert Pierson.....Owner

670 So. San Vincente.....Owner's  
Address

Los Angeles, California

308227.....Permit  
Number 1946.....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:

1 Story Type V 10 x 15 Addition to Existing  
Building Wholesale Meat Market G Occupancy

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  
DEPARTMENTOF  
BUILDING AND SAFETY

## CERTIFICATE OF OCCUPANCY

Date Certificate Issued:

OCT 17 1947

19

Address of  
Building

Owner

Owner's  
Address

Year

Permit

Number

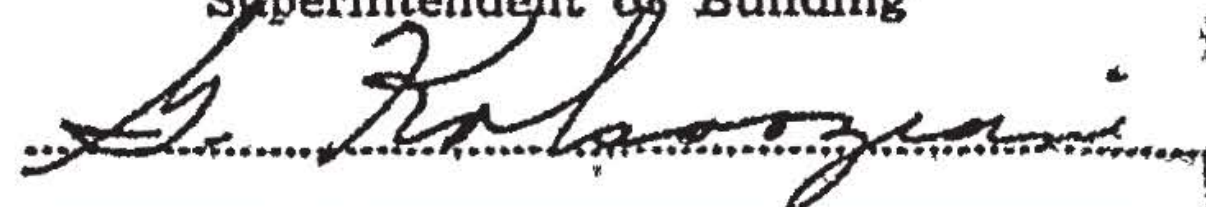
This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Chapter 1, as to permitted uses of said property; Chapter 9, Articles 1, 3, 4, and 5; and with the applicable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

1 Story, Type V, addition for office to existing  
Bldg. 70' x 70' Bldg. G occupancy

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

G. E. MORRIS  
Superintendent of Building

By





1

# APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

Pub. B-1-200-7-28  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No.

Block 4 Block 4

Tract

758

Location of Building

674 S. San Placito  
DRAUGER ST. & WILHILM ST.

Between what cross streets

USE INK OR INDELEIBLE PENCIL

1. Purpose of building

Three Rooms + Kitchen + Bath + Family Room

Rooms

2. Owner

JAMES R. PIERCE

Phone W-11137

3. Owner's address

670 S. San Placito Ave.

4. Certificated Architect

State License No. Phone

5. Licensed Engineer

State License No. Phone

6. Contractor

State License No. Phone

7. Contractor's address

8. VALUATION OF PROPOSED WORK

Including all labor and material and all permanent lighting, heating, ventilation, water supply, plumbing, fire protection, electrical wiring and elevator equipment, fixtures or fixtures.

T.M.C. \$800

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

2 Storage (Garage, Driveway, Apartment House, Hotel or other purposes)

10. Size of new building

16 x 20 No. Stories 1 Height to highest point 15 ft. Size lot

11. Material Exterior Walls

Flacsa Type of Roofing Corrugated

For

(a) Footing: Width 12" Depth in Ground 12" Width of Wall 8"

12. Buildings and similar structures

(b) Size of Stairs 2 x 4 Material of Floor Concrete

(c) Size of Floor Joists 4" x 8" Size of Rafters 2" x 4"

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

Plans, Specifications and other data must be filed.

Sign here James R. Pierce

Owner or Authorized Agent

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Date

15

Sheet No.

2359

Valuation

\$800.00

The Fee

\$12.00

TYPE

GEN. B-1

Maximum No. Occupants

Limit No. Occupants

REINFORCED CONCRETE

CONCRETE

Lot No.

41X110

Total

32

REPORT No.

Plans and Specifications checked

Date

C-2

Date

2

Date

5456

16176

PLAN

Plans, Specifications and Applications reviewed and approved.

Date

JUL 14 1937

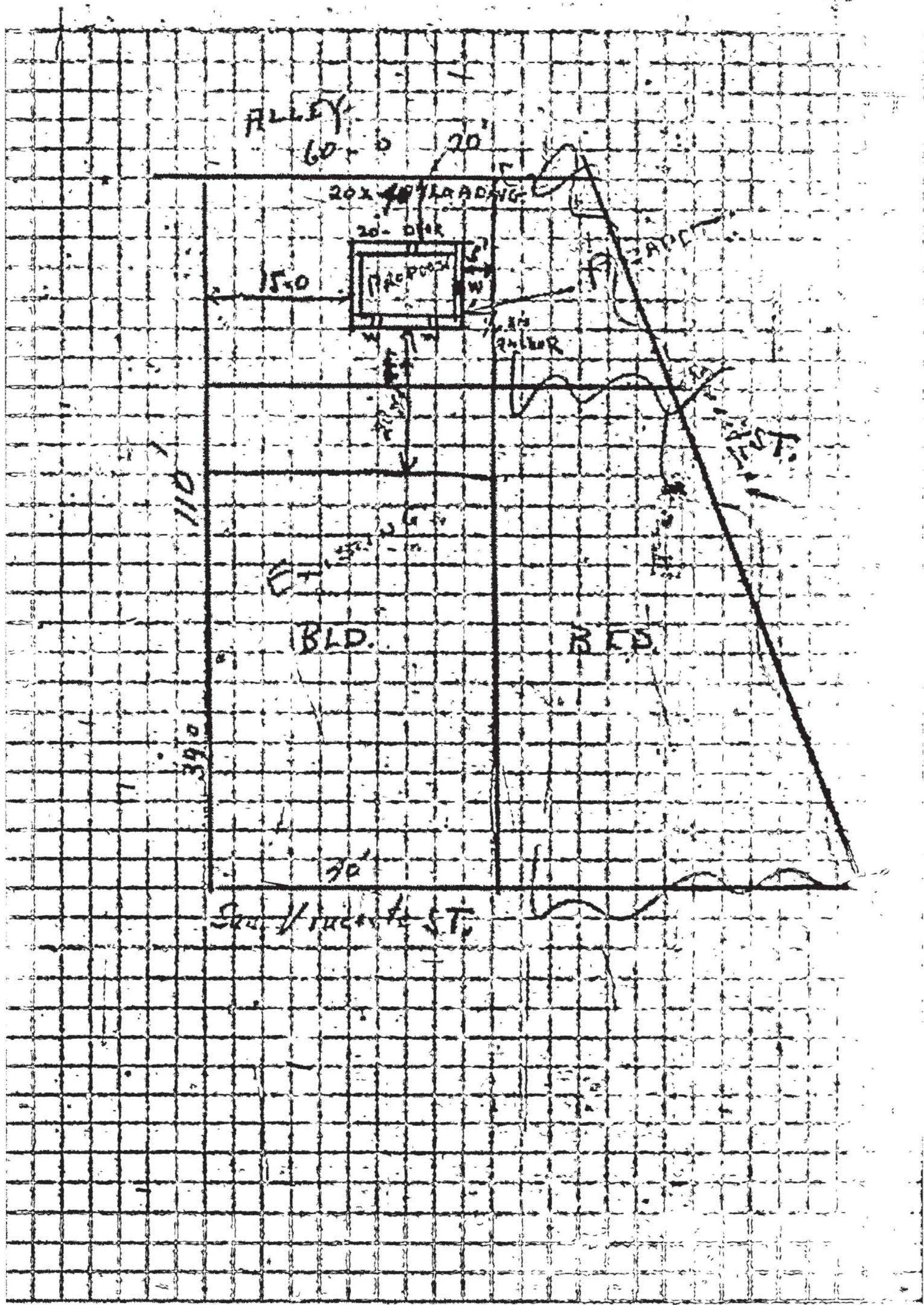
Date

JUL 15 1937

Date

Station







Form B-2-22-1-22  
 CITY OF LOS ANGELES  
 DEPARTMENT  
 OF  
 BUILDING AND SAFETY  
 BUILDING DIVISION

PLAN CHECKING		REINFORCED CONCRETE		FEE'S	
Date <u>JUN 10 1948</u>		Bbls. Cement		Bldg. Per	
Receipt No. <u>9290</u>		Tons of Reinforcing Steel		Cert. of Occupancy	
Valuation <u>1500</u>				Total	<u>750</u>
Fee Paid <u>3.00</u>					
TYPE <u>V</u>	GROUP <u>G</u>	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size
			Corner Lot	Corner Lot Keyed	<u>41x110</u>
PERMIT No. <u>LA 17412</u>	Plans and Specifications checked		Zone <u>C-2</u>	Fire District No. <u>2</u>	District Map No. <u>5456</u>
	Correction Verified		Side Line	Street Widening	
PLANS	Plans, Specifications and Application checked and approved		Application checked and approved		Stamp here when permit is issued
	Mr. Frank Lee		JUN 10 1948		JUN 10 1948
	Filed with		Continuous Inspection	SPRINKLER	Inspector
				Specified—Required	
				Valuation Included	



142  
All interest alterations



3

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

Form L-3-EX-1-4  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No.

5 Blk 4

Tract

7555

Location of Building

670 San Vicente Bldg.

Approved by  
City Engineer

Between what cross streets

Orange St &amp; Sutter

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Meat Processing Families no Rooms no  
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 3 mo
3. Use of building AFTER alteration or moving Meat Processing Families no Rooms no
4. Owner Miss Mary H. H. A. F. H. H. Phone   
(Print Name)
5. Owner's Address 458 S. Spring P.O. Los Angeles Cal.
6. Certificated Architect no State License No.  Phone
7. Licensed Engineer no State License No.  Phone
8. Contractor no State License No.  Phone
9. Contractor's Address no

## 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.)

\$150.00

11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 81 x 60 Number of stories high 2 Height to highest point 22'
13. Material Exterior Walls Stucco Exterior framework Wood  
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:  
Room No 1 and 2 to be cement plastered to conform to state meat inspection 3 cover 10 window opening to be stucco over door over room no 1 to be replaced with 14' and 90 lb felt sheets, to run on 750 wall to be plastered in after new top exit. NEW CONSTRUCTION
15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width  Depth in Ground  Width of Wall  Size of Floor Joists x
17. Size of Studs x Material of Floor  Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized 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 Gordon A. Brewer  
(Owner or Authorized Agent)DISTRICT OFFICE MAINTENANCE ROOM M-10

By

## FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEE'S		Bldg. Per.	
Date	Receipt No. <u>4115</u>	Bbls. Cement	Tons of Reinforcing Steel	Cert. of Occupancy		Total	
Valuation <u>\$1500</u>	Fee Paid \$			<u>750</u>			
TYPE <u>V</u>	GROUP <u>E</u>	Max. No. Occupants	Ins. Lot	Key Lot	Lot Size	2nd floor side	Clark
			Corner Lot	Corner Lot Keyed	<u>44x110</u>	Yr. side side	
PERMIT No. <u>20835</u>	Plans and Specifications checked	Zone <u>C-2</u>	Fire District	No.	Street Widening	District Map No. <u>5456</u>	
	Corrections required	Long. Line	FL	FL			
PLANS	Plans and Specifications and Application reviewed and approved	Application checked and approved		Stamp here when Permit is issued			
	For Plans See	Filed with	Continuous Inspection	SPRINKLER	Specified-Required	Valuation Included	Inspector <u>Burd</u>
	<u>17412</u>				Yes	No	



All work interior



3

M-20

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

Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 546 BKK 4

Tract 7555

Location of Building 670 S SAN VICENTE  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets? WILSHIER 330 ST ORANGE

Deputy.

## USE INK OR INDELIBLE PENCIL

1. Present use of building MEAT PACKING CO Families. . . . Rooms. . . .  
(Store, Dwelling, Apartment House, Hotel or other purpose)

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

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

4. Owner IRVING KORNBLUM & MYER GASKIN Phone WA 1137  
(Print Name)

5. Owner's Address 1157 POINT VIEW ST LA. 35 P. O. . . . .

6. Certificated Architect . . . . . State License No. . . . . Phone . . . . .

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

8. Contractor James J. Kornblum State License No. . . . . Phone . . . . .

9. Contractor's Address 1157 POINT VIEW ST LA. 35

10. VALUATION OF PROPOSED WORK \$ 2000.00  
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

11. State how many buildings NOW on lot and give use of each. 1 MEAT PACKING CO  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 40 x 100 Number of stories high 4 Height to highest point 20 FEET

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

14. Describe briefly all proposed construction and work:

REPAIRING CELLING WITH SHEET METEL  
WORK COVER WITH VERMICULITE AND ROCK WOOL  
PAINTING REPAIRING FIRE DAMAGE RESTORE TO  
ORIGINAL CONDISTION NO STRUCTURE CHANGE  
NO fire damage NEW CONSTRUCTION existing

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

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

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized 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 James J. Kornblum  
(Owner or Authorized Agent)

DISTRICT  
OFFICE

By

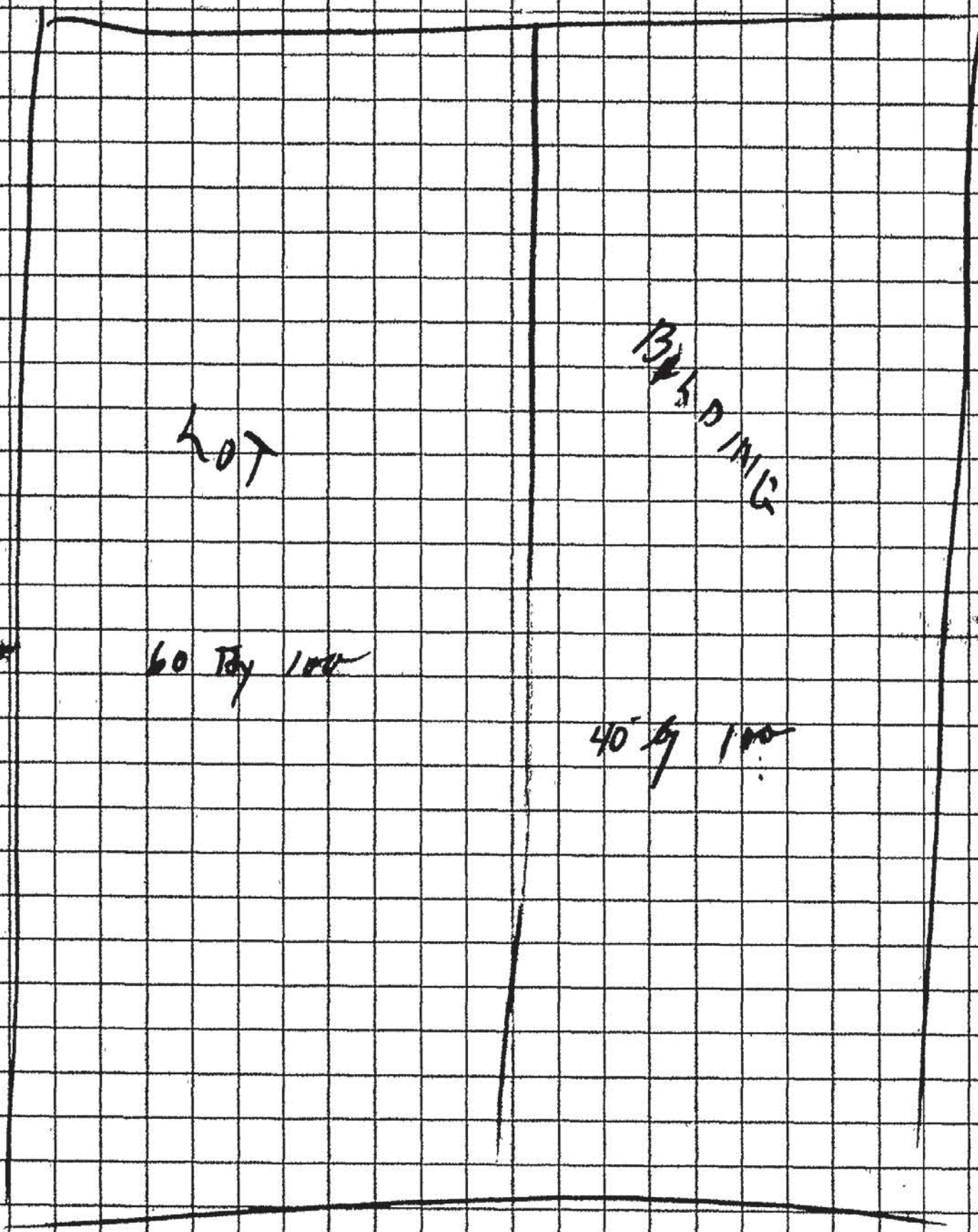
## FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ . . . . .	
Valuation \$ <u>2000</u>				Area of Bldg. . . . Sq. Ft.		Cert. of Occupancy Fee \$ . . . . .	
Fee \$ <u>5</u>				Fee \$ . . . . .		Bldg. Permit Fee \$ <u>9.00</u>	
Total \$ . . . . .						Total \$ . . . . .	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	2 <sup>nd</sup> Ft. rear alley	Clerk's	
<u>III A</u>		Corner Lot	Corner Lot Keyed	<u>82 x 110</u>	Ft. side alley	<u>Colin</u>	
GROUP	Plans and Specifications checked	Zone	Fire District	No. <u>2</u>	District Map No. <u>5456</u>		
<u>G-2</u>	Correction Verified	Bldg. Line	Street Widening		Application checked and approved		
For Plans See		Ft.	Ft.		<u>SEP 22 1953</u>		
Filed with	Plans, Specifications and Application checked and approved	Continuous Inspection	Specified-Required Valuation Included	Yes - No	Inspector <u>Wilkinson</u>		

