

ALBERT VAN LUIT COMPLEX

4000-4010 E. CHEVY CHASE DRIVE
CHC-2015-4255-HCM
ENV-2015-4256-CE

Agenda packet includes:

1. Staff Recommendation Report
2. Nomination
3. Letters of Support

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4255-HCM
ENV-2015-4256-CE

HEARING DATE: December 3, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 4000-4010 E. Chevy Chase Drive
Council District: 13
Community Plan Area: North East Los Angeles
Area Planning Commission: East
Neighborhood Council: Atwater Village
Legal Description: Tract Watts' Subdivision of a Part
of the Rancho San Rafael, Lot FR 2 and Tract TR
5673, Lot 56, 57, 58, 59, 60

PROJECT: Historic-Cultural Monument Application for the
ALBERT VAN LUIT COMPLEX

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): 4000 Chevy Chase, LLC
6671 W. Sunset Blvd. #1575
Los Angeles, CA 90028
Albert Van Luit & Co.
c/o Enne and Associates Inc.
3275 N. Arlington Heights Rd.
Ste. 41
Arlington Heights, IL 60004

APPLICANT: Atwater Village Always
4007 Verdant Street
Los Angeles, CA 90039

PREPARER: Charles J. Fisher
140 S. Avenue 57
Los Angeles, CA 90042

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The subject property includes two buildings that were part of the manufacturing and sale of wallpaper for Van Luit and Company, the first wallpaper manufacturing company in California. Founded in Hollywood in 1935, the company outgrew its first location and then a second location in Glendale. The company purchased the property in Atwater Village near the Los Angeles River and hired James Raymond Wyatt, Jr. to design the factory in 1950. Master architect Edward Abel Killingsworth, FAIA with Jules Brady designed the showroom and offices in 1965. The Van Luit Company is significant for revolutionizing the wallpaper manufacturing industry by developing a method of printing what traditionally had been hand-screened scenic wallpaper.

The oldest building on the site is the factory designed by James Raymond Wyatt, Jr. that is located towards the south of the site behind a property not associated with the complex. The rectangular shaped factory building is constructed of poured concrete. It has a distinctive sawtooth roof with large industrial steel sash windows in each of the north facing vertical teeth of the roof. The factory is entered through several doors as well as some standard wooden doors. The northeast entrance includes a porch. Several square groupings of steel fixed and transom style industrial windows punctuate the rear and east elevations. Some office space has been created in the north portion of the interior, but most of the space is open. A mezzanine is set above part of the interior. The factory building has several additions that are in-keeping with the original design of the structure and were added during its use as a factory.

This type of factory is considered a "daylight factory" which utilizes steel reinforced concrete to create a strong, fireproof structural system with concrete slab floors. The design allows for large unobstructed interior spaces perfect for manufacturing and assembling, with walls strong enough to support large expanses of windows that fill the interior with natural light.

The second building on the site, built in 1965, was designed by Edward Abel Killingsworth with Jules Brady in the International Style and served as the showroom and offices. Killingsworth is a well-known and successful master architect who designed many commercial and residential buildings in Southern California, including four houses in the Case Study program. He applied his talents to create clean elegant lines and a sense of openness for the Van Luit showroom and offices. He also developed the landscape plan for the property. The showroom building is symmetrically U-shaped and has a tall flat roofed narrow plank open porch above the front door. The tall paneled double door entry is flanked by torch-like porch light fixtures. A central courtyard is set between the two wings and is surrounded by a colonnade with narrow support columns. Fenestration is made up of fixed or sliding aluminum windows, some of which are floor to ceiling. Individual offices are housed in both levels of the wings, with the front portion being a tall open foyer with a tile floor and a staircase leading down to the basement level.

Landscaping includes various mature oak, ficus, and palm trees around the showroom building and along the east side of the property. The remnants of a bridal path are located to the south of the showroom building. The west façade of the factory building is covered with vines.

Van Luit and Company remained at the property until the mid-1970s. It was then used for other manufacturing purposes including a frame manufacturer. Today the factory is used as storage space and the showroom and offices building as office space.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as 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 are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Street Address:			Zip:		Council District:
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Proposed Monument Property Type:	Building	Structure	Object	Site/ Open Space	Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built:	Factual	Estimated	Threatened?:		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?:		Yes	No	Unknown	If "No," where?:

3. STYLE & MATERIALS

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

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
Reflects the broad cultural, economic, or social history of the nation, state or community
Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



5. ALTERATION SUMMARY

List **date** and write a **brief description** of work done for major alterations. This section may also be completed on a separate document. Be sure to include copies of building permits in the nomination packet (see Section 9. SUBMITTAL).

1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

7. WRITTEN STATEMENTS

This section allows you to **discuss at length** the significance of the proposed monument and why it should be nominated as a Historic-Cultural Monument. Type your responses on a separate document and attach sheets to the back of this form.

A. Proposed Monument Description – Describe the proposed monument’s physical characteristics and relationship to its surrounding environment. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance – Address the proposed monument’s historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria selected in Section 4 (on the previous page). You must support your argument with substantial evidence and analysis.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant's Representative

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

9. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement.
Then, electronically or physically sign the bottom portion. Either the applicant or the preparer may sign.

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

Name: _____ Date: _____ Signature: _____

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



10. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|--|
| 1. Nomination Form | 6. Copies of Building Permits for Major Alterations
(include first construction permit) |
| 2. Written Statements A and B | |
| 3. Bibliography | 7. Contemporary Photos |
| 4. Two Primary Photos of Exterior/Main Façade | 8. Historical Photos |
| 5. Copies of Primary/Secondary Documents | 9. ZIMAS Parcel Report |

*Mail the Historic-Cultural Monument Submittal to the Office of
Historic Resources or email PDF to lambert.giessinger@lacity.org*

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012
Phone: 213.978.1200
Website: preservation.lacity.org

Albert Van Luit Complex Architectural Description

The two buildings on the site are of different architectural style, being a two-story daylight factory and a two-story International Style showroom and office building.

The rectangular shaped factory building is constructed of poured concrete exterior walls and a distinctive sawtooth roof with large industrial steel sash windows in each of the North facing vertical teeth of the roof.

The factory has several additions that are in keeping with the original design of the structure. Entrance is through several roll-up doors as well as some standard wooden doors. The entrance on the Northeast corner is within a porch with four rectangular louver style columns above a brick pier. Various rows open to the North (front) and several square groupings of steel fixed and transom style industrial windows punctuate the rear and East elevations.

Some office space has been created in the North portion of the interior, but most of the space is open concrete floor. A mezzanine is set above part of the interior. Structural steel struts and cross supports are located below the roof level throughout the interior space. The building is set back from the street behind a parcel that has not historically been a part of the property.

The showroom building is symmetrically U-shaped and has a tall flat roofed narrow plank open porch above the front door at roof level that extends out from the building and is supported by four thin square columns attached to the ends of four 2" x 6" beams, which covers one wide flight of concrete steps leading to the tall paneled double door entry, which is flanked by identical torch like porch light fixtures. A smaller porte-cochere style porch with a similar roof and a solid wall on the South end is on the South side of the building, over a walkway to a side entrance.

The flat roofed building faces to the West, toward the main driveway for the property. Two bays with HVAC equipment are sunk alongside the South wall of the building. A central courtyard is set between the two wings that form the rear part of the building. A colonnade, supported by narrow square pillars surrounds the courtyard. The aluminum windows are fixed or sliding, some of which are floor to ceiling covering both levels of the open main floorplan. Individual offices

are housed in both levels of the wings, with the front portion being a tall open foyer with a tile floor and a staircase leading down to the basement level.

Landscaping includes various mature oak, ficus and palm trees around the showroom building and along the East side of the property. The remnants of a bridal path are located to the South of the showroom building. The West façade of the factory building is covered with vines.

Albert Van Luit Complex
4000-10 E. Chevy Chase Drive
Significance Statement

The two main buildings of the wallpaper manufacturing complex were built in 1950 (factory) and 1965 (showroom). The former was designed by the architect James Raymond Wyatt, Jr and the latter was designed by Edward Abel Killingsworth and Jules Brady (Killingsworth-Brady and Associates).

The property was the location of the Albert Van Luit and Company, that was the first wallpaper manufacturing concern in California, established a shop in a garage on Hollywood Boulevard in 1935 after Van Luit came to California from his native Ohio. Three years later he revolutionized the industry by developing a method of printing hand-screened scenic wallpaper. The company quickly outgrew the Hollywood location and moved the factory to Glendale. By 1950, the company had outgrown that site and had bought the factory property adjacent to Griffith Park. The initial construction was completed the following year and several additions were added to the factory over the next two decades.

The showroom building was constructed on an adjacent site where two small houses had previously stood. The architect, Edward A. Killingsworth, was well known for his work in the Case Study House program.

A more detailed account of Van Luit's contributions to the wallpaper industry along with the architects of the two buildings is found in a recent report from Historic Resources Group that has been attached as a part of this application.

The report also discusses the architecture of the two buildings:

It states that the daylight factory type buildings have been identified by the Office of Historic Resources as a significant property type in the Citywide Survey draft context statements for industrial development. Furthermore, "Daylight Factory" design, which utilized steel reinforced concrete to create strong, fireproof structural systems that supported concrete slab floors. The design featured large unobstructed floor spaces and exposed concrete exterior frames that could be filled with large windows to admit light and air.

National Register criteria states that "in the last quarter of the 19th Century, the influence of engineering upon architecture resulted in a new approach to traditional and historic materiality. Roebling's American bridges and those in France by Eiffel, were not only truly elegant in style but they employed the use of iron and steel to solve structural problems. As the century ended, the use of concrete would

take on a new form and was being used by being reinforced with steel. By the beginning of the 20th Century, reinforced concrete was being used in European residential commercial structures.

American architect Albert Kahn played a significant role in expanding the applications for reinforced concrete after 1903. Some have argued that Kahn was more of an engineer than an architect, but it is this disciplinary marriage that produced the reinforced concrete frame that Kahn employed to allow broad, clear spaces for the operation of production lines in American automobile factories. This form reached a high point in Kahn's Building #10 done for the Packard Motor Car Company on East Grand Boulevard in Detroit. There the reinforced concrete frame held the loads so that the perimeter walls of the factory could be filled with glass to allow natural light to penetrate into the interior workspaces, thus giving birth to the Daylight Factory."

This building type was particularly suited to manufacturing because of its open floor space, with fewer and less obtrusive support columns allowed for the reconfiguration of assembly lines. The windows are a key element for allowing natural light to come into the building, thus saving energy as well as the product, in this case, wallpaper, to be seen in a more natural way.

The design allows the building to be more readily converted to other uses, such as artists space. In the case of the Van Luit factory, the majority of the windows face North, allowing natural light to bathe the interior without the heat and contrast of direct Sunlight.

The showroom building utilizes the International Style in massing, while bringing in a few classical elements, such as the paneled front door and the large ornate porch lights, a nod to Van Luit's traditional designs in wallpaper. The integration of the interior and exterior space, particularly in the courtyard area, is found in the International style. Besides the building itself, Killingsworth designed the building's landscape elements in order to create a more unified whole. The open floorplan of the public areas of the building were designed to allow a more natural way to view the various wallpaper designs and allowed for the easy reconfiguration of displays.

The business remained active for a time after Albert Van Luit's death in 1970, including one last addition to the factory in 1972. After the Van Luit Company left, the property was used for a time as a picture frame factory. A later outfit was Greef Fabrics, Inc., a company that had partnered with Van Luit and produced high end fabrics and wallpaper products. The factory building is presently being used as a warehouse for movie props by Scenic Expressions. There was a neon sign

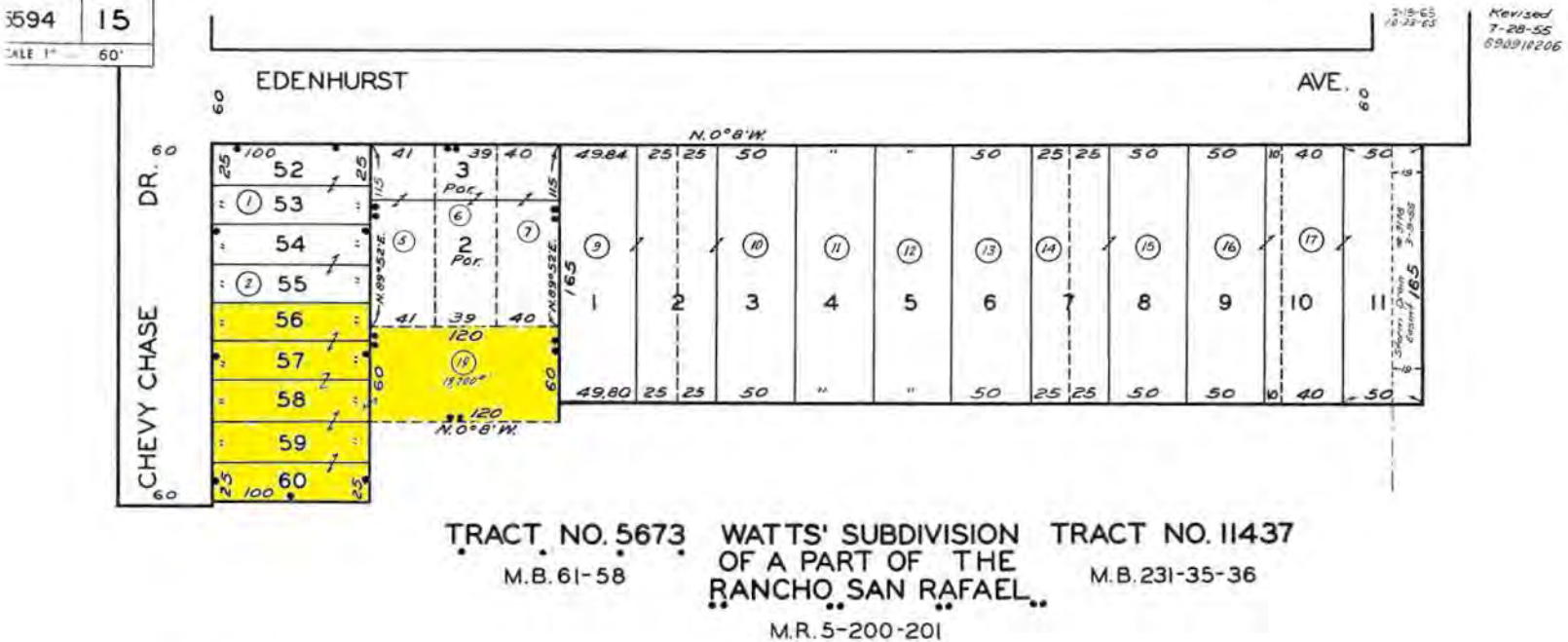
added to the building in 1963, but it has been removed and may be stored inside the building.

The showroom building is presently being used as office space. Demolition permits were issued for both buildings in 2014, but have been put on hold because the environmental review for a proposed project has yet to be performed.

The Albert Van Luit Complex qualifies as a local Historic Cultural Monument as architectural type specimens for the daylight factory style and the International Style for a commercial building. They are also important for the association with Albert Van Luit and his innovations in the wallpaper industry after World War II, as well as the showroom being a significant work by the master architect Edward A. Killingsworth.







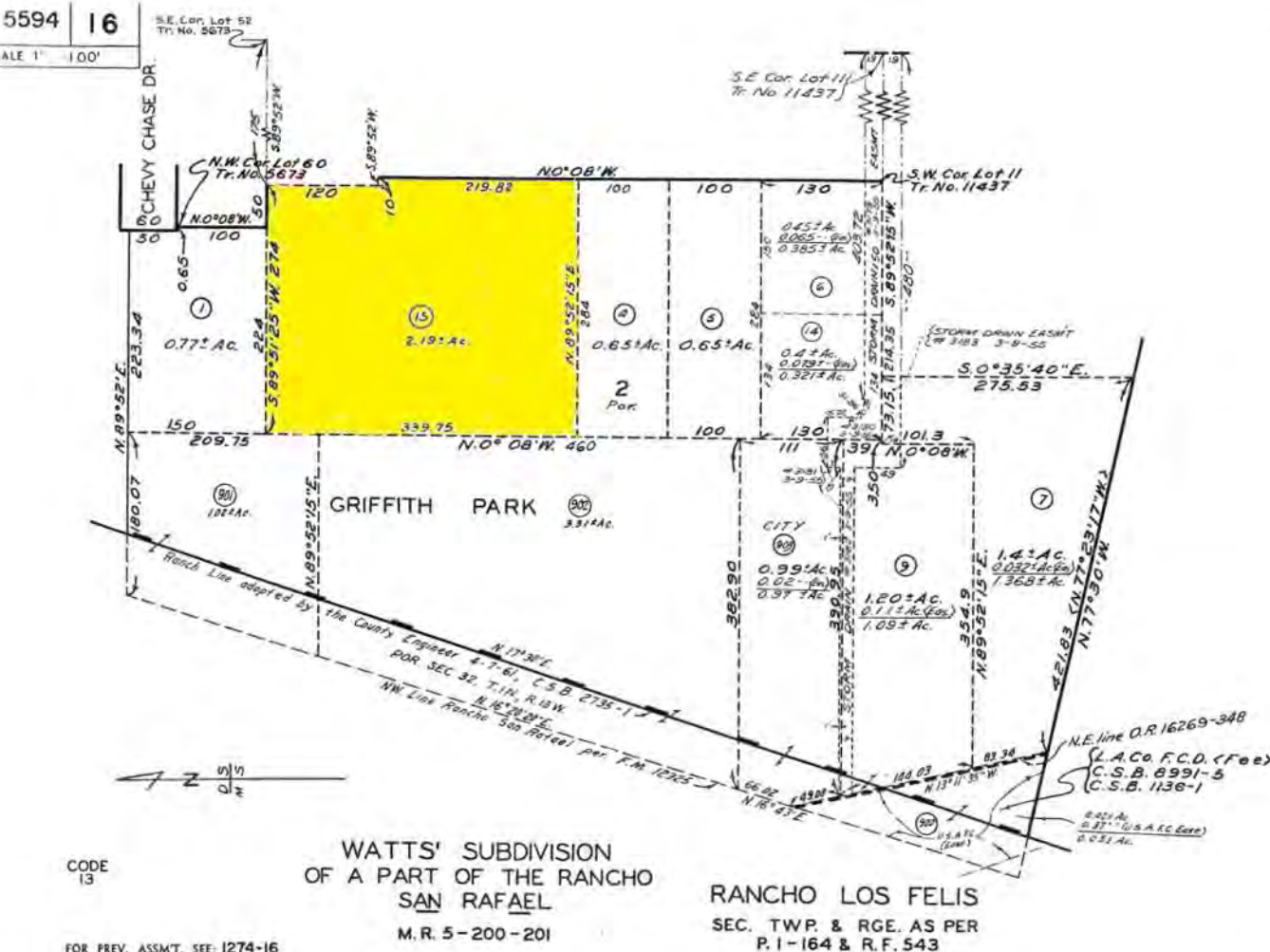
CODE
13

FOR PREV. ASSMT. SEE: 1274-15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2-19-65

REVISED
7-28-55
11-20-59
9-16-60
5-8-61
7-27-61
670601



CODE
13

FOR PREV. ASSMT. SEE: 1274-16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



City of Los Angeles
Department of City Planning

10/5/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4000 E CHEVY CHASE DR

ZIP CODES

90039

RECENT ACTIVITY

CPC-2014-4062-GPA-VZC-SPR

VTT-73173-SL

CASE NUMBERS

CPC-2014-4062-GPA-ZC-HD-ZAD-SPR

CPC-2008-3125-CA

CPC-2007-3036-RIO

CPC-1989-177-IPRO

CPC-1986-826-GPC

ORD-183145

ORD-183144

ORD-172316

ORD-165351-SA30

ZA-11454

ENV-2014-4063-EAF

ENV-2007-3037-ND

OB-13348

OB-12069

AFF-31988

AFF-13348

AFF-12069

Address/Legal Information

PIN Number	159B205 295
Lot/Parcel Area (Calculated)	2,569.2 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID C6
	PAGE 564 - GRID C7
Assessor Parcel No. (APN)	5594015019
Tract	TR 5673
Map Reference	M B 61-58
Block	None
Lot	60
Arb (Lot Cut Reference)	None
Map Sheet	159B205

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Atwater Village
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1881.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R1-1-RIO
Zoning Information (ZI)	ZI-2358 River Improvement Overlay District
General Plan Land Use	Low Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Assessor Information

Assessor Parcel No. (APN)	5594015019
APN Area (Co. Public Works)*	0.452 (ac)
Use Code	1700 - Office Building
Assessed Land Val.	\$355,963
Assessed Improvement Val.	\$331,828
Last Owner Change	06/10/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	599539
	3786608
	295020
	2259854
	107051
	107050

Building 1

Year Built	1965
Building Class	D8C
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	6,412.0 (sq ft)

Building 2

Year Built	1944
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	4,800.0 (sq ft)

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

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

Seismic Hazards**Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique

Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1102

Fire Information

Division	1
Batallion	2
District / Fire Station	50
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2014-4062-GPA-ZC-HD-ZAD-SPR
Required Action(s):	GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZAD-ZA DETERMINATION (PER LAMC 12.27) ZC-ZONE CHANGE
Project Descriptions(s):	PURSUANT TO SECTION 12.32 AND 11.5.6, A GPA FROM LOW AND MEDIUM RESIDENTIAL TO LOW MEDIUM II RESIDENTIAL AND VZC FROM R1-1-RIO, OS-1XL-RIO, A1-1-RIO AND A2-1-RIO TO RD2-1-RIO, AND PURSUANT TO SECTION 16.05, SPR REVIEW AND APPROVAL FOR A 60 UNIT SMALL LOT SUBDIVISION AND PURSUANT TO SECTION 17.01, A VTT MAP FOR A 60 UNIT SMALL LOT SUBDIVISION.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-1989-177-IPRO
Required Action(s):	IPRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1986-826-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONING CONSISTENCY - ZONE CHANGES - HEIGHT DISTRICT CHANGES AND PLAN AMENDMENTS - VARIOUS LOCATIONS
Case Number:	ENV-2014-4063-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO SECTION 12.32 AND 11.5.6, A GPA FROM LOW AND MEDIUM RESIDENTIAL TO LOW MEDIUM II RESIDENTIAL AND VZC FROM R1-1-RIO, OS-1XL-RIO, A1-1-RIO AND A2-1-RIO TO RD2-1-RIO, AND PURSUANT TO SECTION 16.05, SPR REVIEW AND APPROVAL FOR A 60 UNIT SMALL LOT SUBDIVISION AND PURSUANT TO SECTION 17.01, A VTT MAP FOR A 60 UNIT SMALL LOT SUBDIVISION.
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