DO NOT WRITE BELOW THIS LINE 2A 11755 11785

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking		<u>LA69069</u>			
Building Permit	<u>SEP 21 1953</u>		<u>LA69069</u>		







1

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

**Deputy:**

PLAN CHECKING		REINFORCED- CONCRETE		FEE \$	
Date <u>Jan 3 1931</u>	Receipt No. <u>12737</u>	Bbls. Concrete		Dtg. For	
Valuation \$ <u>12000</u>	Fee Paid \$ <u>30.00</u>	Tons of Reinforcing Steel		Cert. of Occupancy	
				Total <u>57.00</u>	
TYPE <u>V</u>	GROUP <u>6-1</u>	Managers by <u>C</u>	Inside Lot <u>;</u>	Key Lot	Lot Area
		Occupants	Corner Lot	Corner Lot Keyed	<u>H 1110</u>
PERMIT No.		Plans and specifications checked		Zone	Fire Limit
<u>LA 1151</u>		<u>W. H. Brown</u>		<u>C-2</u>	<u>50</u>
		City Engineer		High. Lira	Street Width
		<u>W. H. Brown</u>		FL	FL
PLANS		Plans, specifications and application checked and approved		Application checked and approved	
		<u>W. H. Brown</u>		<u>JAN 3 1931</u>	
For Plans by		Filed with		Continued Inspection	Specified-Required Valuation Included Yes - No
				<u>W. H. Brown</u>	Inspector
Stamp here when Permit is issued				<u>FEB - 2 1931</u>	







3

41X110

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

Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 5 BL-4

Tract 7555

Location of Building 670 S. SAN VICENTE  
(House Number and Street)

Between what cross streets? ORANGE ST. + WILSHIRE BL.

Approved by  
City Engineer  
Deputy.

USE INK OR INDELIBLE PENCIL

MEAT MARKET

1. Present use of building STORE  
(Store, Dwelling, Apartment House, Hotel or other purpose)

Families Rooms

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

3. Use of building AFTER alteration or moving STORE MARKET Families Rooms

4. Owner GASKIN Phone

5. Owner's Address 670 S. SAN VICENTE P. O.

6. Certificated Architect License No. Phone

7. Licensed Engineer License No. Phone

8. Contractor HOWARD'S CONTR License No. 69012 Phone No-23133

9. Contractor's Address 3012 ROWENA AVE

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. \$2000.00

11. State how many buildings NOW on lot and give use of each. 1 - STORE  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building x Number of stories high Height to highest point

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

14. Describe briefly all proposed construction and work:

PLASTERING, REPAIRING SHEETING, SHEET METAL WORK, COVER VERMICULITE WITH ROCK WOOL, PAINTING. REPAIRING FIRE DAMAGE NOW WITHIN 504 RESTORE TO ORIGINAL CONDITION BY JOHN BRYAN NO STRUCTURAL CHANGES NEW CONSTRUCTION

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

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

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized 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 E. F. Mitchell  
(Owner or Authorized Agent)

DISTRICT OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$			Area of Bldg. Sq. Ft.		Cert. of Occupancy Fee \$ 9.00	
Fee \$			Fee \$		Bldg. Permit Fee \$	
Total \$					Total \$	
TYPE	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	20 Ft. rear alley	Clerk
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	41X110	Ft. side alley	Lund
6-2	Correction Verified		Zone	C-2	Fire District No. 2-30	District Map No. 5456
For Plans See			Bldg. Line		Street Widening	Application checked and approved
						SEP 10 1953 Clerk
Filed with	Plans, Specifications and Application rechecked and approved.		Continuous Inspection	SPRINKLER	Inspector	
	Lund		more	Specified - Required		
				Valuation Included		
				Yes - No		

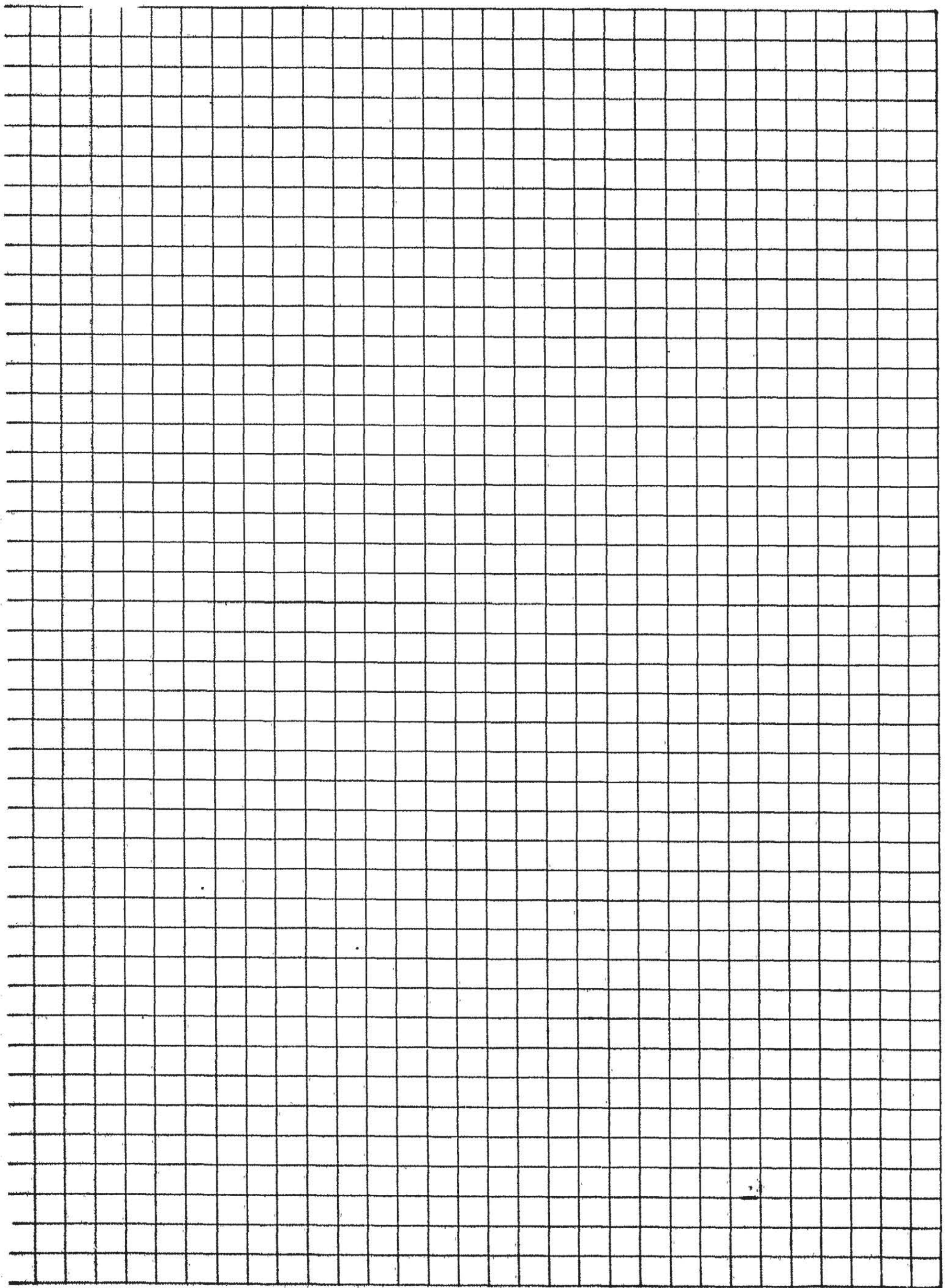
R-4 in Rem.

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	SEP 16 1953				

AFF N 219







3

M-20

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

Form B-3  
CITY OF LOS ANGELES  
DEPARTMENT  
OF  
BUILDING AND SAFETY  
BUILDING DIVISION

Lot No. 546 BKK 4

Tract 7555

Location of Building 670 S SAN VICENTE  
(House Number and Street)

Approved by  
City Engineer

Between what cross streets? WILSHIER 330 ST ORANGE

Deputy.

## USE INK OR INDELIBLE PENCIL

1. Present use of building MEAT PACKING CO Families. . . . Rooms. . . .  
(Store, Dwelling, Apartment House, Hotel or other purpose)

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

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

4. Owner IRVING KORNBLUM & MYER GASKIN Phone WA 1137  
(Print Name)

5. Owner's Address 1157 POINT VIEW ST LA. 35 P. O. . . . .

6. Certificated Architect . . . . . State License No. . . . . Phone . . . . .

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

8. Contractor James J. Kornblum State License No. . . . . Phone . . . . .

9. Contractor's Address 1157 Point View St LA. 35

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) \$ 2000.00

11. State how many buildings NOW on lot and give use of each. 1 MEAT PACKING CO  
(Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 40 x 100 Number of stories high 4 Height to highest point 20 FEET

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

14. Describe briefly all proposed construction and work:

REPAIRING CELLING WITH SHEET METEL  
WORK COVER WITH VERMICULITE AND ROCK WOOL  
PAINTING REPAIRING FIRE DAMAGE RESTORE TO  
ORIGINAL CONDISTION NO STRUCTURE CHANGE  
NO fire damage NEW CONSTRUCTION existing

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

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

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized 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 James J. Kornblum  
(Owner or Authorized Agent)

DISTRICT  
OFFICE

By

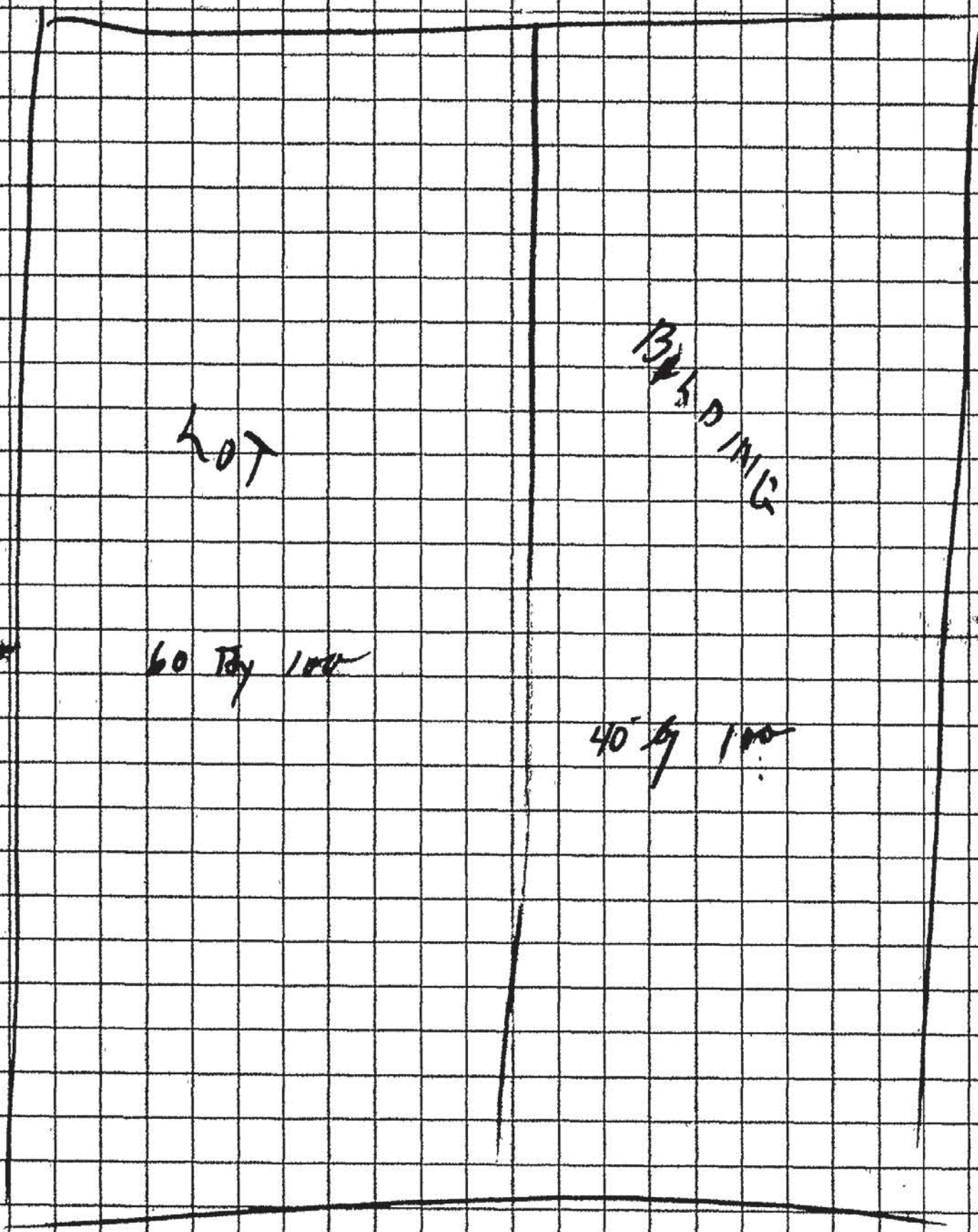
## FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ . . . . .	
Valuation \$ <u>2000</u>		Area of Bldg. . . . Sq. Ft.		Cert. of Occupancy Fee \$ <u>9.00</u>		Bldg. Permit Fee \$ <u>9.00</u>	
Fee \$ <u>5</u>		Fee \$ . . . .		Total \$ . . . .		Total \$ . . . .	
TYPE <u>IIA</u>	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size <u>82 x 110</u>	2 <sup>nd</sup> Ft. rear alley	Clerk <u>Colin</u>	
GROUP <u>G-2</u>	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	Fire District <u>2</u>	Ft. side alley		
For Plans See	Correction Verified	Zone <u>C-2</u>	Bldg. Line	No. <u>2</u>	District Map No. <u>5456</u>	Application checked and approved	
Filed with	Plans, Specifications and Application checked and approved	Continuous Inspection	Specified-Required Valuation Included Yes <u>Yes</u> No <u>No</u>	Inspector <u>Wilkinson</u>	SEP 22 1953		

DO NOT WRITE BELOW THIS LINE 2A 11755 11785

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking		<u>LA69069</u>			
Building Permit	<u>SEP 21 1953</u>		<u>LA69069</u>		





207

B&D INC

100

60 by 100

40 by 100



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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP <b>5456</b>	1. LEGAL LOT <b>4</b>	BLK. <b>4</b>	TRACT <b>7555</b>
ZONE <b>(R-4) C-2 rear</b>	2. BLDG. ADDRESS <b>674 So. San Vicente Blvd.</b>		APPROVED <b>IB</b>
FIRE DIST. <b>II</b>	3. BETWEEN CROSS STS. <b>Orange St. AND Sweetzer Ave.</b>		
INSIDE <b>X</b>	4. PRESENT USE OF BLDG. <b>Storage shed</b>	NEW USE OF BLDG. <b>Demolish</b>	
KEY	5. OWNER <b>Bruno Pinkert Ph. WE 48974</b>		
COR. LOT	6. OWNER'S ADDRESS <b>1935 W. View St. L. A. 16</b>		
REV. COR.	7. CERT. ARCH.		
LOT SIZE <b>41' x 110'</b>	8. LIC. ENG.		
REAR ALLEY <b>20</b>	STATE LICENSE NUMBER		
SIDE ALLEY <b>X</b>	STATE LICENSE NUMBER		
BLDG. LINE	STATE LICENSE NUMBER		
AFFIDAVITS	9. CONTRACTOR <b>Owner</b>		
BLDG. AREA	10. SIZE OF EX. BLDG. <b>10x 10' STORIES 1 HEIGHT 6'</b>		
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <b>Rfg. Asbestos</b> <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE.		ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
<b>3</b>	<b>674 So. San Vicente Blvd.</b>		

VALIDATION <b>LAB88078</b>			
TYPE <b>V</b>	GROUP <b>G-1</b>	MAX. OCC. <b>MAR-28-56 41924</b>	<b>B - 1 CS 1.50</b>
DIST. OFFICE <b>L. A.</b>			
C. OF O. ISSUED		<b>P. C. None B.P. - \$150</b>	
DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. <b>\$ 51.00</b>		VALUATION APPROVED <i>Nosse</i>
PARKING SPACES	13. SIZE OF ADDITION <b>X STORIES HEIGHT</b>		APPLICATION CHECKED <b>Nosse</b>
GUEST ROOMS	14. NEW WORK: <b>Demolish</b> MATERIAL EXT. WALLS MATERIAL ROOF		PLANS CHECKED
FILE WITH	<p>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.</p> <p align="center"><i>Bruno H Pinkert</i></p> <p align="center">SIGNED</p>		CORRECTIONS VERIFIED
CONT. INSP.			PLANS APPROVED
<b>— easement c.e. 100-64</b>			APPLICATION APPROVED <i>Nosse</i>
<p align="center">This form when properly validated is a permit to do the work described.</p>			

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



Handwritten text in a cursive script, likely a letter or document. The text is written on a grid of horizontal and vertical lines. The handwriting is dense and fills most of the page. There are some small, dark marks or ink smudges scattered throughout the text.



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT
5456	3	4
2. BLDG. ADDRESS	7555	
6601 Wilshire Blvd.	APPROVED IB	
3. BETWEEN CROSS STS.	San Vicente Blvd. AND Sweetzer Ave.	
4. PRESENT USE OF BLDG.	NEW USE OF BLDG.	
Shed	Demolish	
5. OWNER	Bruno Pinkert WE 48974	
6. OWNER'S ADDRESS	1935 West View St.	
7. CERT. ARCH.	STATE LICENSE NUMBER	
8. LIC. ENG.	STATE LICENSE NUMBER	
9. CONTRACTOR	STATE LICENSE NUMBER	
Owner		
10. SIZE OF EX. BLDG.	15 x 5 STORIES 1 HEIGHT 6 1/2	
11. MATERIAL EXT. WALLS:	WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/>	
ROOF CONST:	WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/>	

3

6601 Wilshire Blvd.

VALIDATION	LA 36754					
TYPE	GROUP	MAX. OCC.	FEB-29-56	37040	C - 1 CK	1.50
DIST. OFFICE	L.A.					
C. OF O. ISSUED	F.C. NO BIR 150					
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.	\$ 51.00					VALUATION APPROVED Mutch
13. SIZE OF ADDITION	X DEMOLISH STORIES HEIGHT					APPLICATION CHECKED Mutch
14. NEW WORK:	MATERIAL EXT. WALLS MATERIAL ROOF					PLANS CHECKED
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.						CORRECTIONS VERIFIED
Bruno K Pinkert SIGNED						PLANS APPROVED Kohlin
This form when properly validated is a permit to do the work described.						APPLICATION APPROVED Mutch

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



[illegible]



1

APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

Form B-1a

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 DESCR.	LOT 4	BLK. 4	TRACT 7555	ADDRESS APPROVED					
2. JOB ADDRESS	674 So. San Vicente Blvd.			DIST. MAP 5456	SEWER (Available) (Not Available)				
3. BETWEEN CROSS STREETS	Sweetzer AND Orange St.			ZONE C2-4					
4. PURPOSE OF BUILDING	Parking Area			FIRE DIST. II					
5. OWNER'S NAME	M. Gaskin			INSIDE					
6. OWNER'S ADDRESS	668-670 So. San Vicente			KEY					
7. CERT. ARCH.	STATE LICENSE NO. PHONE			COR. LOT					
8. LIC. ENGR.	STATE LICENSE NO. PHONE			REV. COR.					
9. CONTRACTOR	STATE LICENSE NO. PHONE			LOT SIZE 41x110					
10. CONTRACTOR'S ADDRESS	P.O. BOX ZONE			REAR ALLEY 20					
				SIDE ALLEY --					
				BLOG. LINE --					
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		BLDG. AREA				
1 674 So. San Vicente Blvd.					DISTRICT OFFICE L.A.				
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					SPRINKLES REQ'D SPECIFIED				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$					AFFIDAVITS				
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.					DWELL. UNITS				
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.					SPACES PARKING				
Signed M. GASKIN PER R. Meddudg					GUEST ROOMS				
This Form When Properly Validated is a Permit to Do the Work Described.					FILE WITH				
INSPECTOR Nelson					CONT. INSP.				
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O \$2.00

CASHIER'S USE ONLY

LA

923

NOV--7-61 175959

C - 1 CB

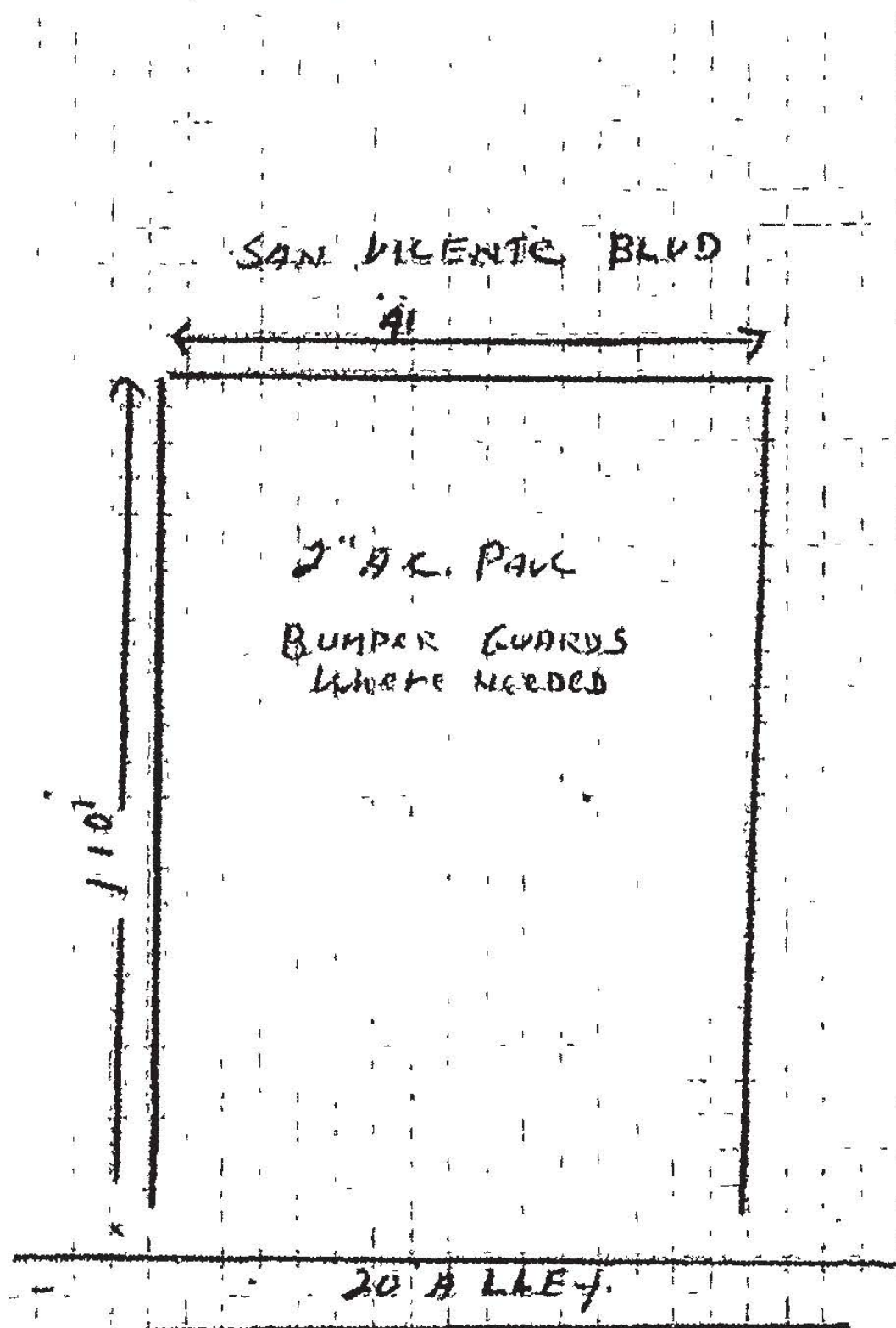
2.00

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



ON LOT 11 N SHOW ALL BUILDING ON LOT AND 0' OF EACH

SP1





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.

SEWER (Available) (Not Available)

CRITICAL SOIL

1. LEGAL DESCR.	LOT <b>7</b>	BLK. <b>4</b>	TRACT <b>7555</b>	ADDRESS APPROVED <i>May</i>
2. JOB ADDRESS <b>660 San Vicente</b>				DIST. MAP <b>5451</b>
3. BETWEEN CROSS STREETS <b>Orange St.</b>	AND <b>Washington Blvd</b>			ZONE <b>C-2-1</b>
4. PURPOSE OF BUILDING <b>Shelter &amp; Signs</b>				FIRE DIST. <b>II/50</b>
5. OWNER'S NAME <b>Foster &amp; Kleiser</b>	PHONE			INSIDE KEY
6. OWNER'S ADDRESS <b>1550 W. Washington Blvd.</b>	P. O. BOX			COR. LOT
7. CERT. ARCH.	STATE LICENSE NO.			REV. COR.
8. LIC. ENGR. <b>Robert Box</b>	STATE LICENSE NO. <b>C.E. 8618</b>			LOT SIZE
9. CONTRACTOR <b>Owner</b>	STATE LICENSE NO.			REAR ALLEY
10. CONTRACTOR'S ADDRESS <b>Same</b>	P. O. BOX			SIDE ALLEY
11. SIZE OF NEW BLDG. <b>4' x 4'</b>	STORIES <b>1</b>	HEIGHT <b>12'</b>	NO. OF EXISTING BUILDINGS ON LOT AND USE <b>None</b>	BLDG. AREA <b>16 Sq.'</b>
<b>1 660 San Vicente</b>				DISTRICT OFFICE <b>L.A.</b>
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF CONST. <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL ROOFING <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			SPRINKLES REQ'D SPECIFIED
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. <b>\$ 2920.00</b>	VALUATION APPROVED <i>Abraham</i>			AFFIDAVITS
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED <i>Boehly</i>
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. <b>Renew - 2-12' x 25' Roof Signs.</b>				PLANS CHECKED
Signed <b>Foster &amp; Kleiser.</b>				CORRECTIONS VERIFIED
This Form When Properly Validated is a Permit to Do the Work Described.				PLANS APPROVED <i>Boehly</i>
				APPLICATION APPROVED
				INSPECTOR
				CONT. INSP. <b>LIC. FAB (WELDER)</b>