DATA NOT AVAILABLE

ORD-183145
ORD-183144
ORD-172316
ORD-165351-SA30
ZA-11454
OB-13348
OB-12069
AFF-31988
AFF-13348
AFF-12069



City of Los Angeles
Department of City Planning

10/5/2015
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

CPC-2014-4062-GPA-VZC-SPR
VTT-73173-SL

CASE NUMBERS

CPC-24098
CPC-2014-4062-GPA-ZC-HD-ZAD-SPR
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2006-48-ICO
CPC-1990-596-GPC
CPC-1990-153-CUZ
CPC-1989-22490
CPC-1989-177-IPRO
ORD-183145
ORD-183144
ORD-174665-SA204
ORD-172316
ORD-169462-SA190
ORD-143644
ZAI-2966
ZA-1990-781-ZV
ZA-17011
ZA-15553
ZA-11454
ENV-2014-4063-EAF
ENV-2007-3037-ND
OB-73348

Address/Legal Information

PIN Number	159B205 304
Lot/Parcel Area (Calculated)	66,868.1 (sq ft)
Thomas Brothers Grid	PAGE 564 - GRID C7
Assessor Parcel No. (APN)	5594016015
Tract	WATTS' SUBDIVISION OF A PART OF THE RANCHO SAN RAFAEL
Map Reference	M R 5-200/201
Block	None
Lot	FR 2
Arb (Lot Cut Reference)	7
Map Sheet	159B205

Jurisdictional Information

Community Plan Area	Northeast Los Angeles
Area Planning Commission	East Los Angeles
Neighborhood Council	Atwater Village
Council District	CD 13 - Mitch O'Farrell
Census Tract #	1881.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	A1-1-RIO
Zoning Information (ZI)	ZI-16 ZI-2358 River Improvement Overlay District ZI-2438 Equine Keeping in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
General Plan Land Use	Minimum Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No

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

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: North Atwater Park

Assessor Information

Assessor Parcel No. (APN)	5594016015
APN Area (Co. Public Works)*	2.190 (ac)
Use Code	3200 - Heavy Manufacturing
Assessed Land Val.	\$1,725,530
Assessed Improvement Val.	\$1,387,663
Last Owner Change	06/10/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	923
	2259854
	107051
	107050

Building 1

Year Built	1950
Building Class	C55A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	57,921.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

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Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1102

Fire Information

Division	1
Batallion	2
District / Fire Station	50
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2014-4062-GPA-ZC-HD-ZAD-SPR
Required Action(s):	GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT SPR-SITE PLAN REVIEW ZAD-ZA DETERMINATION (PER LAMC 12.27) ZC-ZONE CHANGE
Project Descriptions(s):	PURSUANT TO SECTION 12.32 AND 11.5.6, A GPA FROM LOW AND MEDIUM RESIDENTIAL TO LOW MEDIUM II RESIDENTIAL AND VZC FROM R1-1-RIO, OS-1XL-RIO, A1-1-RIO AND A2-1-RIO TO RD2-1-RIO, AND PURSUANT TO SECTION 16.05, SPR REVIEW AND APPROVAL FOR A 60 UNIT SMALL LOT SUBDIVISION AND PURSUANT TO SECTION 17.01, A VTT MAP FOR A 60 UNIT SMALL LOT SUBDIVISION.
Case Number:	CPC-2008-3125-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2007-3036-RIO
Required Action(s):	RIO-RIVER IMPROVEMENT OVERLAY DISTRICT
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.
Case Number:	CPC-2006-48-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE REQUIRING A PROJECT PERMIT IN ORDER TO ISSUE A BUILDING PERMIT FOR PROPERTIES ALONG THE LOS ANGELES RIVER, IN THREE SECTIONS WITH WIDTHS OF 300 FEET, 500 FEET AND 1,000 FEET.
Case Number:	CPC-1990-596-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB283 PROG PROP PLAN AMEND, ZC & HD CHANGES THROUGHOUT THE CITY IN ORDER TO IMPLEMENT THE NEWLY CREATED OPEN SPACE (OS)
Case Number:	CPC-1990-153-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1989-22490
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-1989-177-IPRO
Required Action(s):	IPRO-INTERIM PLAN REVISION ORDINANCE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1990-781-ZV
Required Action(s):	ZV-ZONE VARIANCE
Project Descriptions(s):	TO AUTHORIZE A 1,474 SQ. FT. ADDITION FOR OFFICE AND STORAGE USE IN CONJUNCTION WITH AN EXISTING LEGALLY NONCONFORMING CONTRACTORS EQUIPMENT AND STORAGE YARD IN THE A2 ZONE IN THE A2-1 ZONE.
Case Number:	ENV-2014-4063-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO SECTION 12.32 AND 11.5.6, A GPA FROM LOW AND MEDIUM RESIDENTIAL TO LOW MEDIUM II RESIDENTIAL AND VZC FROM R1-1-RIO, OS-1XL-RIO, A1-1-RIO AND A2-1-RIO TO RD2-1-RIO, AND PURSUANT TO SECTION 16.05, SPR REVIEW AND APPROVAL FOR A 60 UNIT SMALL LOT SUBDIVISION AND PURSUANT TO SECTION 17.01, A VTT MAP FOR A 60 UNIT SMALL LOT SUBDIVISION.
Case Number:	ENV-2007-3037-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT.

DATA NOT AVAILABLE

CPC-24098

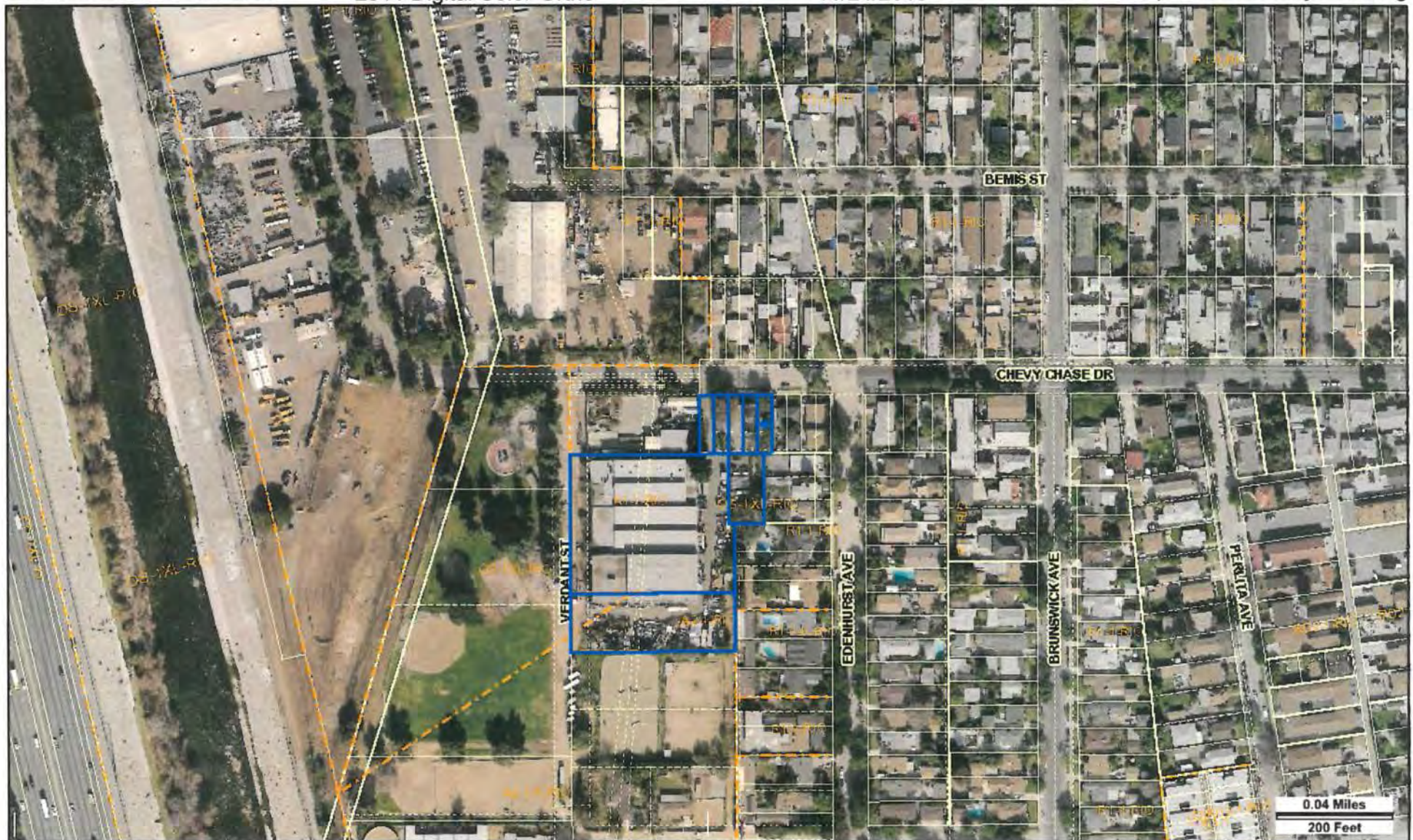
ORD-183145

ORD-183144

ORD-174665-SA204

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

ORD-172316
ORD-169462-SA190
ORD-143644
ZAI-2966
ZA-17011
ZA-15553
ZA-11454
OB-73348



Address: 4010 E CHEVY CHASE DR

APN: 5594015019

PIN #: 159B205 291

Tract: TR 5673

Block: None

Lot: 56

Arb: None

Zoning: R1-1-RIO

General Plan: Low Residential



Edward A. Killingsworth, Architect (1917-2004)

By Charles J. Fisher

The son of an oil worker, Edward Abel Killingsworth was born in Taft, California on November 4, 1917 to Walter Martin Killingsworth and Gertrude (Hutton) Killingsworth, the first of two sons. As the oil fields in Taft became fully developed, Edward's father relocated the family first to Yorba Linda and then to Long Beach in 1921, as the Signal Hill oil fields began to be developed. While attending Wilson High School in Long Beach, he took an interest in art, but decided architecture would be a more lucrative vocation.