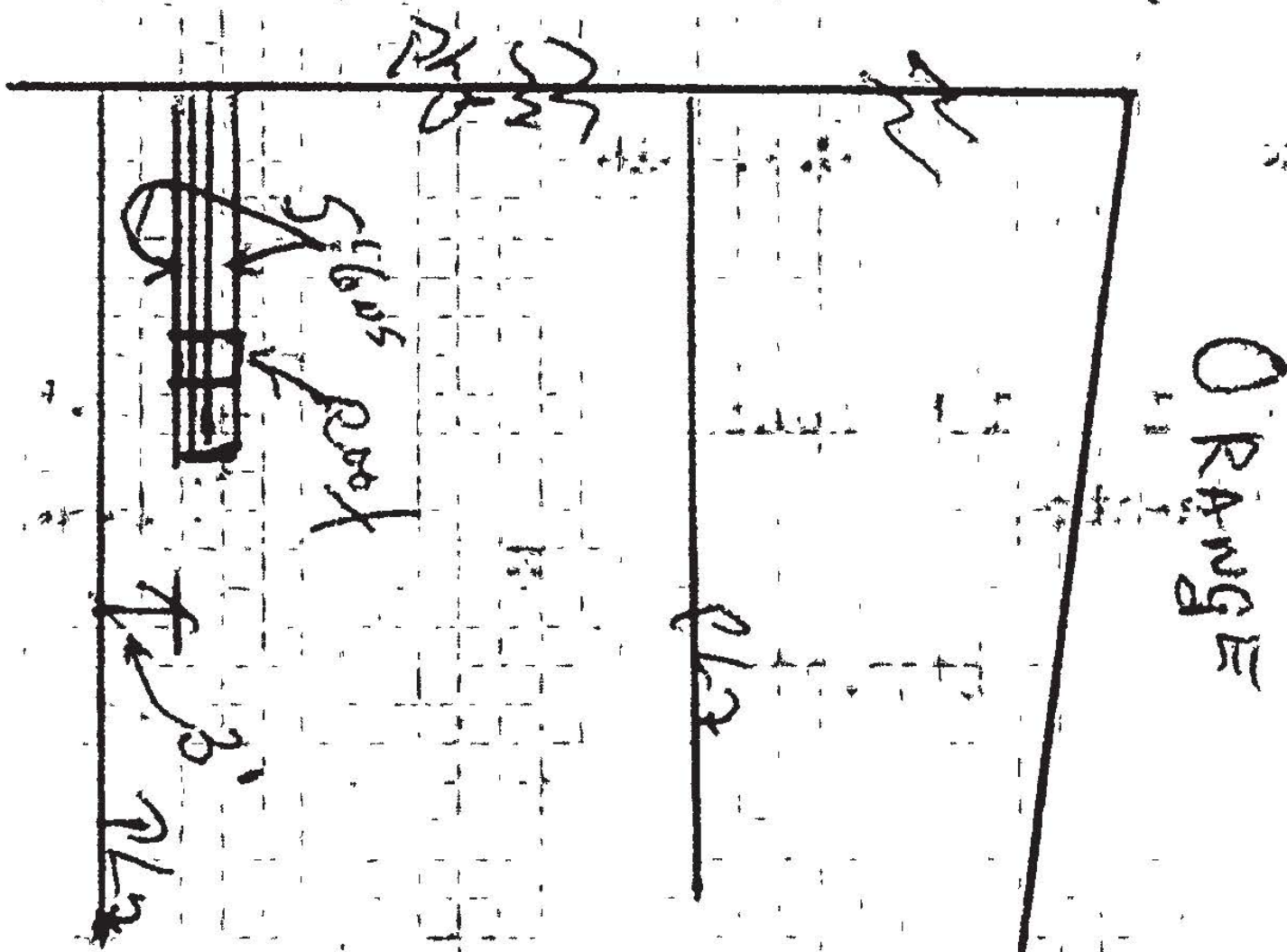
TYPE <b>SHUTTER &amp; ROOF SIGN</b>	GROUP <b>FRY O.R. HKS</b>	MAX. OCC. <b>700</b>	P.C. <b>700</b>	S.P.C.	G.P.T.	B.P. <b>1400</b>	I.F.	O.S.	C/O
MAR-29-62		23206		C - 2 CS		7.00			
MAR-29-62		23207		C - 1 CS		14.00			
1A 6192		P.C. No.		GRADING		CRIT. SOIL		CONS.	



N →

SAN VICENTE

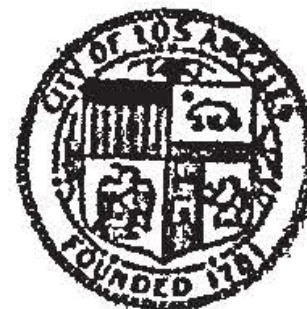
41' 101'



ON LOT PLAN SHOW ALL BUILDINGS OF LOT AND OF EACH

Address of  
Building

668-670 So. San Vincente Blvd.



CITY OF LOS ANGELES  
**Certificate of Occupancy**

**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at 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 Act,—for following occupancies:

Issued: 7-12-62 Permit No. and Year LA 929 - 61

2 story, type V, 12' 6" x 55' addition  
to an existing 72' x 82' meat packing  
plant. G-2 occupancy.

Owner

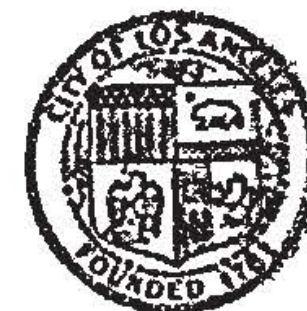
Owner's  
Address:

M. Gaskin  
670 So. San Vincente Blvd.  
Los Angeles, Calif.



Address of  
Building

674 So. San Vincente Blvd.



CITY OF LOS ANGELES  
**Certificate of Occupancy**

**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at 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 Act,—for following occupancies:

Issued

6-7-62

Permit No. and Year

LA 923 - 61

18' x 24' parking lot. For use of  
land only. (3 required parking spaces  
for 668-670 So. San Vincente Blvd.)

Owner

M. Gaskin

Owner's  
Address

670 So. San Vincente Blvd.  
Los Angeles, Calif.



3

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

B&amp;S 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 DESCR.	LOT 9	BLK. 4	TRACT 7555	ADDRESS APPROVED DAB
2. BUILDING ADDRESS	650 S. San Vicente Blvd.			DIST. MAP 5456
3. BETWEEN CROSS STREETS	Orange St. AND			ZONE C2-1
4. PRESENT USE OF BUILDING	office			FIRE DIST. #2/50/55
5. OWNER'S NAME	Renour & Eliot			INSIDE KEY
6. OWNER'S ADDRESS	same			COR. LOT XXX
7. CERT. ARCH.	STATE LICENSE			REV. COR. LOT SIZE
8. LIC. ENGR.	STATE LICENSE			
9. CONTRACTOR	M. Schonwald			REAR ALLEY 20
10. CONTRACTOR'S ADDRESS	2711 Burkshire Ave.			SIDE ALLEY BLDG. LINE
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA

12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER		AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 6,500.00			VALUATION APPROVED				7850
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED				8453	
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED				DWELL. UNITS	
Interior partitions, hang ceiling			CORRECTIONS VERIFIED				SPACES PARKING	
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, and I have read reverse side of Application.			PLANS APPROVED				GUEST ROOMS	
X Signed <i>M. Schonwald</i>			APPLICATION APPROVED				FILE WITH	
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR				CONT. INSP.	

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
X	7-1		10			2,800	X		

FEB-14-63

07930

B - 2 CK

14.00

FEB-14-63

07931

B - 1 CK

28.00

CASHIER'S USE ONLY

P.C. No. 1981

GRADING

X

CRIT. SOIL

X

CONS.

X



LEGAL DESCRIPTION

111-7-00

111-7-00

111-7-00

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

No change

SCOPE OF PERMIT

"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.)



Address of  
Building

650 South San Vicente

CITY OF LOS ANGELES

## Certificate of Occupancy



**NOTE:** Any change of use or occupancy must be approved by the Department of Building and Safety. 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: Ch. 1, as to permitted uses, Ch. 9 Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued

3-12-65

Permit No. and Year LA - 10337 - 63

1 story, type V, 2'6" x 60' incombustible  
front arch projection added to existing  
1 story, type V, building. G-1  
occupancy.

Owner

Renour & Eliot

Owner's  
Address

650 South San Vicente  
Los Angeles, California



3

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

B&amp;S 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. <del>REAR</del> <del>DESCR</del>	9	BLK 4	TRACT 7555	ADDRESS APPROVED
2. BUILDING ADDRESS	650 So. San Vincente, L A			DIST. MAP 5456
3. BETWEEN CROSS STREETS	Wilshire Blvd. AND Orange St.			ZONE C-2-1
4. PRESENT USE OF BUILDING	New Office		NEW USE OF BUILDING Same	FIRE DIST II/50/55
5. OWNER'S NAME	Beneficial Escrow Service			INSIDE KEY
6. OWNER'S ADDRESS	650 So. San Vincente LA			REV. COR. LOT
7. CERT. ARCH.	None			LOT SIZE 108.7 X 60.2
8. LIC. ENGR.	None			110.0 X 28.66
9. CONTRACTOR	Interity Neon & Plastic 193419 785 3171			BEAR ALLEY 201
10. CONTRACTOR'S ADDRESS	7742 Wensmore St., Van Nuys, Calif.			SIDE ALLEY
11. SIDE OF EXISTING BLDG.	STORIES 1	HEIGHT 14'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1	BLDG. LINE
				DISTRICT OFFICE L.A.
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF <input checked="" type="checkbox"/> WOOD
EX. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300.00			VALUATION APPROVED
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
15. NEW WORK: EXT. WALLS	ROOFING			PLANS CHECKED
1 s/f roof sign. 48sq. ft. Illum				CORRECTIONS VERIFIED
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, and I have read reverse side of Application.				PLANS APPROVED
Signed David J. Megala				APPLICATION APPROVED
This Form When Properly Validated is a Permit to Do the Work Described.				INSPECTOR
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.
ROOF	SIGN		163	
				G.P.I.
				B.P.
				I.F.
				O.S.
				C/O

CASHIER'S USE ONLY

JAN-19-65  
JAN-19-6502810 E  
02811 E•86216  
•86216W = 2 CK  
W = 1 CK1.63  
2.50

441412

P.C. No.

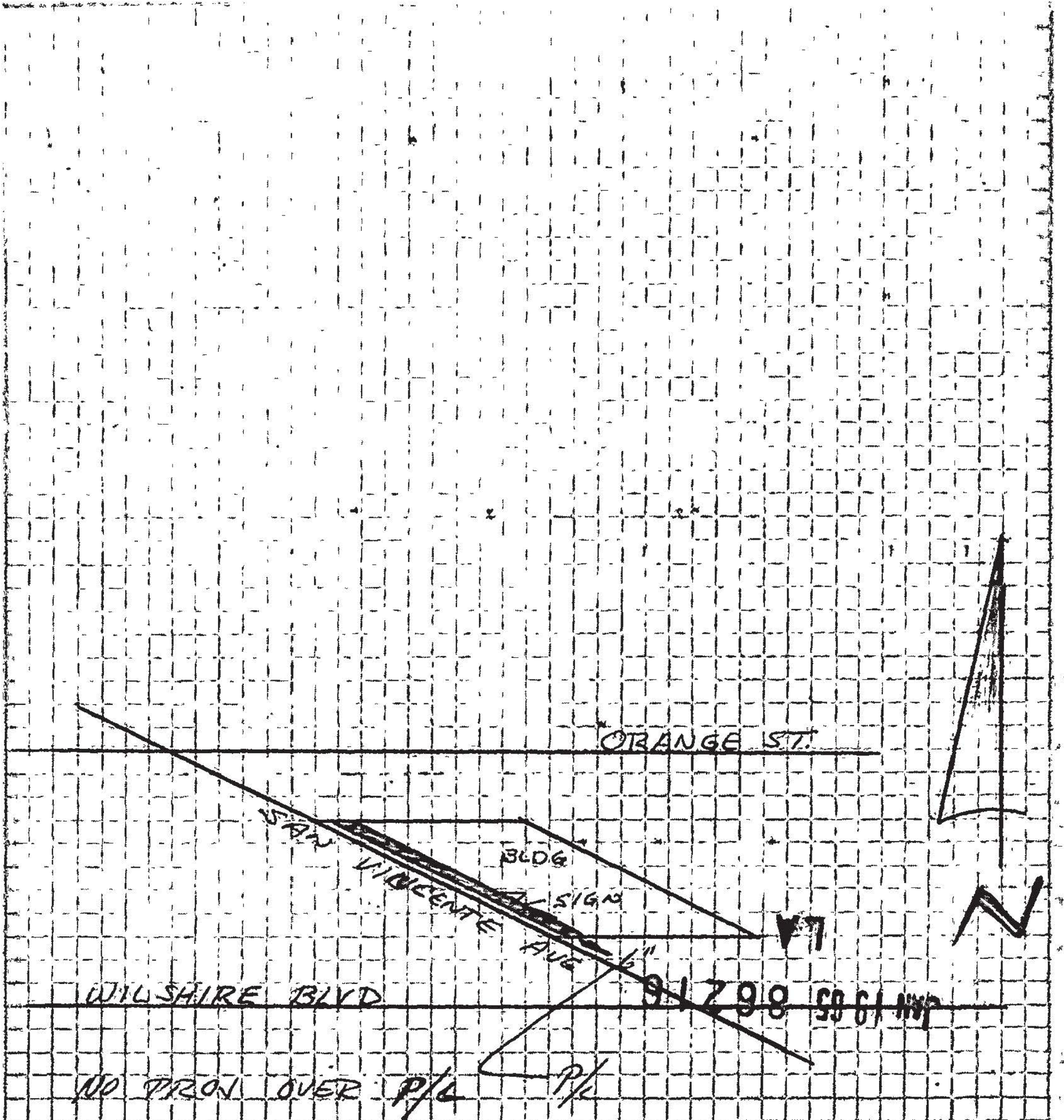
GRADING

CRIT. SOIL

CONS.



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



SCOPE OF PERMIT

This permit is an application for inspection, the results of which shall be an approval or an author-  
ization of the work specified herein. This permit does not constitute or imply, 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, shall make any warranty or shall be  
responsible for the performance or results of any work done hereunder or the condition of the property.  
The work to which this permit is applied shall be performed in accordance with the applicable laws and regulations.