Killingsworth went on to attend the University of Southern California and received his Bachelor's degree at the University of Southern California School of Architecture in 1940, as well as a medal from the American Institute of Architects for having the highest academic record in his class. He enlisted in the army on March 12, 1941, serving as an operations officer in the Army Corp of Engineers attached to the 654th Engineer Topographic Battalion, where he earned a Bronze Star for supervising the production of over 8 million photo maps in preparation for the allied invasion of Europe (D-Day, June 6, 1944). In 1943, he married his wife, Laura, with whom he had two sons, Greg and Kim.

After the war, he worked in the Long Beach architectural office of Kenneth S. Wing from 1946 until 1953. He then partnered with Jules Brady and Waugh Smith. Smith left the firm in 1962 and it was renamed Killingsworth, Brady and Associates. Both of these partners were classmates of Killingsworth at USC.

In 1950, Killingsworth was noticed by John Entenza, the creator of the Case Study House program through his Arts and Architecture Magazine. Entenza had seen a 753 square foot house/office that Killingsworth had designed for his in-laws in Los Alamitos, which was his first solo project as one off the earliest post and beam structures in Southern California.

Killingsworth and his partners designed a total of six houses for the Case Study program, four of which were built. This count included the Eddie Frank House, Case Study House No. 25, which was built in 1962 in the Naples Section of Long Beach.

According to photographer Julius Shulman, No. 25 was “the most successful of all the Case Study Houses.” Shulman noting that “he got a lot of houses (commissions) from that one.” In spite of the Case Study fame, Killingsworth “never promoted himself”. Shulman continues: “He very seldom had his work published as much as it could have been. He was not a pusher. He knew his work was good, that it was successful with his clients and the public. To him, that was a good demonstration of what we call success.”

While known for the iconic houses, the Killingsworth firm did a number of significant civic and commercial buildings, especially in Long Beach. The firm’s International style office, built in 1957, is considered to be one of the most important of its time. The award-winning office building epitomized Modernist principles, integrating architecture and the natural landscape seamlessly. Another important project was the master plan for Cal State University, Long Beach which was worked over a 40-year period from 1962 until 2002. Other important collegiate buildings are the Religious Center at the University of Southern California (HCM 1055), built in 1965 and the Watt Hall of Architecture and Fine Arts, built in 1973, also at Killingsworth’s alma mater.

Another building utilizing the International style is the Showroom Building for the Albert Van Luit Wallpaper manufacturing firm, also built in 1965. This small symmetrical building displays many of the design traits that Killingsworth was known for in both domestic and institutional buildings, the most visible being the tall entry doors and the even taller display room at the front of the building, giving it a feeling of more square footage than it actually has. The front canopy, supported by narrow square posts, is similar in design to the canopies on the Religious Center and other mid-sixties Killingsworth designs. Philosophically, like many of his contemporaries, Killingsworth believed in open spaces and floor plans. He preferred high ceilings and glass walls that invited nature in.

As the years passed and the honors piled up, Killingsworth's architectural projects grew in size and scale, from residential buildings in Southern California to luxury hotels in such exotic locales as Hawaii, Guam, Japan, South Korea, Malaysia and Indonesia. The firm opened an office in Hawaii in 1961 for the design and construction of a Hilton hotel in the 50th state.

Edward Killingsworth passed away at his Long Beach home on July 6, 2004, at the age of 86. His memorial service was held at the Cal State Long Beach Student Union, which he also designed.

Sources: United States 1920, 1930 and 1940 Census; various Times articles; Edward A. Killingsworth: An Architect's Life. By Jennifer M. Volland and Cara Mullio ©2013

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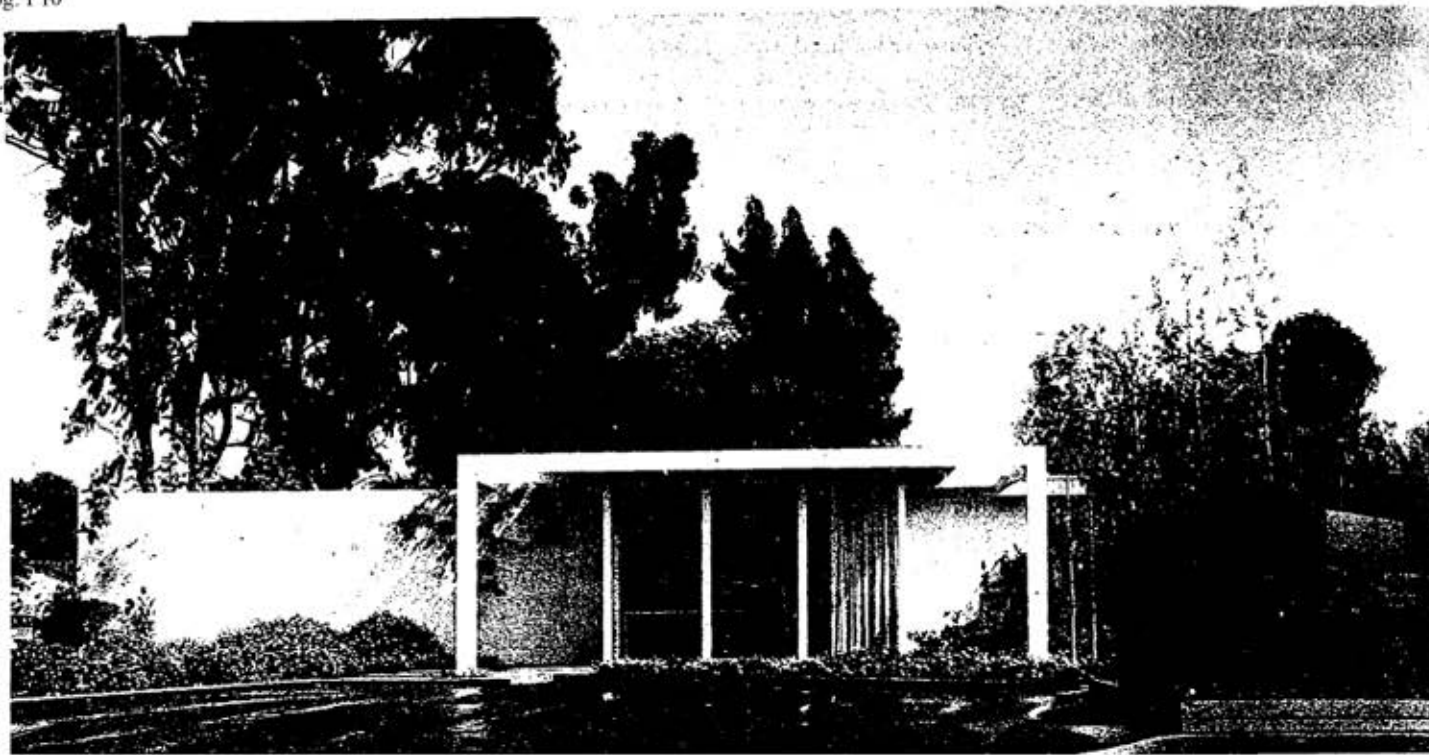
Live in the Office... and Like It!: The Problem

Gilpin, Harriet

Los Angeles Times (1923-Current File); Feb 10, 1952;

ProQuest Historical Newspapers: Los Angeles Times

pg. F10



This is how the Bairds' yellow stucco residence with white trim looks from the street. Motor court is in the foreground, the wall at the left hides the patio and increases the apparent size of the house which occupies a mere 742 square feet of space, including the office with windows on the front.

Live in the Office . . .

By Harriet Gilpin

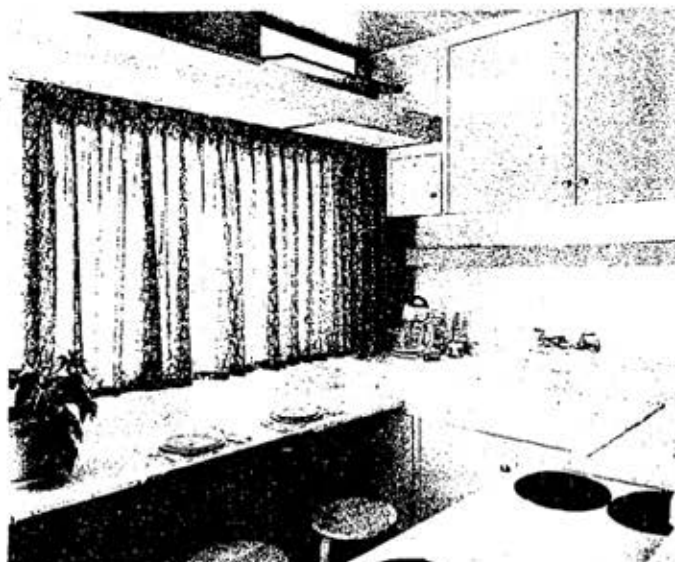
The Problem

The problem here was to provide living quarters with combined office for a middle-aged couple in a small community. Since the property fronted on a main highway it was no easy problem. Yet for a very modest investment and in only 742 square feet the Bairds now have a small office, a pleasant living area, adequate bedroom and trim little kitchen. The project received an honor award in the recent Institute of Architects competition.

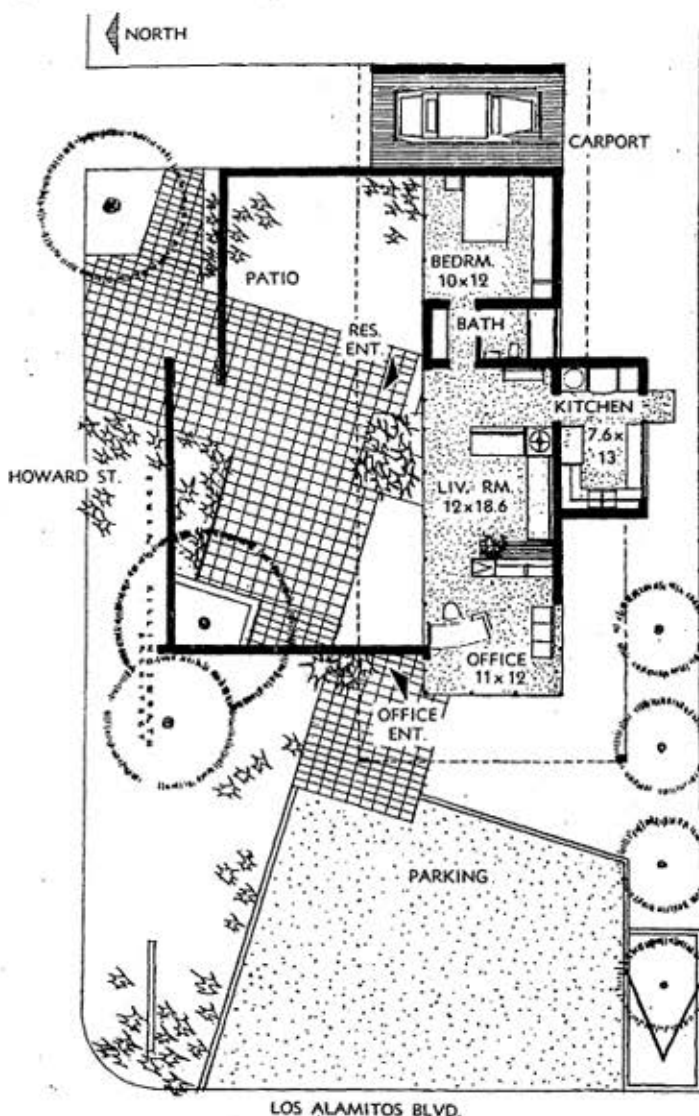
IN THIS small residence which includes an office, Architect Edward Killingsworth has achieved an outstanding degree of good living in only 742 square feet for Mr. and Mrs. John E. Baird of Los Alamitos.