3

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

B&amp;S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DC-1

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.				CENSUS TRACT	
1. LEGAL DESCR.	LOT 4	BLK. 4	TRACT 7555	DIST. MAP 5456	
2. PRESENT USE OF BUILDING ( 16 store			NEW USE OF BUILDING ( ) demolish		ZONE C-2-4-0
3. JOB ADDRESS 674 S. San Vicente				FIRE DIST. 1	
4. BETWEEN CROSS STREETS Orange AND Wilshire			INSIDE COR. LOT KEY REV. COR. LOT SIZE		
5. OWNER'S NAME United Merchandising			PHONE		
6. OWNER'S ADDRESS 8461 Warner Dr.			P.O. BOX ZIP 41X110		
7. ARCHITECT OR DESIGNER			STATE LICENSE NO. PHONE REAR ALLEY 20		
8. ENGINEER			STATE LICENSE NO. PHONE SIDE ALLEY 1 BLDG. LINE		
9. CONTRACTOR Cleveland Wrecking Co.			STATE LICENSE NO. PHONE 021 21064 269 0633		
10. SIZE OF EXISTING BLDG. 40 x 40		STORIES 1	HEIGHT 10	NO. OF EXISTING BUILDINGS ON LOT AND USE 1	
11. MATERIAL OF CONSTRUCTION stucco		EXT. WALLS	ROOF roof	FLOOR wood	
12. JOB ADDRESS 674 S. San Vicente				DISTRICT OFFICE LA	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 800				GRADING /	
14. NEW WORK: (Describe) demolish SC 20051				CRIT. SOIL /	
NEW USE OF BUILDING				SIZE OF ADDITION	
TYPE V				GROUP G-1	
BLDG. AREA				MAX. OCC. TOTAL	
DWELL. UNITS				GUEST ROOMS SPACES REQ'D PROVIDED	
P.C. No.				CONT. INSP.	
P.C.				S.P.C. G.P.I. B.P. 500 I.F. O.S. C/O	
				TYPIST	

MAR-20-67

123125

•42674

Z-1CS

5.00

## STATEMENT OF RESPONSIBILITY

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

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

Signed

(Owner or Agent)

Name

Date

Bureau of Engineering

ADDRESS APPROVED

EHackett

3/20/67

SEWERS AVAILABLE

per Lang WLA Engr. Swarts

NO. AVAILABLE

DRIVEWAY APPROVED

HIGHWAY DEDICATION REQUIRED

COMPLETED

FLOOD CLEARANCE APPROVED

APPROVED FOR ISSUE  
FILE #

Margaret

3/20/67

Plumbing

PRIVATE SEWAGE DISPOSAL  
SYSTEM APPROVED

Planning

APPROVED UNDER  
CASE #

Fire

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

Traffic

APPROVED FOR

01. 502-7 1950 1001 1005-11



3

CITY OF LOS ANGELES

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

DEPT OF BUILDING AND SAFETY

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

1. LEGAL DESCR	LOT	5	BLK.	4	TRACT	7555	CENSUS TRACT	2148		
2. PRESENT USE OF BUILDING		127 Meat packer		NEW USE OF BUILDING		17, same		DIST. MAP	5456	
3. JOB ADDRESS		670 S. San Vicente Ave.						ZONE		C-2-1-0
4. BETWEEN CROSS STREETS		Orange		AND		Wilshire		FIRE DIST.		II 50
5. OWNER'S NAME		Majestic Meat & Co.		PHONE		Mayer Gaskin		LOT (TYPE)		int
6. OWNER'S ADDRESS		same		CITY		ZIP		LOT SIZE		41x 110
7. ARCHITECT OR DESIGNER				STATE LICENSE No.		PHONE				
8. ENGINEER				STATE LICENSE No.		PHONE		ALLEY		Rear 20'
9. CONTRACTOR		Acme Const. & Insulation Co.		STATE LICENSE No.		PHONE		BLDG. LINE		/
10. LENDER		BRANCH		ADDRESS				AFFIDAVITS		ZA 10117 ZA 1179
11. SIZE OF EXISTING BLDG.		STORIES		HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE				
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG		EXT. WALLS		ROOF		FLOOR				
13. JOB ADDRESS		670 S. San Vicente Ave.						DISTRICT OFFICE		T.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 3000.00						GRADING		/
15. NEW WORK: (Describe)		cover ceiling in two rooms and replaster walls, move rear door						CRIT. SOIL		/
NEW USE OF BUILDING		same		SIZE OF ADDITION		none		STORIES		HEIGHT
TYPE		GROUP		SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY		COMB		GEN
BLDG. AREA		MAX. OCC.		TOTAL		PLANS CHECKED		ZONED BY		Johnson
DWELL. UNITS		GUEST ROOMS		BARKING SPACES		REO'D PROVIDED		PLANS APPROVED		FILE WITH
P.C. No.		CONT. INSP.		APPLICATION APPROVED		INSPECTOR				I
P.C.		S.P.C.		G.P.I.		B.P.		I.E.		O.S.
10.01						15.40				C/O
										TYPYST yp

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

CASHIER'S USE ONLY

JUN-10-69	298495	•89660	X — 6 CS	10.01
JUN-10-69	298505	•89660	X — 1 CS	15.40

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.

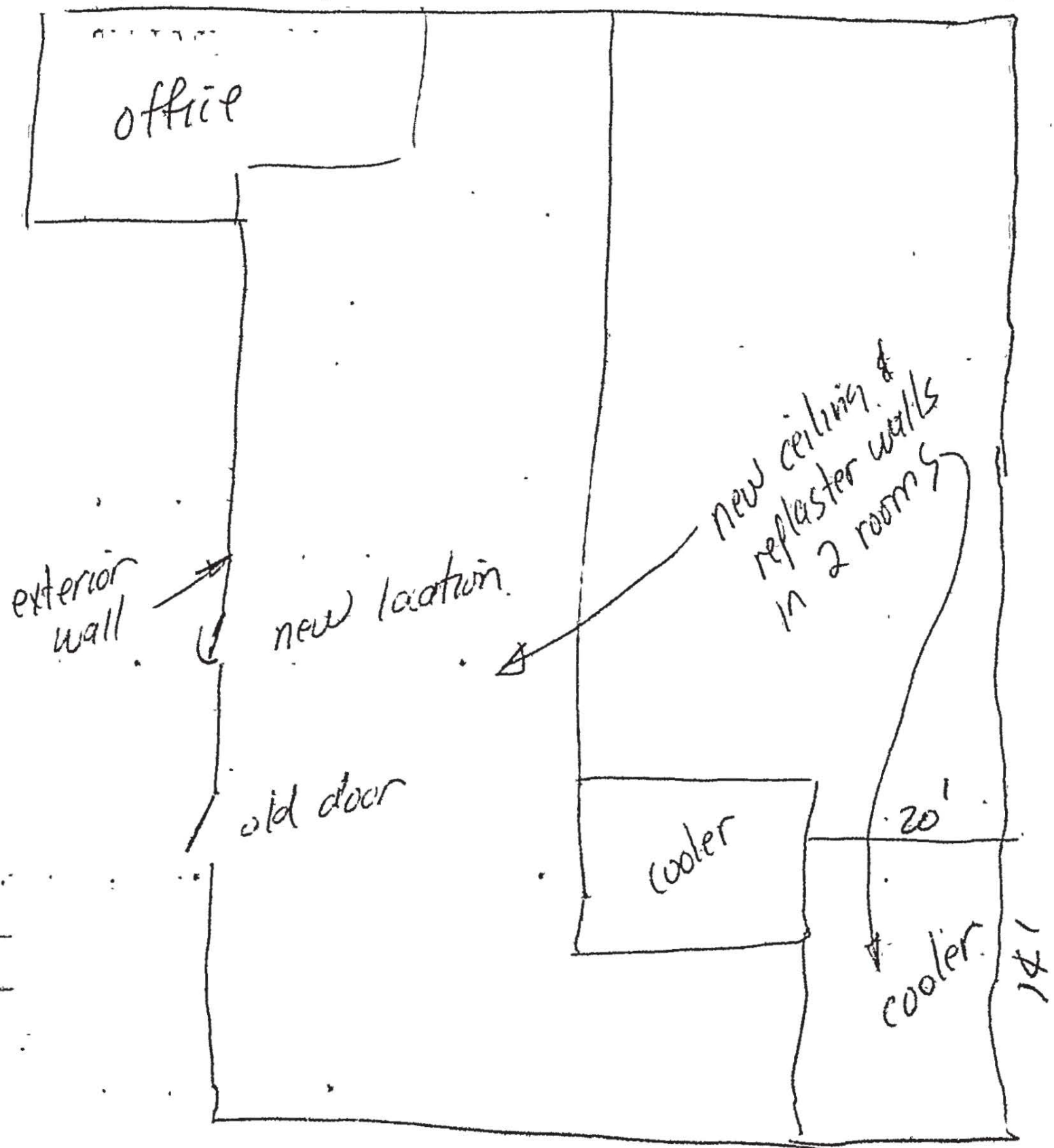
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither 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 C. Brooks  
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	RJA	6-9-69
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C. -S700)		
Traffic	APPROVED FOR		



# San Vicente





CITY OF LOS ANGELES		APPLICATION FOR INSPECTION OF SIGNS 5-1				DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plat Plan Required on Back of Original.							
1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT			
	6	4	7555	2148			
2. TYPE OF SIGN OR NEW WORK				DIST. MAP			
19 Two post poster panel - LA Std 85				5456			
3. JOB ADDRESS				ZONE			
664 San Vicente Blvd.				C-2-1-0			
4. BETWEEN CROSS STREETS				FIRE DIST.			
ORANGE ST. AND SWEETZER AVE.				Two			
5. OWNER'S NAME				PHONE		LOT (TYPE)	
Foster and Kleiser				731-5111		inside	
6. OWNER'S ADDRESS				P.O. BOX		ZIP	
1550 W. Washington Blvd.				LA		LOT SIZE	
7. ARCHITECT OR ENGINEER				STATE LICENSE NO.		PHONE	
K. Kelly				12494		828-3431	
8. CONTRACTOR				STATE LICENSE NO.		PHONE	
Owner						ALLEY	
9. LENDER				BRANCH		ADDRESS	
						BLDG. LINE	
10. SIZE OF SIGN				HEIGHT ABOVE		TOTAL COPY AREA	
12 x 25				GRADE 40 FT. ROOF FT.		300	
11. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input checked="" type="checkbox"/>						AFFIDAVITS	
NONE <input type="checkbox"/> DIRECT <input checked="" type="checkbox"/> INDIRECT <input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/>						24-11753	
12. MATERIAL OF CONSTRUCTION				SUPPORTING FRAME		FRAME OF SURFACE	
				Metal		Metal	
						Incomb.	
13. JOB ADDRESS				DISTRICT OFFICE			
664 San Vicente Blvd.				L.A.			
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.				GRADING			
\$ 2495.00							
15. SIZE OF EXISTING BUILDING				TYPE		STORIES	
						EXT. WALLS	
						ROOF CONST.	
16. TYPE OF SIGN OR NEW WORK				HIGHWAY DED.			
(19) Two post poster panel - LA Std 85				CONS.			
FREEWAY CLEARANCE				NOT REQUIRED <input checked="" type="checkbox"/>		REQUIRED <input type="checkbox"/>	
FREEWAY CHECKED				INSPECTION ACTIVITY		ZONED BY	
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>				COMB. <input type="checkbox"/> GEN. <input checked="" type="checkbox"/> MAJ.S. <input type="checkbox"/> CONS. <input type="checkbox"/>		Thomson	
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS CHECKED		FILED WITH	
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>				PLANS APPROVED		FREEWAY CLEARED	
OTHER				APPLICATION APPROVED		DATE	
SIGN REQUIRES: TRAFFIC APPROVAL <input type="checkbox"/> BOARD APPROVAL <input type="checkbox"/>						7/29/72	
P.C. No.				CONT. INSP.		INSPECTOR	
P.C. 1235				S.P.C.		G.P.I.	
B.P. 1900				I.F.		O.S.	
C/O				TYPIST			

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	DATE	AMOUNT	DESCRIPTION	TIME
	SEP 19 72	2649 E	58005 V - 6 OK	12:35
	SEP 19 72	2650 E	58005 V - 1 OK	19:00

### STATEMENT OF RESPONSIBILITY

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

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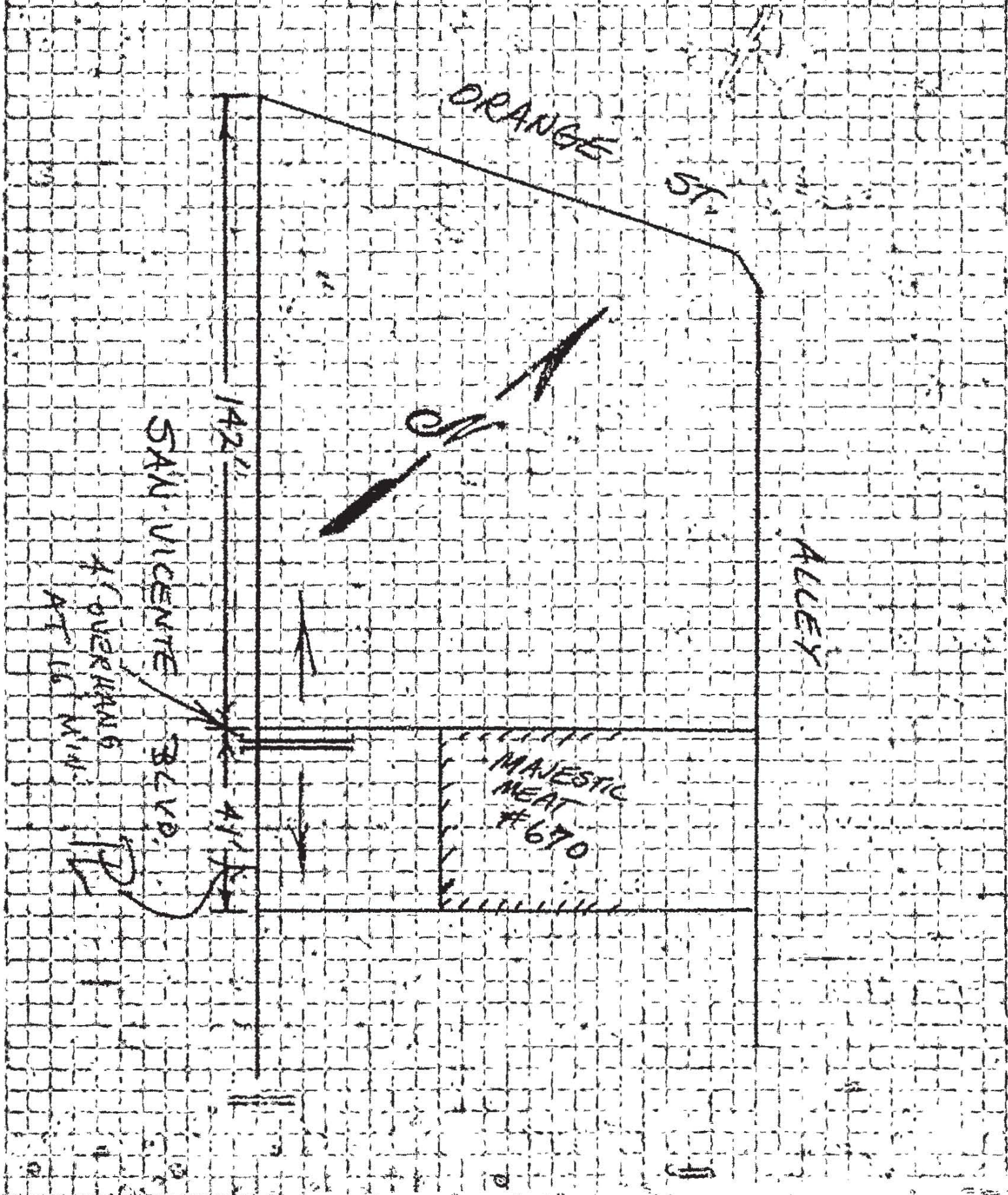
Signed Daniel A. Voorhees  
(Owner or Agent)

Name	Date
Bureau of Engineering	9/19/72
ADDRESS APPROVED	
HIGHWAY DEDICATION REQUIRED	
COMPLETED	
Municipal Arts Commissioners	
APPROVED FOR ISSUE	
Board of Building Safety Commissioners	
APPROVED FOR ISSUE	
FILE #	
Traffic	
APPROVED FOR ISSUE	
Planning	
APPROVED UNDER	
CASE #	
Conservation	
APPROVED FOR ISSUE	
FILE #	