The house is of frame construction, the warm yellow of its stucco set off by crisp white trim and deep blue-green. A

(Continued on Page Seventeen)



Terra cotta asphalt tile covers the kitchen floor, yellow tile is used on work surfaces, white linoleum shell under windows is for quick meals.



The Office

(Continued from Page Ten)



Marvin Rand photo
Coral couches accent the gray walls and carpeting.

drive and motor court in front give separation from the main road and provide ample parking facilities. An egg-crate trellis forms an effective "eyebrow" for the glass area of the small front office.

The house is made to appear larger from the front by the extending blank wall which shuts off the patio from the road. Effective planting around the paved drive and parking area softens the black top and accents the clear yellow and white.

The house is only one room deep with the entire length on the north opened by walls of glass to the enclosed patio. To avoid the sense of a series of little boxlike rooms, the living room and office are separated only by a partial partition in the end of which is set a filing case.

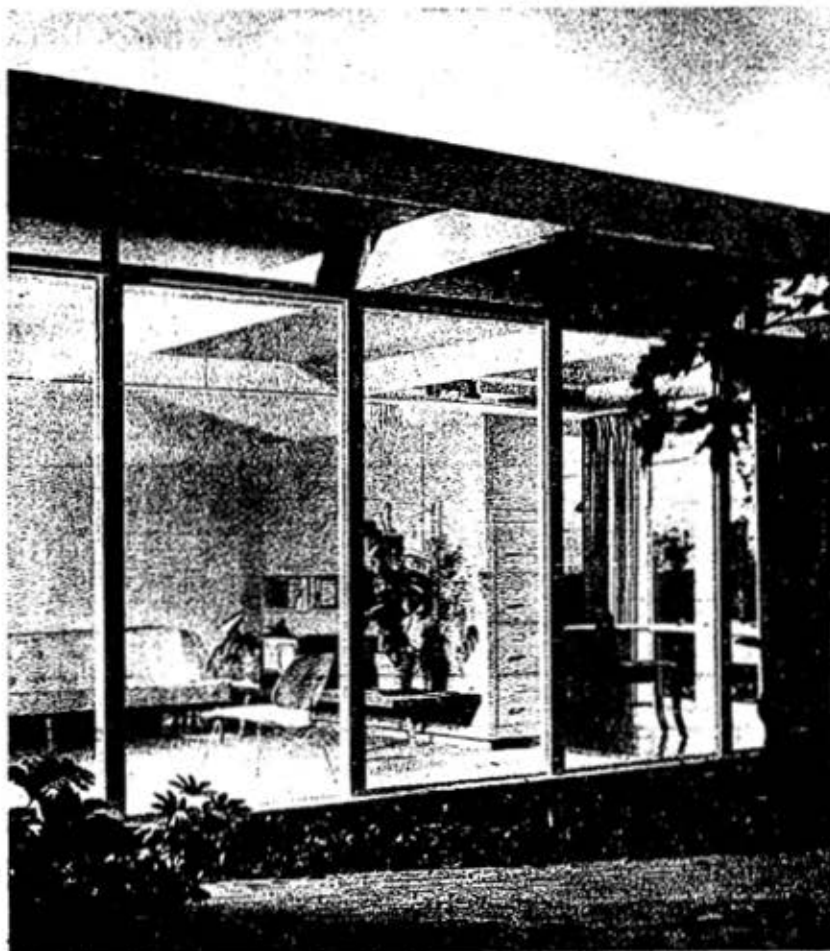
A pleasant grouping of two coral-toned couches with view to the garden creates a living area with soft tones of gray in wall and carpet, accented by the end wall of deep turquoise-blue, and the ceiling of the same color. On the end wall is a table for dining and a door which leads to bath, linen case and bedroom, one wall of which is opened by glass to the terrace, the opposite wall being given over to a wardrobe.

The kitchen repeats the gray color scheme of the living area with terra cotta-toned asphalt tile for the floor covering, yellow tile for sink counters with a white linoleum shelf under the windows making a pleasant breakfast spot for two. On the end wall there is a recessed area for washer, refrigerator and utility closet.

Enclosed patio paved with brick and edged with planting pockets is just beyond glass wall of the living area.

Marvin Rand photo

Below: View from patio into living area shows partial partition dividing it from a small office on the front.



and Like It!

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'What I Believe..

a statement of architectural
 principles by Edward R. Killingsworth



Killingsworth finds traditional forms like post and beam construction the simplest since steel remains a construction problem because of the variable costs in many areas and the need for workmen specially trained in its use



Water is one of our most inexpensive luxuries but is most neglected as a part of our architecture, says Edward Killingsworth

by Esther McCoy

IT HAS long been the way of the homeowner to take credit for his well-designed house. "I designed it myself," many like to boast. To Edward R. Killingsworth, AIA, of Long Beach, this is the highest praise.

"It means that I have identified myself to such a degree with the owner that the final product fulfills all his needs and desires for living."

Architecture, according to Killingsworth, is communication. Client communicates to architect, who then develops the ideas in terms of plan and structure, using drafting symbols to communicate to the builder the combined feeling of client and designer. There are many steps in the construction of a house and the owner's belief that he designed it himself is his way of asserting that none of the communication lines failed.

Killingsworth, whose architectural firm is Killingsworth, Brady & Smith, believes that house design is the basis of all architecture. "The reputation of most designers is made on their residential work," he says. Although the firm is doing the new Public Safety Building in Long Beach, as well as numerous apartments and office buildings, half of its work is still residential.

A good house, he says, is one whose design will still be good at the end of 50 or 60 years. He believes that many of the Contemporary houses of today are already outdated. When asked to act on an architectural jury for a new tract using only Contemporary design, he declined because he feels that often the familiar frame

Continued on Page Forty-nine

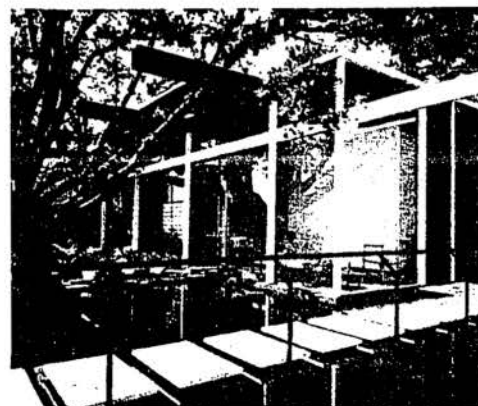


Glass panels of office overlook the garden, above left; the architect likes to place passages along exterior glass walls. Above right, 18-inch doors of ceiling height are covered with patterned cloth to separate the door and wall



Marvin Rand photographs

In designing a house for a family of six on this narrow lot facing the bay, Killingsworth placed the play room and children's bedrooms on first floor, living room on the second floor, open to the view. He likes stone when it is integrated into the design



Live oak tree is an element in the design of office building for which he won National AIA Merit Award. He says the institutional look is no longer necessary for office buildings



One of designer's aims is to combine natural materials well, as in the open stairwell above where stonework of wall is a foil for frosted glass. Right, open structure and fine proportions are a modern interpretation of the Japanese design. Low partition sets the kitchen apart

What I Believe

Continued from Page Forty-seven

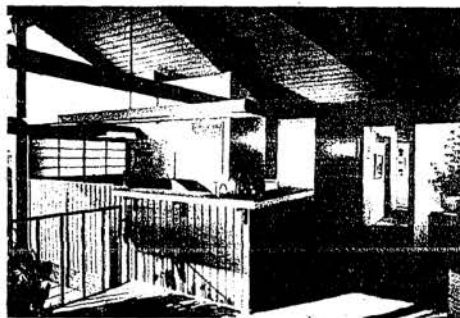
house is more at home in our California landscape than poor Contemporary.

He likes best the design in which "the old joins hands with the new, and they go together." His concern is with the emotional impact of a house. "Form, when combined with related surfaces, texture and color, should result in an emotional building with great beauty."

The applied ornament of the past has no place in architecture today, but when we threw that out we also discarded other things from the past which we could well review. Today we are becoming more receptive to elements that bring warmth and friendliness into our house design.

Architecture in Long Beach, he says, is now influenced by the fact that they have run out of land. "We are the first of the cities of the metropolitan area to be faced with this problem, and future planning recognizes the inevitability that we can no longer spread out. We have to go up."

Even with many multistory apartment buildings, he thinks that ultimately Long Beach may have to create land in the form of artificial islands off the coast. "You have to take the Buck Rogers approach when planning cities of the future. It is futile in the light of the growth of our cities to plan only 30 years ahead. We should think in terms of the year 2000."



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Photo Standalone 11 -- No Title
Los Angeles Times (1923-Current File): Oct 22, 1967;
ProQuest Historical Newspapers: Los Angeles Times
pg. 14



ELECTED

Edward Killingsworth of Long Beach has been elected vice president for 1968 and president for 1969 of the California Council of Architects. The council is coordinating head of 14 chapters of the American Institute of Architects in California.

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Modern Design Is Topic

*Los Angeles Times (1923-Current File): Sep 19, 1976;
ProQuest Historical Newspapers: Los Angeles Times
pg. D12*

Modern Design Is Topic

The acceptance of modern design and its impact on the California life-style will be discussed at the second Design Forum program Wednesday in the current series of lectures sponsored by the Southern California Institute of Architecture.

Architects John Lautner, A. Quincy Jones, Carl Matson, Edward Killingsworth and Whitney Smith are the panelists for the 8 p.m. meeting at the school, 1800 Berkeley St., Santa Monica.

No admission is charged for the series, "Modern Architecture Los Angeles: Beyond Neutra and Schindler."

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An Artist in Architecture: Edward Killingsworth of Long Beach Is Known 'Green, Terence M
Los Angeles Times (1923-Current File); May 1, 1983;
 ProQuest Historical Newspapers: Los Angeles Times
 pg. J1

An Artist in Architecture

**Edward Killingsworth
 of Long Beach
 Is Known Worldwide**

By **TERENCE M. GREEN**
Times Staff Writer

Architecture—both a profession and an art—is one of several such occupations that leave one undecided which aspect is predominant. Perhaps a look at Long Beach's—and the world's—Ed Killingsworth will provide a clue.

Edward A. Killingsworth, a fellow of the American Institute of Architects, is president of an architecture firm which, with name changes as some partners left and others joined him, has been headquartered at 3833 Long Beach Blvd., Long Beach, for 30 years.

During that time, the firm has won 42 national, regional and local design awards and its work has become nearly a byword in Paris, London, Rome, Hong Kong, Singapore, India and Australia, as well as across the United States, in Southern California and in Long Beach itself.