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

251-14-15	25000 E	28002	1-1-24	1800
251-14-15	25000 E	28002	1-1-24	1532













3

APPLICATION FOR INSPECTION — ADDITION-ALTER-REPAIR-DEMOLISH  
CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCYBAS B-3-75.75  
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 3-6 INCL	BLK 4	TRACT 7555	DIST. MAP 5456 CENSUS TR. 2148.00
2. PRESENT USE OF BUILDING	COMMERICAL (RET. SALES)			NEW USE OF BUILDING DEMOLISH
3. JOB ADDRESS	6601 WILSHIRE 660 SAN VICENTE BLVD. Blvd			ZONE C2-4-C2-1-0 FIRE DIST II
4. BETWEEN CROSS STREETS	Sweetzer AND San Vicente			LOT (TYPE) COR
5. OWNER'S NAME	BIG "5" SPORTING GOOD STORE			LOT SIZE 1RREG
6. OWNER'S ADDRESS	AT LOT			
7. ENGINEER				ALLEY REAR 20'
8. ARCHITECT OR DESIGNER				BLDG. LINE
9. CONTRACTOR	WM. L. OLSON, INC. C-21-310875 360-9660			AFFIDAVITS SEE MAP
10. BRANCH LENDER				
11. SIZE OF EXISTING BLDG.	WIDTH 40	LENGTH 90	STORIES 1	HEIGHT 19' (2) COMMERICAL
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS BLOCK-STUCCO		ROOF COMP.	FLOOR CON.
13. JOB ADDRESS	6601 WILSHIRE 660 SAN VICENTE BLVD.			DIST. OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 5800.00			CRIT. SOIL
15. NEW WORK: (Describe)	HAND WRECK: CLEAR LOT: S.C.# 64132-T			GRADING
NEW USE OF BUILDING	DEMOLISH		SIZE OF ADDITION	NONE
TYPE WB	GROUP OCC. G-1	PLANS CHECKED	CONS.	
BLDG. AREA X	MAX OCC.	TOTAL X	PLANS APPROVED	ZONED BY
DWELL. UNITS -0	GUEST ROOMS X	PARKING REQ'D X	PROVIDED X	FILE WITH
SPRINKLERS REQ'D SPECIFIED X	CONT. INSP. X	INSPECTION ACTIVITY		INSPECTOR
P.C. 35.53	S.P.C. X	B.B. 41.80	P.M. X	I.F. X
G.P.I. X	C/O	Q.S. X	TYPIST	
P.C. No. X84713	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

MAR-15-77  
MAR-15-7764133 E  
64134 E•41373  
•41373T=68K  
T=68K35.53  
41.80

## 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.

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Signed

W. Oeser

(Owner or Agent having Property Owner's Consent)

Signature/Date

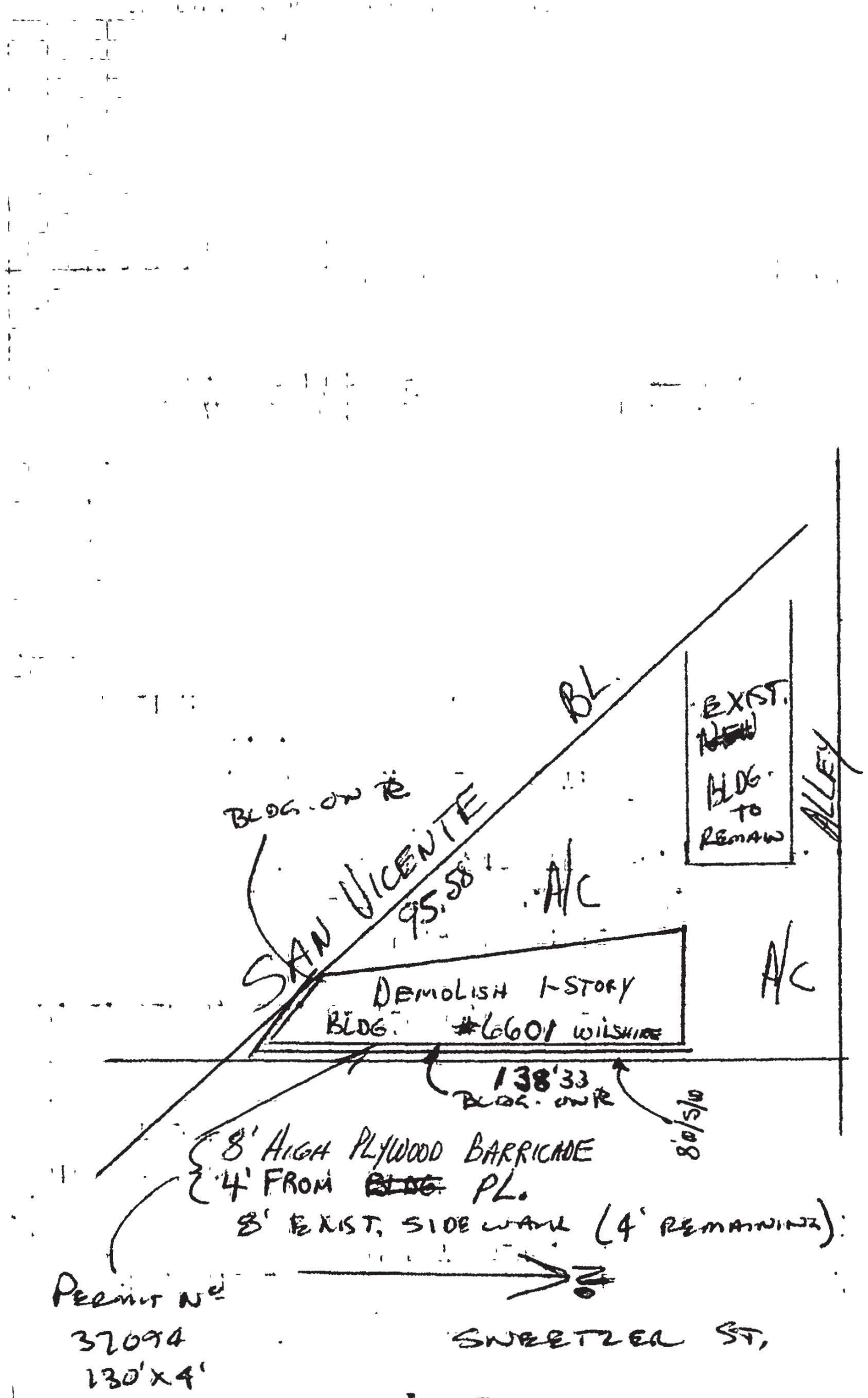
3/7/77

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS	SEWERS AVAILABLE
		NOT AVAILABLE
		SFC PAID
		SFC DUE
	NO SEWER/PLUMBING REQ'D. SFC NOT APPLICABLE	
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED COMPLETED
	FLOOD CLEARANCE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO REFERENCE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C. 5700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	

Faubion, L.

MAR 07 1977







Address of  
Building

650 S. San Vicente Blvd.



**CITY OF LOS ANGELES**  
**CERTIFICATE OF OCCUPANCY**

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

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: 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:

Issued 9/7/82

Permit No. and Year LA 142288/82

1 story, type V, 24' x 43' portion of an existing office building converted into a meeting room, B-2 occupancy. No change in parking requirements.

0 1 6 0 0 7 0 0 0 2 0

Owner Karl Store Endoscopy  
Owner's Address 10111 Jefferson Blvd.  
Los Angeles, Ca.

5000316200500003734



INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 9	BLOCK 4	TRACT 7555	CITY CLERK REF. NO.	DIST. MAP 135B173 CENSUS TRACT 2148.00 ZONE CP-1VL-0
2. PRESENT USE OF BUILDING 23' LAB (MEDICAL)	NEW USE OF BUILDING 23' SAME (MEDICAL LAB)			FIRE DIST. COUN. DIST. II 5	
3. JOB ADDRESS 650 SAN VICENTE BL	SUISTE/UNIT NO.			LOT TYPE COR	
4. BETWEEN CROSS STREETS ORNAGE AND WILSHIRE	OWNER'S NAME (X) TENANT ( ) BUILDING CEDARS-SINAI MEDICAL CENTER			LOT SIZE IRR	
5. OWNER'S ADDRESS 5800 BEVERLY BLVD. LA	CITY LA			ZIP 90048	
6. ENGINEER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
7. ARCHITECT OR DESIGNER	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
8. ARCHITECT OR ENGINEER'S ADDRESS 450 B ST #1050	CITY SAN DIEGO			ZIP 92101	
9. CONTRACTOR	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
10. PACIFIC BLDG INTERIORS	BUS. LIC. NO.			ACTIVE STATE LIC. NO.	
11. SIZE OF EXISTING BLDG. WIDTH LENGTH	STORIES HEIGHT 1 11' LAB			NO. OF EXISTING BUILDINGS ON LOT AND USE	
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS MASONRY/WD			ROOF BLT UP	
13. JOB ADDRESS 650 SAN VICENTE BL	SUISTE/UNIT NO.			FLOOR SLAB	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 39,000			DIST. OFF. LA	
15. NEW WORK (Describe) CEILINGS/PAINT/ELECTRICAL/MECHANICAL	Tenant improvement. (entire floor)			P.C. REQ'D YES	
NEW USE OF BUILDING (23) LAB				FILE WITH ZONED BY 12/5/94 RC 5/94 TYPIST JEANNETT INSPECTOR	
TYPE N/C				BUILDING N/C	
GROUP OCC. N/C				PLANS CHECKED C. JOHNSON (PFF)	
BUILDING AREA N/C				APPLICATION APPROVED 60442. Y. H. H. H.	
ZONING AREA N/C				INSPECTION ACTIVITY	
PARKING REQ'D N/C				GEN. MAJ. S. EQ.	
PARKING PROVIDED S 7 C 4 HC				SYS 138.61	
G.P.I. + NP 291.89				B & S 08-B-3 (R.7/90)	
P.M. 343.41				8.19	
E.I. 8.19				12/06/94 01:53:50PM LA06 T-2013 C 06	
F.H. 12.87				BLDG PLAN CHC 291.89	
O.S.S. 12.87				BLDG PERMIT CD 343.41	
S.O.S.S. 12.87				INVOICE # 0060442 BB	
SPRINKLERS REQ'D SPEC. NO				EI COMMERCIAL 8.19	
ENERGY NO				SYS DEV 38.61	
DAS YES				ONE STOP 12.87	
MISCELLANEOUS 19.03				CITY PLAN SURC 19.03	
TOTAL 719.03				CHECK 719.03	

NEW AFFIDAVITS

PLAN CHECK EXTENDED TO PER

ADMINISTRATIVE APPROVAL DATED

BY

D.A.D. PLANS CHECKED: C. Johnson 5/23/94

HOUSING MITIGATION FEE ORDINANCE

REQUIRED EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

Signature: [Signature] Date: 5/23/94

94LA 28447

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date: 12/6/94 Lic. Class: E Lic. Number: 100009 Contractor: Sean A. Hawkins

OWNER-BUILDER DECLARATION

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

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

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

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

Date: Owner's Signature:

WORKERS' COMPENSATION DECLARATION

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

Policy No. 3305877 Insurance Company REPUBLIC INDEMNITY CO. OF AMERICA

☐ Certified copy is hereby furnished.

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

Date: 12/6/94 Applicant's Signature: Sean A. Hawkins

Applicant's Mailing Address: 5363 ALHAMBRA AVE. LA 90032

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 I 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: Sean A. Hawkins

GENERAL CONTRACTOR

12/6/94

Position: Date:



571000340600

Bureau of Engineering

ADDRESS APPROVED

DRIVEWAY

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

Public Works Improvement

Required YES NO PERMIT

#

SEWERS

RES NO.

CERT NO

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

SFC NOT APPLICABLE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Comm. Safety

APPROVED FOR ISSUE NO FILE FILE CLOSED

CEQA

Fire

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

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

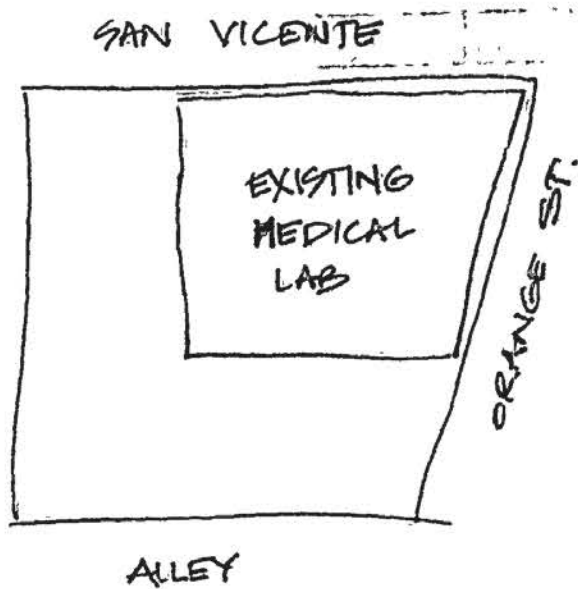
Rent Stabilization Division

LEGAL DESCRIPTION

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

N/C.

↑  
ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE





3 APPLICATION FOR INSPECTION 0700250195 (B) TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT 9 BLOCK 4 TRACT 7555 CITY CLERK REF. NO. DIST. MAP 135B173 CENSUS TRACT 2148.00

2. PRESENT USE OF BUILDING 1123 OFFICE/LAB NEW USE OF BUILDING OFFICE/LAB ZONE C1-1-VL-0

3. JOB ADDRESS 650 SAN VICENTE BL SUITE/UNIT NO. FIRE DIST. II COUN. DIST. 5

4. BETWEEN CROSS STREETS SWEETZER AND ORANGE LOT TYPE COR

5. OWNER'S NAME ( ) TENANT (X) BUILDING PHONE 310-8553343 LOT SIZE IRR

6. OWNER'S ADDRESS 8700 BEVERLY BL CITY LA, CA ZIP 90048

7. ENGINEER SCHWAB ENG BUS. LIC. NO. S1412 ACTIVE STATE LIC. NO. 310-5425326 ALLEY 20'R

8. ARCHITECT OR DESIGNER BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE BLDG. LINE

9. ARCHITECT OR ENGINEER'S ADDRESS CITY ZIP DOCUMENTS/EASEMENTS

10. CONTRACTOR BUS. LIC. NO. ACTIVE STATE LIC. NO. PHONE 15901 HAWTHORNE BL LAWDALE, CA 90260

11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE ZI1370 ZI1580 ZI1440

12. FRAMING MATERIAL OF EXISTING BLDG. EXT. WALLS REINFORCED BRICK TIMBER FLOOR CONC

13. JOB ADDRESS 650 SAN VICENTE BL SUITE/UNIT NO.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING 26,000.00

15. NEW WORK (Describe) SEISMIC REPAIRS TO DAMAGED PARAPETS REPAIR

NEW USE OF BUILDING 9400 SIZE OF ADDITION STORIES HEIGHT BUILDING ZONING PLANS CHECKED APPLICATION APPROVED INSPECTION ACTIVITY

TYPE 2-n GROUP OCC. B-2 MAX. OCC. - DWELL UNITS BUILDING AREA ZONING AREA GUEST ROOMS PARKING REQ'D PARKING PROVIDED S C HC. CS MAJ. S. EQ.

P.C. 195.92 G.P.I. + NP CONT. EPOXY CLEAR S.P.C. 10.00 PM SYS 26.51 SSYS

B.P. 230.50 E.I. 5.46 Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.

I.F. F.H. S.D. O.S.S. 8.84 ISS. OFF. S.O.S.S. SPRINKLERS REQ'D SPEC. NO FEE NO FEE NO FEE

P.C. NO. C/O ENERGY DAS 301/09/95 10:00:25AM WLO1 T-5206 C 10

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.

NEW AFFIDAVITS PLAN CHECK EXTENDED TO 180 DAYS SAFETY PERMIT ADMINISTRATIVE APPROVAL DATED 1/9/95 CONNECTION BY D.A.D. PLANS CHECKED HOUSEHOLD MITIGATION FEE ORDINANCE REQUIRED EXEMPT ASBESTOS NOTIFICATION Check Box Notification letter sent to AQMD or EPA. I declare that notification of asbestos removal is not applicable to this project.

Signature Date 1/9/95

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 1/9/95 Lic. Class B Lic. Number 188629 Contractor Dean A. Hawkins

OWNER-BUILDER DECLARATION

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

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

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

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

Date Owner's Signature

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 9905877 Insurance Company REPUBLIC INDEMNITY CO. OF AMERICA

Certified copy is hereby furnished.

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

Date 1/9/95 Applicant's Signature Dean A. Hawkins

Applicant's Mailing Address 5363 ALHAMBRA AV, LA 90032

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date Applicant's Signature

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

CONSTRUCTION LENDING AGENCY

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

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

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

Signed Dean A. Hawkins CONTRACTOR 1/9/95 Date

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



50700200170

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

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



5 0 7 0 0 2 0 1 7  
LICENSED CONTRACTOR AND WORKERS' COMPENSATION  
DECLARATION ATTACHMENT

JOB ADDRESS 650 SAN VICENTE BL.
DESCRIPTION OF WORK SEISMIC REPAIRS TO PARAPETS & CEILING.

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the attached permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits: ☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which the attached permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which the attached permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier Republic Indemnity Co. of America Policy No. 3905899
- ☐ I certify that in the performance of the work for which the attached permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign Dean A. Hawkins Date 1/9/95

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 the attached permit is issued (Sec. 3097, Civil Code).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

ASBESTOS REMOVAL

- ☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA

Sign Dean A. Hawkins Date 1/9/95

OWNER-BUILDER DECLARATION

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

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

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 the attached permit is an application for inspection and that it does not approve or authorize the work specified therein. 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.

Print Dean A. Hawkins ☐ OWNER ☐ AUTHORIZED AGENT ☒ CONTRACTOR  
Sign Dean A. Hawkins Date 1/9/95  
(BPA CDA)

CASHIER USE ONLY

95WL 23534  
01/09/95 10:00:2  
W01 T-5206 C 10



650 S San Vicente Blvd  
660 S San Vicente Blvd



Permit #: 09016 - 10001 - 06953  
Plan Check #: X09LA11604 Printed: 07/23/09 11:10 AM  
Event Code:

Bldg-Alter/Repair Commercial Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 07/23/2009
--	--	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	4	9		M B 80-51/53 (SHTS 1-3)	135B173 735	5510 - 022 - 035
TR 7555	4	8		M B 80-51/53 (SHTS 1-3)	135B173 743	5510 - 022 - 034
TR 7555	4	7		M B 80-51/53 (SHTS 1-3)	135B173 751	5510 - 022 - 033

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - Mid City West Community Plan Area - Wilshire	Census Tract - 2148.00 District Map - 135B173 Energy Zone - 9 Earthquake-Induced Liquefaction Area - Yes Methane Hazard Site - Methane Zone	Near Source Zone Distance - 2.4 Thomas Brothers Map Grid - 633-A2
ZONE(S): C1-1VL-O/		

4. DOCUMENTS
ORD - ORD-165331-SA2260      AFF - AFF-7850 CPC - CPC-1986-823-GPC      AFF - AFF-8453 CPC - CPC-30517 AFF - AFF-53110

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s)			
Storz, Sybill Et Al	600 Corporate Pointe	CULVER CITY CA 90230	
Storz, Sybill Et Al	600 Corporate Pointe	CULVER CITY CA 90230	
Tenant			
Applicant (Relationship Architect)			
Adel Bazzi -	11445 Paramount Blvd Suite 'F'	DOWNEY, CA 90241	(562) 755-9232

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(18) School Building		Supplemental permit to collect fees for (1) additional inspection. This permit does not authorize any additional work or extend the expiration date of the original permit.

9. # Bldgs on Site & Use:	
10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: <i>Krisandra Torres</i> OK for Cashier: <i>Krisandra Torres</i> Signature: <i>Krisandra Torres</i> Date: <i>07.23.09</i>	DAS PC By: Coord. OK:  For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2450). Outside LA County, call (213) 473-3291. LA 05 10 256698 07/23/09 11:16AM For Cashier's Use Only W/O #: 91606953

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period		
Permit Valuation: 50	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	79.10	
Permit Fee Subtotal Bldg-Alter/Rep:	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.00	
Inspection Trip(s)	65.00	
O.S. Surcharge	1.30	
Sys. Surcharge	3.90	
Planning Surcharge	3.90	
Planning Surcharge Misc Fee	5.00	
Green Building Fee	0.00	
Sewer Cap ID:	Total Bond(s) Due:	

For Cashier's Use Only

BUILDING PERMIT COMM	\$65.00
ONE STOP SURCH	\$1.30
SYSTEMS DEVT FEE	\$3.90
CITY PLANNING SURCH	\$3.90
MISCELLANEOUS	\$5.00
BUILDING PERMIT COMM	\$0.00
EI COMMERCIAL	\$0.00
GREEN BUILDING FEE	\$0.00

P090161000106953FN

Total Due: \$79.10  
Cash: \$100.00  
Change: \$20.90

2009LA39902

12. ATTACHMENTS	

104072920005422

\* P 0 9 0 1 6 1 0 0 0 1 0 6 9 5 3 F N \*



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

09016 - 10001 - 06953

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Guerrero Albert Roger	15364 Naranja Avenue,	Paramount, CA 90723	B	854236
(E) Nikjoo, Shahram	6011 E Brighton Lane,	Anaheim, CA 92807		C36969

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HIS 17951)

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 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **854236** Contractor: **GUERRERO ALBERT ROGER**

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.

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. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for L.A County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead)

20. CONSTRUCTION LENDING AGENCY DECLARATION

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 (if any): Lender's address:


21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, 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).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Albert Guerrero** Sign:  Date: **7-23-09**

☒ Contractor ☐ Authorized Agent



674 - 676 S San Vicente Blvd



Permit #:

12016 - 10000 - 12678

Plan Check #: B12LA07278

Printed: 09/05/12 11:45 AM

Event Code:

Bldg-Alter/Repair  
Commercial  
Regular Plan Check  
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: 09/05/2012

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	4	6		M B 80-51/53 (SHTS 1-3) 135B173	766	5510 - 022 - 058
TR 7555	4	5		M B 80-51/53 (SHTS 1-3) 135B173	771	5510 - 022 - 058
TR 7555	4	4		M B 80-51/53 (SHTS 1-3) 135B173	778	5510 - 022 - 059
TR 7555	4	3		M B 80-51/53 (SHTS 1-3) 135B173	783	5510 - 022 - 059

**3. PARCEL INFORMATION**

Area Planning Commission - Central  
LADBS Branch Office - LA  
Council District - 5  
Certified Neighborhood Council - Mid City West  
Community Plan Area - Wilshire

Census Tract - 2148.00  
District Map - 135B173  
Energy Zone - 9  
Fire District - 1 (w/in 100' of St.)  
Earthquake-Induced Liquefaction Area - Yes

Methane Hazard Site - Methane Zone  
Near Source Zone Distance - 2.4  
Thomas Brothers Map Grid - 633-A2

ZONES(S): C1-IVL-O

**4. DOCUMENTS**

ZI - ZI-1195 ORD - ORD-165331-SA2260  
ZI - ZI-2410 Metro Westside Subway Ex CPC - CPC-1986-823-GPC  
ORD - ORD-158443 AFF - AFF-41608  
ORD - ORD-158886

**5. CHECKLIST ITEMS**

Std. Work Descr - Interior Non-struct. Remo  
Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
Gaskin Family Trust And 26691 Plaza STE 222 MISSION VIEJO CA 92691

Tenant:

Applicant: (Relationship: Architect)  
J. M. Kivotos - 431 N. Brand Blvd. # 301 GLENDALE, CA 91203 (818) 243-0764

**7. EXISTING USE**

(16) Retail

**PROPOSED USE**

**8. DESCRIPTION OF WORK**

PROPOSED NEW HANDICAPPED LIFT, REPLACE RESTROOM & CHANGE H/C  
DRESSING ROOM. NO CHANGE IN PARKING LAYOUT. 12-168185

2. # Bldgs on Site & Use: RETAIL

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Ara Sargsyan DAS PC By: Shine Lin  
OK for Cashier: Felix Figueroa Coord. OK:

Signature: Date: 9/5/2012

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311 or  
(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only

W/O #: 21612678

**11. PROJECT VALUATION & FEE INFORMATION**

Permit Valuation:	\$25,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	502.88	CA Bldg Std Commission Surchar	1.00
Permit Fee Subtotal Bldg-Alter/Re	360.00	Permit Issuing Fee	0.00
Handicapped Access			
Plan Check Subtotal Bldg-Alter/R	30.37		
Off-hour Plan Check	15.19		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	5.25		
O.S. Surcharge	8.42		
Sys. Surcharge	25.25		
Planning Surcharge	24.93		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surchar	12.47		
Sewer Cap ID:		Total Bond(s) Due:	

**12. ATTACHMENTS**

Plot Plan



\* P 1 2 0 1 6 1 0 0 0 0 1 2 6 7 8 F N \*



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

12016 - 10000 - 12678

14. APPLICATION COMMENTS:

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed 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) Kivotos, Juan M	1323 N Niagara Street,	Burbank, CA 91505	C26491	
(C) Wilson Norm & Sons Inc	3400 Spring Street,	Long Beach, CA 90806	435700	

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter (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 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B License No.: 435700 Contractor: WILSON NORM & SONS INC

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: Wausau Underwriters Ins. Co. Policy Number: WCJZ91446690042

☐ 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.

**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. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

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 (If Any): \_\_\_\_\_ Lender's Address: \_\_\_\_\_

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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 abovementioned 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 and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, 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).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration, and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Rick Wilson Sign: [Signature] Date: 9/5/12 ☒ Contractor ☐ Authorized Agent



674 - 676 S San Vicente Blvd

Permit Application # : 12016 - 10000 - 12678

Bldg-Alter/Repair  
Commercial  
Plan Check

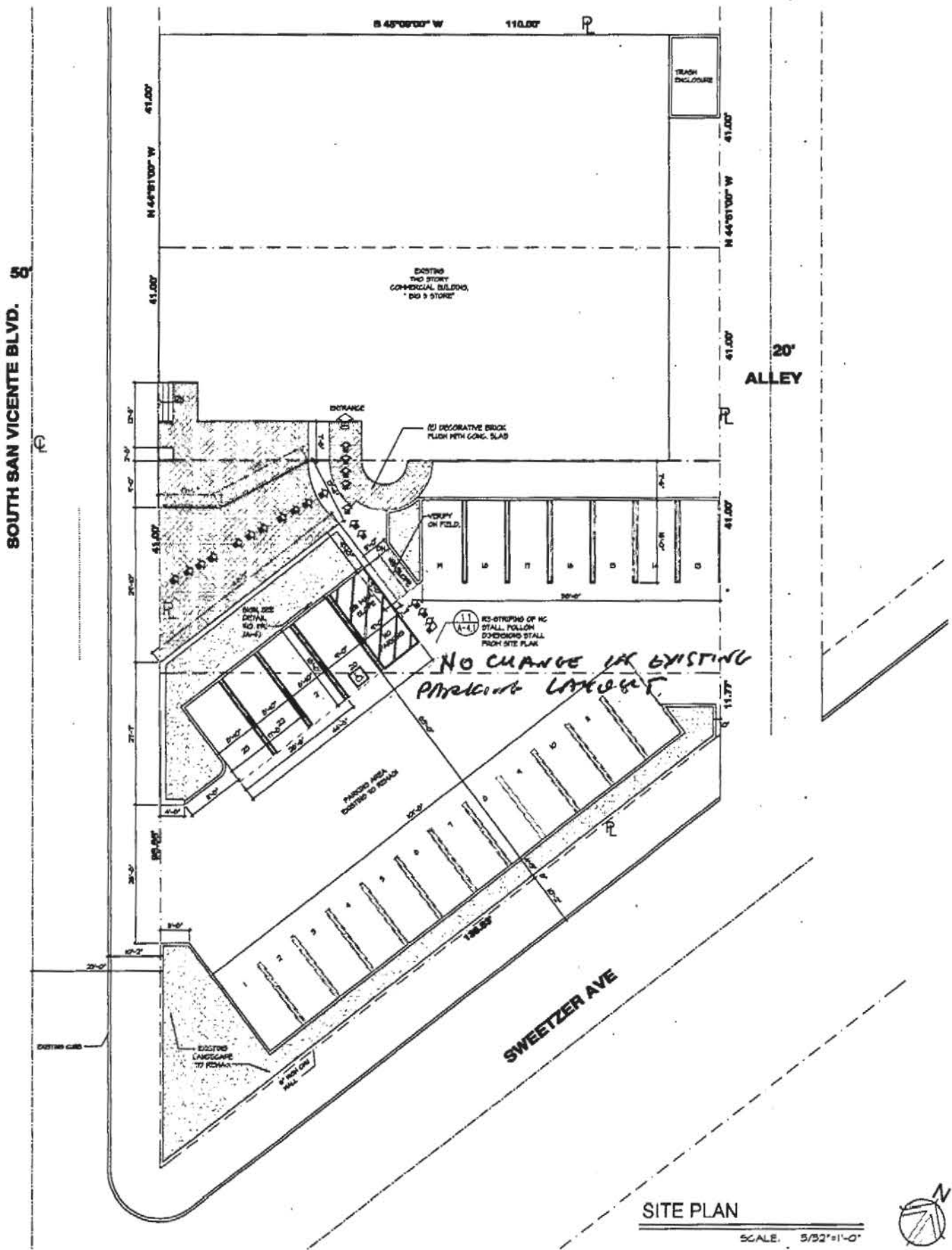
City of Los Angeles - Department of Building and Safety

Plan Check #: B12LA07278FO  
Initiating Office: METRO  
Printed on: 07/06/12 14:05:42

PLOT PLAN ATTACHMENT

10106212012678

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



SITE PLAN  
SCALE: 3/32"=1'-0"



676 S San Vicente Blvd



Permit #:  
Plan Check #: B14LA00183  
Event Code:

14048 - 10000 - 00041  
Printed: 01/10/14 03:48 PM

Sign	City of Los Angeles - Department of Building and Safety	Issued on: 01/10/2014
Onsite	<b>APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS</b>	Last Status: Issued
Plan Check at Counter		Status Date: 01/10/2014
Plan Check		

<b>1. TRACT</b>	<b>BLOCK</b>	<b>LOT(s)</b>	<b>ARB</b>	<b>COUNTY MAP REF #</b>	<b>PARCEL ID # (PIN #)</b>	<b>2. ASSESSOR PARCEL #</b>
TR 7555	4	4		M B 80-51/53 (SHTS 1-3)	135B173 778	5510 - 022 - 059

<b>3. PARCEL INFORMATION</b>	District Map - 135B173	Near Source Zone Distance - 2.4
Area Planning Commission - Central	Energy Zone - 9	Thomas Brothers Map Grid - 633-A2
LADBS Branch Office - LA	Fire District - 1 (w/in 100' of St.)	
Council District - 5	Earthquake-Induced Liquefaction Area - Yes	
Certified Neighborhood Council - Mid City West	Methane Hazard Site - Methane Zone	
Census Tract - 2148.00		
ZONES(S): CI-IVL-O		

<b>4. DOCUMENTS</b>	ORD - ORD-158443	CPC - CPC-1986-823-GPC
ZI - ZI-1117 MTA Project	ORD - ORD-158886	AFF - AFF-41608
ZI - ZI-1195	ORD - ORD-165331-SA2260	
ZI - ZI-2410 Metro Westside Subway Extension	CPC - CPC-19232	
ORD - ORD-133522		

<b>5. CHECKLIST ITEMS</b>
---------------------------

<b>6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION</b>	<b>For Cashier's Use Only</b>	<b>W/O #: 44800041</b>
Owner(s): GASKIN FAMILY TRUST AND 26691 PLAZA STE 222, MISSION VIEJO CA 92691 --		
Tenant:		
Applicant: (Relationship: Agent for Contractor) SCOTT ANGOTTI - 12226 COAST DRIVE, WHITTIER, CA 90601 -- (714) 788-8022		

<b>7. EXISTING USE</b>	<b>PROPOSED USE</b>
	(19) Wall Sign

<b>8. DESCRIPTION OF WORK</b>
INSTALLATION OF (2) NEW "BIG 5 SPORTING GOODS" ILLUMINATED WALL SIGNS TO REPLACE 2 EXISTING WALL SIGNS.