But Killingsworth's original goal was painting and sculpture, not architecture. In high school, he wanted only to paint but "logic and realism took hold" and he concluded that architecture was a practical way to explore his drive toward art.

He continued to paint during his college years at USC, from which he was graduated with a degree in architecture in 1940. At that time,

Please see ARCHITECT, Page 16



Decorative stone engraving shown in this photo of bazaar at Jakarta Hilton was done on-site by local artist/craftsmen, who later will decorate other areas, including ear-like projections from pagoda-shaped tower. Killingsworth is wearing print sport shirt.

ARCHITECT: Known Widely for Hotels

Continued from First Page

he would "rather paint than eat" and his work was in exhibitions throughout the country. This love has since been redirected into building but, he remarked, "It does say a lot about my roots as an architect."

World War II came along then and from 1941 through 1945 he was a captain in the U. S. Army Corps of Engineers in the European Theater, participating in five major battles and receiving the Bronze Star. It was only

after the war's end that he was able to enter the active practice of architecture.

Talking about the firm's international work, Killingsworth told a reporter—with a faint smile that may have had a quality of wistfulness in it—"I'm probably better known in Europe and Asia than I am here in Long Beach!" If he is right, a pair of paradoxes are seen.

For one, the firm has been deeply involved in Long Beach's growth since it was founded as Killingsworth, Brady & Smith in 1953. Waugh Smith retired in 1964 and



Edward Killingsworth

the firm continued as Killingsworth, Brady & Associates until 1982 when, on Jules Brady's retirement, it took its present name, Killingsworth, Stricker, Lindgren, Wilson & Associates—usually known just as KSLW.

The firm has been the master-planning architect for Cal State Long Beach for 20 years and has controlled all new construction there, including the Music Center currently being built on the campus. Directly attributable to the Killingsworth firm are the university's flowering peach tree program and its sculpture symposium.

His was one of six firms which produced the Long Beach Convention and Entertainment Center complex. Killingsworth, who personally worked for 16 years to make it happen, was one of two architects responsible for the design. And the firm was one of four responsible for the Long Beach City Hall and Library complex.

Killingsworth himself has also been involved deeply in Long Beach's civic and community activities. Additionally, his wife, Laura, has been a longtime singing, dancing and acting star of the Long Beach Civic Light Opera and his son, Greg, operates a multi-media company, Killingsworth Productions, which produces, among other things, promotional presentations for

builders, developers and others and has won a gold medal in international competition. Greg's office is right across Long Beach Boulevard from his father's.

The other paradox would be that, while the Killingsworth name is known around the world primarily or at least largely for hotels, it first made its name with private homes—and in Long Beach.

Perhaps the first major breakthrough came about in 1960. One project of that year was what is called "the tiny Opdahl house" in the firm's 20th anniversary brochure, which added that it "has won all architectural awards possible for a residence and is one of the few single-family homes ever to win a First Honor Award in the National AIA Honor Awards Program." The house is in the Naples area of Long Beach.

At about the same time came the Cambridge office building, near the Bixby Hills area of Long Beach, which took the top Honor Award of the Southern California AIA Awards Program and an Honor Award at the national AIA Awards Jury, then went on to win first prize and the Sao Paulo Medal of Honor at the Biennial in Sao Paulo, Brazil, in competition with architectural projects from 50 countries.

1960 also marked the entrance of the Killingsworth firm into the Case Study Houses program.

That was begun in 1945 by John Entenza, editor and publisher of Arts & Architecture magazine, and the name is supposed to have come from his thought that, with the end of World War II in sight, "It might be a good idea to get down to cases." He ran the program until 1962 when the magazine was sold to David Travers, who continued it through 1966.

Major Architects Took Part

In its entirety, the program included 36 projects (or "cases"), at least one of which included more than one house. All but 12 were actually built. Architects involved also included such names as Richard Neutra, Charles Eames, Eero Saarinen and A. Quincy Jones. Killingsworth, Brady & Smith designed five of the "cases," one of which was a group of three houses in La Jolla and another a home in Long Beach's Naples district that is still being lived in.

Killingsworth's involvement with hotels and with the Hilton organization began in 1956, when he "did" (architect-ese for "designed and saw through construction") the Hilton Lafayette Lanais, a 50-unit motor hotel adjacent to the Hilton-owned Lafayette Hotel at 1st Street and Atlantic Avenue in Long Beach. It was the precursor to the chain of Hilton Inns, the first of which was built in San Antonio and the second in El Paso.

His, and the firm's, work in recent years has been "mostly hotels," he told a reporter, "with some condos and other projects."

Please see ARCHITECT, Page 17

ARCHITECT

Continued from 16th Page

One hotel, which obviously is still the apple of his eye even though he "did" it 22 years ago, is the Kahala Hilton in Honolulu. It established his use of post-and-beam construction on the grand scale, possibly marking the revival in a major way of that building style and today one of his established hallmarks.

"We search for classic design," he remarked. "Timeless architecture—that is what our goal is."

Pointing to a blown-up photograph (it must be four by six feet) of the Kahala Hilton's lobby on the wall of his conference room, he reminisced:

"A few weeks ago, I was talking to one of the top people in the Hilton operation and, pointing to that picture, I asked him when he thought it was taken."

"'Oh,' he said, 'six months ago?'"

"Twenty-two years ago, at the time the hotel was opened," I told him. "The only thing that's been changed is that planter in the right-hand corner."

The firm is currently doing a new cafe at the Motor Court level of the hotel and a 14-room addition. "This is the 22nd year we have worked on this project," he said.

Another facet of his—and the firm's—approach to design came out when he said, "I collect cultures. By that, I mean that I search out the great things in a people's traditional art and design and encourage the local people to use them, so that they get the flavor of their own country."

His example was the Jakarta Hilton, completed about three years ago on a 32-acre site. It is a 400-room hotel with an Indonesian bazaar, an executive club and a separate 40-unit apartment structure. Elements of traditional Indonesian art and architecture are extensively used.

"This decoration," he said, indicating an area on another blown-up wall photo, "was carved on the site by native artist/craftsmen, using their traditional motifs and symbolism."

"And it isn't all done at once. A lot of such areas are left, deliberately, and the artists will stay on, on the hotel's payroll, to complete them; it may be 10 years before it's all done."

A partial list of the firm's completed projects overseas, in addition to the Kahala and Jakarta Hiltons, includes:

Kahala Beach condominiums, Honolulu; Kapalua Bay hotel, Maui, Hawaii; Al Khobar and Al Jubail hotels, Saudi Arabia; Mauna Lani Bay hotel and terrace condominiums, Hawaii Island, Hawaii; reconstruction of the Halekulani hotel, Honolulu; Bali Hilton, Bali, Indonesia; Seoul Hilton, Korea (under construction), and the Firestone Park condominiums, Singapore.

Other overseas projects which are "on hold" for one or another reason are in Tahiti, Bangkok, Fiji, New Caledonia, Egypt, Indonesia and Penang Malaysia.

Completed projects in the continental United States include Elkhorn Village and the Elkhorn Village Lodge, Sun Valley, Idaho; Seaport Village, Marina Pacifica Village and Spinnaker Cove condominiums, Long Beach; the Boca Beach Club (a companion to the Boca Raton hotel complex), Boca Raton, Fla.; the Vista International hotel, Kansas City, Mo.; the Hyatt Regency Cypress Walk hotel, Disney World, Fla.; the Broadmoor hotel, Beaver Creek, Colo., and the Aspen hotel, Aspen, Colo.

In addition to post-and-beam construction, another of the firm's hallmarks, evident even in its very early work, is the extensive use of glass, usually in conjunction with exterior plantings, to give the feeling of spaciousness combined with the actuality of privacy.

Please see ARCHITECT, Page 26



New bank —Landmark Bank has occupied its new, \$1.1-million, 12,500-square-foot corporate headquarters and main branch at 441 W.

Whittier Blvd., La Habra. It was designed by Architectural Team Three of Santa Ana and Phoenix, built by Lyle Parks Jr. Inc. of La Habra.

ARCHITECT

Continued from 17th Page

"We've used glass from the very first," he commented, leading a visitor into a small conference room with a glass wall looking out on the extensively planted yard around the firm's one-story headquarters building—its own design, 30 years ago.

"I remember one client we were trying to sell on a design that included a room that was 10 by 10 feet. 'Oh, no,' she said, 'it would be too confining.'"

"We were in this room and I said to her, 'That's the size of this room we're in now; do you feel confined here?'"

"'Oh, no,' she said, 'I don't feel confined here'—and she bought the plans!"

"We got a lot of other architects using glass, too," he said. It was one of a number of innovations that he and other progressive young architects brought into the mainstream of domestic architecture in that period.

The other principals of the present firm (all members of the American Institute of Architects and all vice presidents) are:

—Larry P. Stricker, a graduate of Cal Poly San Luis Obispo whose senior thesis won the American Institute of Steel Construction Design Award.

—Ronald D. Lindgren, a graduate summa cum laude of the University of Illinois who also earned a Master of Arts in Architecture at MIT.

—Robert J. Wilson, a graduate of Long Beach City College who is also a member of the Construction Specification Institute and is a Certified Construction Specifier, and who handles the firm's personnel and administrative work.

All are designing current assignments and all have been project architect on various projects.

"We're all very involved," Killingsworth said. "We're not a factory where you just grind things out."

An observer would say that their work certainly shows it.

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Killingsworth's Case Study work gave him an opportunity to explore what he called "the importance of space."

His six designs for that project had tall entrance doors--as high as 17 feet--that led into a two-story atrium surrounded by plate glass. They were airy and light-filled structures that invited the outdoors in--an outdoors that was as carefully plotted and landscaped as was the house itself.

He planted 100 trees and shrubs, including huge olive, sycamore and eucalyptus trees, on the acre of land surrounding his own house in Long Beach. Its innovative approach to space includes the use of sliding panels to form two separate sleeping areas in the bedroom he designed for his two sons. The bathrooms were also unusual, featuring glass walls that provided unobstructed views of the outdoors.

Though relatively small considering the amount of land -- the house is just 3,200 square feet -- it feels spacious with its 12-foot-high ceilings and doors.

"It is so good to be in a space where the spirit can soar, and, with all of this, it must soar with the sense of balance and proportion set up by the spaces we create," Killingsworth said in an essay for Contemporary Architects. "What better goals in life can there be? To create a condition where you can really see the spirit soar?"

Killingsworth also designed several civic buildings in Long Beach, including its City Hall, main library, the Long Beach Convention Center and the Performing Arts Center. He was the master planning architect for Cal State Long Beach Long Beach, where he planted 4,000 flowering peach trees.

At USC, in addition to the College of Architecture, known as Watt Hall, his firm designed the campus Religious Center.

Killingsworth also was responsible for the design of the Cal State Long Beach Student Union, where his memorial service will be held at 1 p.m. Friday.

He is survived by his wife of 61 years, Laura; sons Greg and Kim; five grandchildren; and three great-grandchildren.

Elizabeth Smith, who curated the 1989 Case Study show, "Blueprints for Modern Living," at Los Angeles' Museum of Contemporary Art, said Killingsworth created "simple and rigorous" houses in a style characterized by "an extreme gracefulness and elegance."