<b>9. # Bldgs on Site &amp; Use:</b>
--------------------------------------

<b>10. APPLICATION PROCESSING INFORMATION</b>	
BLDG. PC By: Manuel Garcia	DAS PC By:
OK for Cashier: Joshua Diaz	Coord. OK:
Signature:	Date: 01/10/2014

<b>11. PROJECT VALUATION</b>	Final Fee Period
Permit Valuation: \$18,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

<b>12. ATTACHMENTS</b>
Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--

LA 0012 101028520 1/10/2014 3:47:58 PM	
BUILDING PERMIT COMM	\$630.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$3.78
ONE STOP SURCH	\$14.44
SYSTEMS DEVT FEE	\$43.31
CITY PLANNING SURCH	\$39.42
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$32.85
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$27.00
ELECTRICAL PERMIT-COMM	\$49.00
BUILDING PERMIT COMM	\$12.00
Sub Total:	\$862.80

Permit #: 140481000000041  
Building Card #: 2014LA26697  
Receipt #: 0101245775



\* P 1 4 0 4 8 1 0 0 0 0 0 0 4 1 F N \*



13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14048 - 10000 - 00041

(P) # 371285: # of Faces: +1 Faces / 1 Faces

(P) # 371424: # of Faces: +1 Faces / 1 Faces

(P) # 371424: Height from Grade: +15.75 Feet / 15.75 Feet

(P) # 371285: Height from Grade: +13.75 Feet / 13.75 Feet

(P) # 371285: Illuminated Sign

(P) # 371424: Illuminated Sign

(P) # 371285: Sign Area: +90 Sqft / 90 Sqft

(P) # 371424: Sign Area: +90 Sqft / 90 Sqft

(P) # 371424: Sign Length: +30 Feet / 30 Feet

(P) # 371285: Sign Length: +30 Feet / 30 Feet

(P) # 371424: Sign Width: +3 Feet / 3 Feet

(P) # 371285: Sign Width: +3 Feet / 3 Feet

(P) # 371424: Street Frontage: 138 Feet

(P) # 371285: Street Frontage: 218 Feet

14. APPLICATION COMMENTS:

(1) BOTH SIGNS HAVE THE SAME STRUCTURAL INVENTORY.

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(C) LOREN ELECTRIC SIGN CO

12226 COAST DRIVE,

WHITTIER, CA 90601

C45

455415

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed 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 LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

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 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 455415 Contractor: LOREN ELECTRIC SIGN CO

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 COMP. INS. FUND Policy Number: 9050835

☐ 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.

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. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at [www.aqmd.gov](http://www.aqmd.gov). Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

20. CONSTRUCTION LENDING AGENCY DECLARATION

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 (If Any): Lender's Address :

21. FINAL DECLARATION


I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS 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, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, 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).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SCOTT ANGOTTI

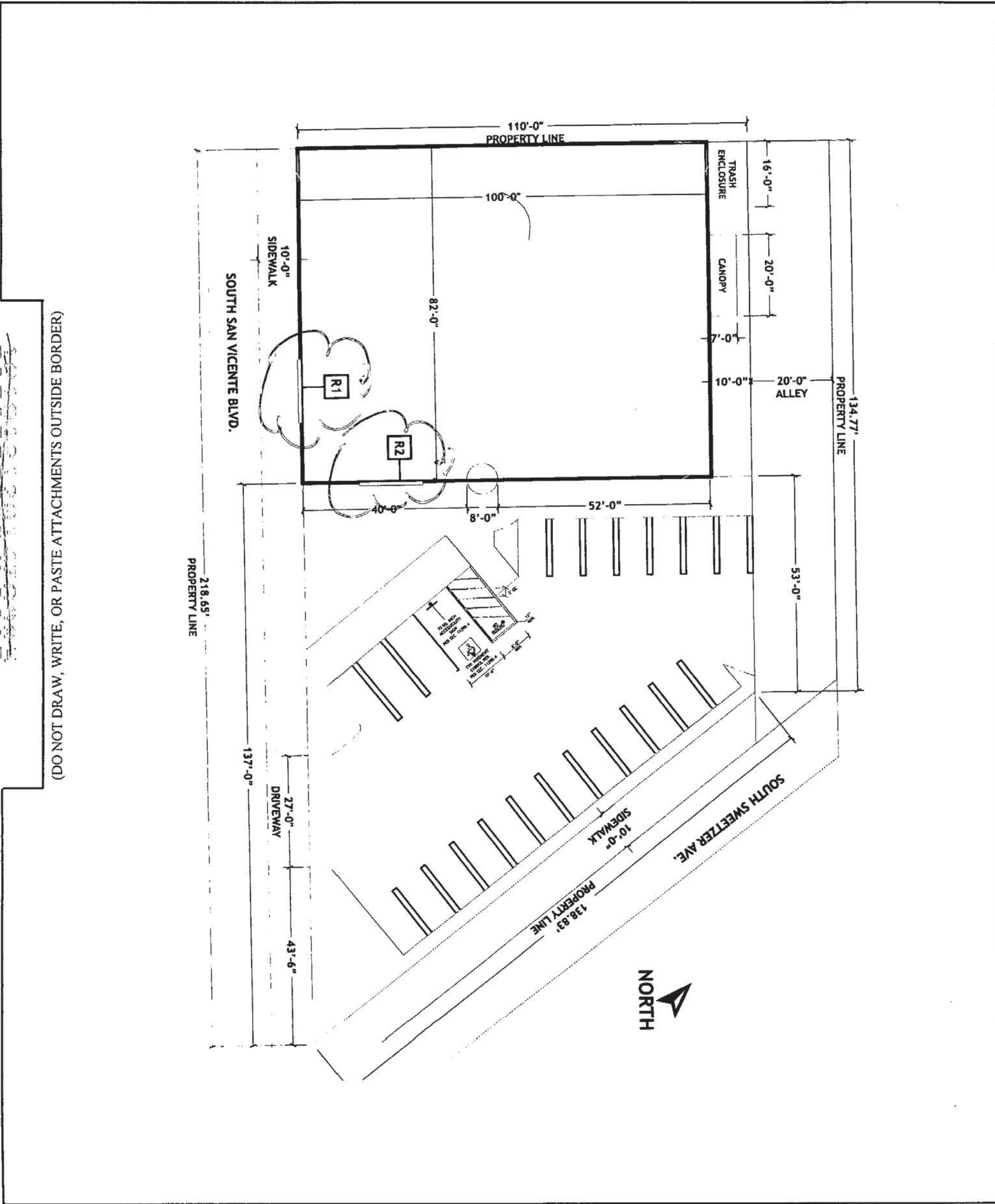
Sign: 

Date: 01/10/2014

☐ Contractor

☒ Authorized Agent

PLOT PLAN ATTACHMENT





## **APPENDIX D**

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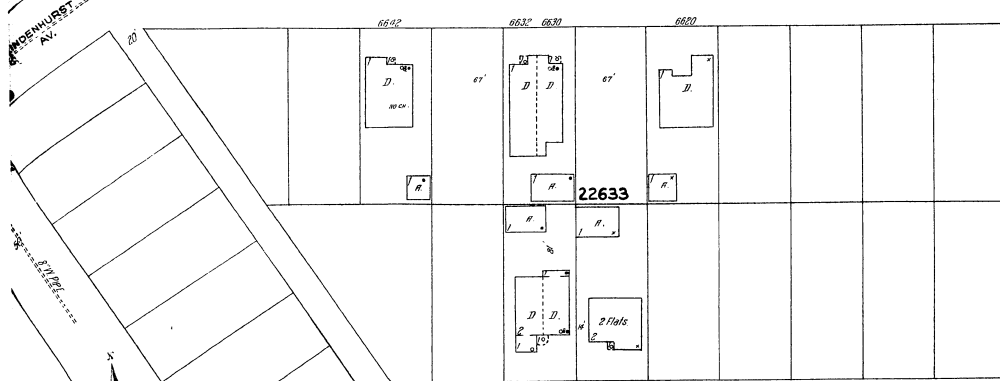
### Sanborn Maps

LOS ANGELES, CAL.  
**2239**

**2233**

**2232**

LINDENHURST AV.



W. 6TH ST.



S. SAN VICENTE BLVD  
Pacific Electric Railway Right of Way  
LOS ANGELES CITY  
Beverly Hills City

**22644**

ORANGE

**2238**

GALE DRIVE

**22631**

**22654**

**22655**

S. SWEETZER AV.

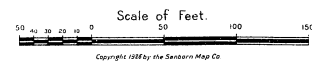
**22645**

**2240**

**22656**

WILSHIRE BLVD

See Volume Twenty-Three  
Eulalia Blvd.



WILSHIRE BLVD  
See Volume Twenty-Three



LOS ANGELES, CAL.  
2239

2233

2232

LINDENHURST AV.

W. 6TH ST.

S. SWEETZER AV.

ORANGE

2240

22656

WILSHIRE BLVD

*See Volume Twenty-Three*

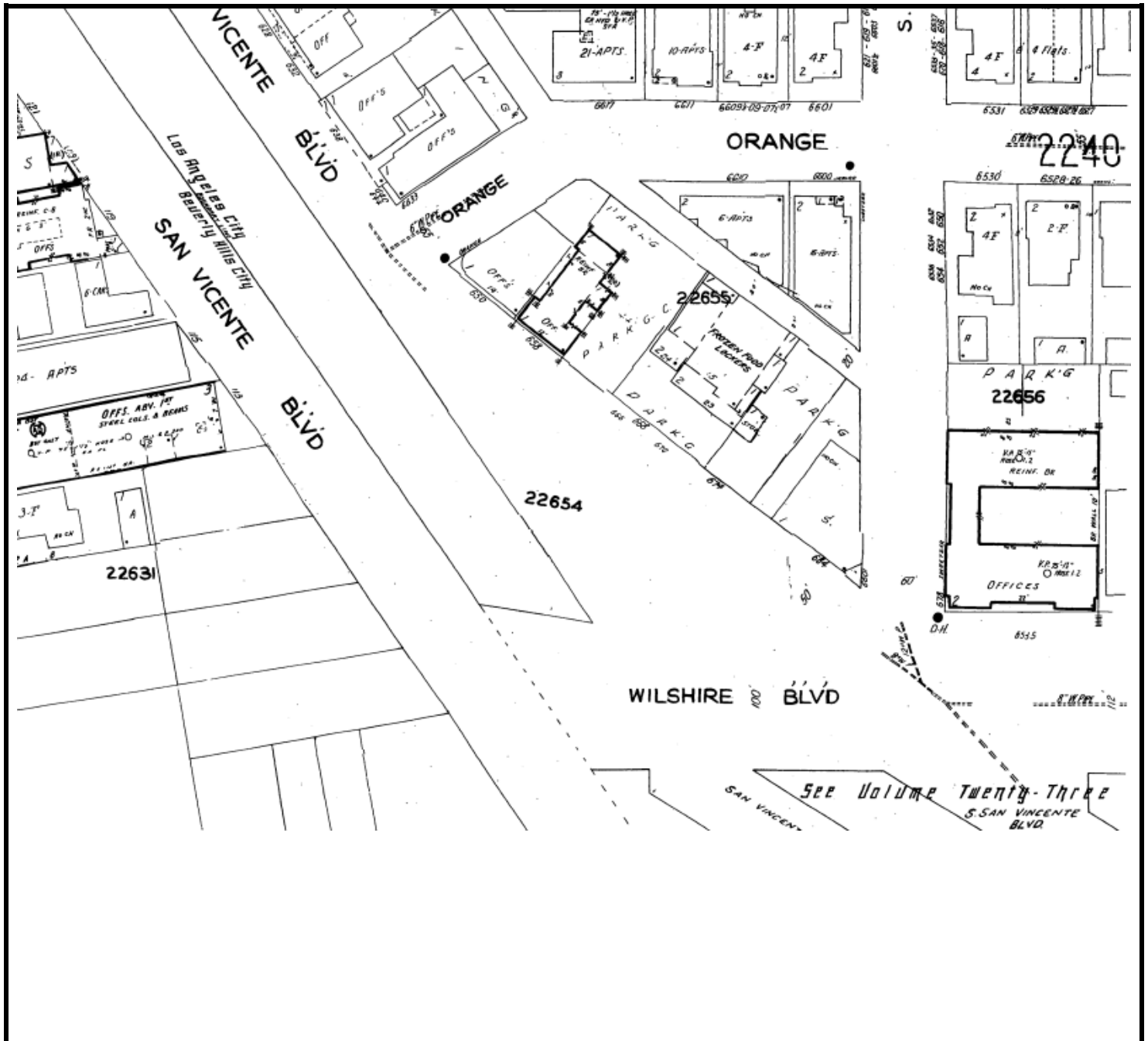
Scale of Feet.

Copyright 1926 by the Sanborn Map Co.

WILSHIRE BLVD

See Volume Twenty - Three

# SANBORN MAP



## Source:

ERIS

— — Project Boundary

Date: 1969



The north arrow indicator is an approximation of 0° North.

## Project Number:

120167.16R000-001.135

## Project Name:

656 South San Vicente Boulevard

## On-Site Date:

July 6, 2016