"That gracefulness and elegance was a constant throughout his career and characterized his demeanor as a person," Smith added. "He was a real gentleman, a wonderful, generous individual."

Edward Killingsworth, 86, Case Study House Architect
Woo, Elaine
Los Angeles Times ((Current File); July 14, 2004;

Obituaries

Edward Killingsworth, 86; Case Study House Architect

Edward Killingsworth, one of the last Case Study House architects, whose elegant, precise designs for small residences and luxury hotels made him one of the leading Southern California modernists of his era, died of natural causes July 6 at his Long Beach home. He was 86.

Killingsworth was one of a handful of architects chosen to participate in the Case Study Houses, a post-World War II experiment in domestic architecture conceived by Arts and Architecture magazine editor John Entenza to promote the redefinition of the American home through modernist design and cost-effective materials and construction.

Entenza personally selected the architects, who included such luminaries as Richard Neutra, Charles and Ray Eames and Eero Saarinen. Their efforts resulted in 36 prototype homes that could be easily and inexpensively constructed during the postwar housing boom. About two dozen of the designs were carried through to completion, of which the majority were built in Southern California.

Killingsworth attracted Entenza's attention in 1950 when the editor drove past a 743-square-foot residence-office in Los Alamitos that the young architect had built for his in-laws as his first solo project. It cost \$5,500 and was one of the earliest post-and-beam structures in Southern California.

Killingsworth wound up designing six Case Study projects. Of the four that were completed, three are in La Jolla and one in the Naples area of Long Beach.

The latter design, Case Study House No. 25, also known as the Eddie Frank house, built in 1962, "was the most successful of all the Case Study houses," Julius Shulman, the iconic architectural photographer who documented the Case Study project, said Tuesday. "He got a lot of houses from that one."

Yet Killingsworth "never promoted himself," Shulman noted. "He very seldom had his work published as much as it could have been. He was not a pusher. He knew his work was good, that it was successful with his clients and their public. To him, that was a good demonstration of what we call success."

Killingsworth's work on the Case Study Houses eventually brought him to the attention of Hilton Hotels, which hired him to design what became Honolulu's Kahala Hilton (now the Kahala Mandarin Oriental). Set on a private lagoon, the main building is a 10-story structure in the shape of two rectangles that Peggy Cochrane, writing in the book "Contemporary Architects," called a work of art distinguished by its overall "elegant informality."

Soon after its 1964 opening, the Kahala Hilton became a favorite hangout of royalty and the Hollywood elite and boasted occupancy rates well over 90%.

Its success led Killingsworth and his firm to design several other resort hotels in Hawaii, including the Halekulani Hotel, the Mauna Lani Bay Hotel and the Kapalua Bay Hotel, as well as the Jakarta Hilton in Indonesia and Hiltons in Seoul and Bali.

In Bali, he employed Balinese sculptors and other local craftsmen to "create a great piece of Balinese architecture that will incidentally be a hotel," he once said, explaining the respect for indigenous architecture that was at the center of his philosophy of hotel design.

That effort to reflect local culture was a hallmark of his achievements as a hotel designer, said Sam Hurst, emeritus dean of the USC School of Architecture and Fine Art, who worked with Killingsworth to design the school.



A SHOWCASE OF INTERIOR DESIGN

For the past few months, interior designers, manufacturers and stores have been contributing time, talent and energy to help raise money for the Philharmonic Fund of the Los Angeles Philharmonic Orchestra. Instead of making cash donations, these members of the home fashions trade were asked by the Pasadena Junior Philharmonic Committee to create a showcase of interior design ideas which could be open to the public. The public's contribution would then be the price of entry, which is \$1.50. But each person who enters this "Showcase of Interior Design" will take home more than he gives. The showcase is actually a beautiful house, designed in 1929 by Architect Edwin Westberg and patterned after a 14th Century Florentine palazzo. Twenty different areas in this house have been refurbished and decorated with merchandise available in today's marketplace. It is amazing to see how all the ideas of the various designers seem to meld and are perfectly appropriate in rooms fashioned for the contemporaries of Michelangelo and Leonardo da Vinci. The show has been coordinated by Mrs. Frank A. Payne and Mrs. David H. Stewart. The palatial home has been donated by Occidental College for the duration of the exhibition—March 21 through April 4. Address: 1440 Park Place, San Marino. Show hours: 11 to 4:30, daily; Wednesday evenings, 7:30 to 9:30. The public is invited. At the left: The library in this house of ideas is decorated in easy-on-the-eyes green colors. Decorators Don Allen and Dick Walters of Cannell & Chaffin selected the soft touch of artichoke-green velvet for a lush sofa by Martin Bratrud. The noise-deadening carpet is Berven's "Love Affair" in corsage green. "Greco" wallpaper by Albert Van Luit and plaid high-back chair by Baker add to the symphony of greens. The extra-long and sweeping draperies, made of Boris Kroll fabric, give the room a look of quiet insulation, perfect for a library. An especially practical note is the chest-high bookstand from Cannell and Chaffin. It holds those extra-heavy reference books that usually require much brawn as well as brain.

Produced by Barbara Lenox/Photography: George R. Szanik

CONTINUED

SHOWCASE OF INTERIOR DESIGN

CONTINUED



At left: *What is old, what is new? Everything in this dining room is appropriate, no matter the vintage. Dorothy Paul, AID, and Penni Paul, AID affiliate, used a modern wallpaper—yes, that's right—called "Bella Vista," manufactured by C. W. Stockwell Co. The French table, chairs and buffet are antiques from Bernique, Inc., the rug is contemporary, by Edward Fields. Coffered ceiling, floor tiles were installed when house was new in 1929*

At right: *This is the room for the proud possessor of fine art and accessories. For one who appreciates the great panelled ceilings and inlaid flooring executed by artists of a bygone era. Instead of tampering with such treasures, Gerald Jerome, AID, used them as a foil for an important grouping. Spice colors of ginger, paprika and marigold are played against chamois-colored Ameritone paint*

Photography: George R. Szanik

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Building Permit History
4000-4010 E. Chevy Chase Drive
Atwater Village

- February 21, 1946: Building Permit No. 4790 to construct a 2-story 20' X 38' frame and stucco residence at 4010 E. Chevy Chase Drive on Lots 56 and 57 of Tract No. 5673.
Owner: Gayle W. Wood
Architect: None
Engineer: None
Contractor: Owner
Cost: \$4,000.00
- August 12, 1946: Building Permit No. 19174 to construct a 1-story 20' X 35' frame dwelling and garage at 3820 San Rafael Avenue on Lot 14, Block 3 of Robert Marsh and Company's Mt. Washington Addition No. 1.
Owner: Gayle W. Wood
Architect: None
Engineer: None
Contractor: Owner
Cost: \$250.00
- September 11, 1950: Building Permit No. LA21259 to construct the concrete foundation for a 2-story 37' 4" X 39' and 81' 4" X 141'4" factory building.
Owner: Albert Van Luit & Co.
Architect: J. R. Wyatt
Engineer: None
Contractor: Owner
Cost: \$5,000.00
- November 13, 1950: Building Permit No. LA25945 to construct a 2-story 37' 4" X 39' and 81' 4" X 141'4" concrete factory building at 4000 E. Chevy Chase Drive on a portion of Lot 2 of Watts Subdivision in the Rancho San Rafael.
Owner: Albert Van Luit & Co.
Architect: J. R. Wyatt
Engineer: None
Contractor: Owner
Cost: \$60,000.00

February 27, 1953: Building Permit No. LA54667 to add structure to building with (4) poured caissons.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Oscar M. Bloch
Contractor: Owner
Cost: \$4,000.00

September 15, 1954: Building Permit No. LA97298 to construct a 40' X 160' steel frame addition with concrete caissons and tilt-up concrete walls, concrete floor, composition roof – Addition to existing building.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: David R. Edwards
Contractor: Mac Isaac & Menke Company
Cost: \$20,000.00

March 6, 1956: Building Permit No. LA37129 to construct a 40' X 180' & 20' X 40' concrete tilt-up addition.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: D. R. Edwards
Contractor: Not Selected
Cost: \$20,000.00

March 13, 1956: Building Permit No. LA37709 to construct a 6' X 15' interior hazardous materials room (paint storage room).
Owner: Albert Van Luit & Co.
Architect: J. R. Wyatt
Engineer: None
Contractor: Not Selected
Cost: \$500.00

September 26, 1957: Building Permit No. LA83303 to construct a 40' X 60' storage addition..
Owner: Albert Van Luit
Architect: None
Engineer: Floyd E. Weaver
Contractor: Mac, Issac & Denker
Cost: \$32,000.00

November 12, 1958: Building Permit No. LA15924 to construct new offices & recreation rooms. Interior alterations..
Owner: Albert Van Luit & Co.
Architect: Sheldon Brown
Engineer: None
Contractor: Mac Men Corp.
Cost: \$4,800.00

January 11, 1960: Building Permit No. LA50931 to add 1 40 ft. bay x 120 ft. long to hip roof section and 40 ft. X 60 ft. to 2story section, frame & stucco, 9,600.00 sq. ft.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Henry D. Paul
Contractor: Mac Men, Inc.
Cost: \$60,000.00

March 25, 1960: Building Permit No. LA56553 to relocate garage on same lot.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: None
Contractor: Mac Men, Inc.
Cost: \$400.00

May 18, 1960: Building Permit No. LA60901 to erect a 30' X 150' tent for public assembly purposes on 5/19/60.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: None
Contractor: Canvas Specialty Mfg. Co.
Cost: \$200.00

March 22, 1962: Building Permit No. LA05610 for new rooms to be constructed within existing building.
Owner: Albert Van Luit & Co.
Architect: Prescott & Whalley
Engineer: George Grey
Contractor: Not Selected
Cost: \$10,000.00

May 17, 1963: Building Permit No. LA38322 to erect a 8' X 50 S. F illuminated roof sign.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Vincent Kevin Kelly
Contractor: Barker Bros. Neon.
Cost: \$3,200.00

May 23, 1965: Building Permit No. LA95872 to demolish single family dwelling at 4010 E. Chevy Chase Drive.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: None
Contractor: Duane Rash
Cost: \$350.00

May 26, 1965: Building Permit No. LA96040 to construct a 1-story 6,425 sq. ft. 75' X 53' reinforced masonry and stucco showroom building at 4004 E. Chevy Chase Drive.
Owner: Albert Van Luit & Co.
Architect: Killingsworth-Brady & Assoc.
Engineer: Carl Hart
Contractor: Not Selected
Cost: \$76,000.00

August 9, 1965: Building Permit No. LA01632 to add to building now under construction. Change location of A. C. equipment at 4004 E. Chevy Chase Drive.
Owner: Albert Van Luit & Co.
Architect: Killingsworth-Brady & Assoc.
Engineer: Carl Hart
Contractor: Myers Brothers
Cost: \$601.00

January 31, 1966: Building Permit No. LA18036 for use of land as a parking lot at 4004 E. Chevy Chase Drive.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: None
Contractor: Not Determined
Cost: \$101.00

- September 15, 1967: Building Permit No. LA53106 to install a canopy at entrance to retail store
Owner: Albert Van Luit & Co.
Architect: Killingsworth-Brady & Assoc.
Engineer: Carl Hart
Contractor:
Cost: \$2,000.00
- August 28, 1969: Building Permit No. LA94649 to clear lot-demolish single family dwelling by hand wreck at 4000 E. Chevy Chase Drive.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: None
Contractor: Gangi Excavating Co.
Cost: \$300.00
- January 19, 1972: Building Permit No. LA43529 to add 40' X 120' first floor & add 80' X 120' second floor to manufacturing building.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Ernest L. Schroeder
Contractor: David D. Demski
Cost: \$115,200.00
- February 17, 1972: Building Permit No. LA45480 to install interior walls and add ceiling around paint room.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Ernest L. Schroeder
Contractor: Not Selected
Cost: \$2,500.00
- February 24, 1972: Building Permit No. LA45846 to revise foundation on addition.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Ernest L. Schroeder
Contractor: David D. Demski
Cost: \$7,000.00

October 26, 1972: Building Permit No. LA60069 to legalize mezzanine floor (17' X 44') in storage section.
Owner: Albert Van Luit & Co.
Architect: None
Engineer: Hansen & Dietrich
Contractor: David D. Demski
Cost: \$3,500.00

January 19, 1987: Building Permit No. LA84836 to enlarge existing 3'0" 6'8" opening to 5'0" 6'8" in 8" thick concrete wall + pair of doors in picture frame factory.
Owner: Impulse Designs, Inc. /Bob Clark
Architect: E. L. Schroeder
Engineer: Ernest L. Schroeder
Contractor: E. L. Schroeder Const.
Cost: \$2,500.00

February 7, 1995: Building Permit No. VN72746 to tear off existing roof and reroof W7 class A/B com. & gravel S. D. Required on showroom.
Owner: Greeff Fabrills
Architect: None
Engineer: None
Contractor: Page Roofing, Inc.
Cost: \$4,000.00

April 9, 1996: Building Permit No. VN98749 to remove existing roofing & install 3-ply cap bur. (150 sqs) on factory building.
Owner: Greeff Florics Inc.
Architect: None
Engineer: None
Contractor: Page Roofing Co.
Cost: \$20,000.00

April 3, 2001: Building Permit No. LA11141 for structural analysis to comply with Division 91 of the LABC per the ordinance #169431 “concrete tilt up” order dated 6/9/2000. EQ retrofit – full compliance - Division 91. Per architect-Building does not require any work.
Owner: Scenic Expressions LLC
Architect: Michael Silva
Engineer: None
Contractor: Form Architectural
Cost: \$301.00

December 15, 2006: Building Permit No. VN10935 for partial reroof, T/O existing roof and install 280 sqs. Of class “A” B.U.R. system (cap sheet) over existing sheathing.
Owner: Margaret K Blume, Tr., Margaret L. K. Blume Trust
Architect: None
Engineer: None
Contractor: West Coast Roofing Co.
Cost: \$56,780.00

July 15, 2014: Building Permit No. LA34458 for demolition of and removal of 2 story warehouse building, approximately 57,921 S. F. Clear lot, demo by handwreck. Notice to stop all work issued on September 15, 2015.
Owner: Margaret K Blume, Tr., Margaret L. K. Blume Trust
Architect: None
Engineer: None
Contractor: V. D. G. Demolition Services, Inc.
Cost: \$90,000.00

September 2, 2014: Grading Permit No. LA36974 for grading for backfill of a basement cut 41 cubic yards fill 1,075 cubic yards import 1,034 cubic yards.
Owner: Margaret K Blume, Tr., Margaret L. K. Blume Trust
Architect: None
Engineer: None
Contractor: V. D. G. Demolition Services, Inc.
Cost: 1,073 Cu Yds

September 2, 2014: Building Permit No. LA36975 for demolition of single story stucco office building with basement. Fence & sewer cap required. Clear lot.
Owner: Margaret K Blume, Tr., Margaret L. K. Blume Trust
Architect: None
Engineer: None
Contractor: V. D. G. Demolition Services, Inc.
Cost: \$15,000.00

1

APPLICATION TO ERECT A NEW BUILDING

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Lot 56 & 57

Tract 5673

Location of Building

4010 Cherry Chase Dr.
at lot of Edenhurst & end of Street

Approved by

City Engineer

Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building Family dwelling Families 1 Rooms 4
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Owner Gayle W. Wood Phone CI 16652
(Print Name)
- Owner's address 328 Mira Loma ave P.O. Glendale 4 Calif.
- Certificated Architect State License No. Phone
- Licensed Engineer State License No. Phone
- Contractor Owner State License No. Phone
- Contractor's address
- 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.) \$ 4000
- State how many buildings NOW on lot and give use of each. now
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of new building 20 x 38 No. Stories 16 Height to highest point 16 Size lot 50 x 100
- Material Exterior Walls Stucco Type of Roofing Composition
- For Accessory Buildings and similar structures:
 - Footing: Width 12 Depth in Ground 12 Width of Wall 6
 - Size of Studs 2 x 4 Material of Floor Wood
 - Size of Floor Joists 2 x 6 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 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

Gayle W. Wood

(Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING <u>2071</u>		(2) REINFORCED CONCRETE Bols. Cement Tons of Reinforcing Steel		(3) The building referred to in this Application will be more than 100 feet from _____ Street Sign here _____ (Owner or Authorized Agent)	
Receipt No.	<u>4000</u>				
Valuation \$	<u>750</u>				
Fee Paid \$					
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Loc. Line
<u>6</u>	<u>16</u>		Corner Lot	Corner Lot Keyed	<u>50x100</u>
PERMIT No.	Plans and Specifications checked				
<u>4790</u>	Corrections Voted				
	Plans, Specifications and Application rechecked and approved				
PLANS	For Plans Box				
Rec'd.					

930

2-17-46 from DP

Manual

1

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

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 58, 59, 60

Tract 5673

Location of Building

4000 Chevy Chase Dr.

(House Number and Street)

Approved by
City Engineer

Between what cross streets

Edmund St & Torrance Blvd

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building

Dwelling - 2 Garage

Families 1

Rooms 3

2. Owner

GAYLE W. WOOD

(Print Name)

Phone Ci 1-6652

3. Owner's address

328 Main Avenue

P.O.

Glendale 4,

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, ventilating, water supply, plum-
bing, fire sprinkler, electrical wiring and elevator
equipment therein or thereon.

\$ 3000.00

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

1 vacant

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

10. Size of new building

22 x 24 No. Stories 1

Height to highest point 14

Size lot 100 x 75

11. Material Exterior Walls

FRAME - WOOD

Type of Roofing ASPHALT

For
Accessory
Buildings
and similar
structures

(a) Footing: Width 12

Depth in Ground 12

Width of Wall 6

(b) Size of Studs 2 x 6

Material of Floor Concrete

(c) Size of Floor Joists Concrete

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 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

Gayle W. Wood

(Owner or Authorized Agent)

Plans, Specifications and other
data must be filed.

By

FOR DEPARTMENT USE ONLY

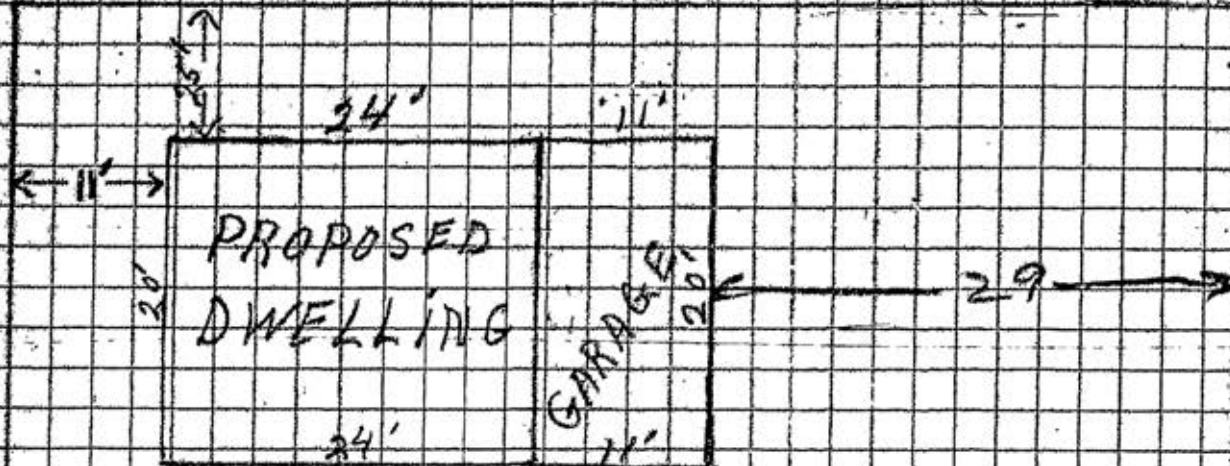
(1) PLAN CHECKING		(2) REINFORCED CONCRETE		FEES	
Receipt No. 9582		Bbls. Cement		Bldg. Per. 12.00	
Valuation \$ 3000.00		Tons of Reinforcing Steel		Cert. of Occupancy 2.00	
Fee Paid \$ 5.00				Total 14.00	
TYPE	GROUP	Maximum No. Occupants	Is Inside Lot	Key Lot	Lot Size
L	R		Corner Lot	Corner Lot Keyed	75 x 100
PERMIT No.		Plans and Specifications checked		Zone	Fire District
19174		Ester		Blk. Line	No. AUG
PLANS		Corrections Verified		Street Widening	
		Plans, Specifications and Application rechecked and approved.		District Map No. 129-205	
		For Plans See		Stamp here when Permit is Issued	
		Filed with		AUG 12 1946	
				Inspector	
				Bogert	

Zone and garden
Plot planes
don't consider
sp

S1 PLOT PLAN

PERMITTED FOR DRIVEWAY

50	75
----	----



100 FT
PROPERTY LINE

55' SETBACK

OROP = 87.4 NE
100 feet.

9 drive
way

52 57

CHEVY CHASE DR.

$\frac{1}{2} \times 100 = 50$ to $100 = 100$ ft.

1

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

LIEK 415 East Alameda
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 60

Tract 5673 and parcel as per attached legal description;

Location of Building 4000 Chevy-Chase Drive
(House Number and Street)

Approved by
City Engineer

Between what cross streets Edenhurst and end of Chevy-Chase Dr.

Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Factory Families none Rooms 8
(Store, Dwelling, Apartment House, Hotel, or other purpose)

2. Owner Albert Van Luit & Co. Phone CH 5-3456
(Print Name)

3. Owner's address 1649 South Central Ave. P.O. Glendale, Calif.

4. Certificated Architect J.R. Syatt State License No. C-346 Phone 77 4683

5. Licensed Engineer none State License No. Phone

6. Contractor none State License No. Phone

7. Contractor's address owner

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) \$ 5000.00

9. State how many buildings now on lot and give size of each none
(Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 37'4"x39'42" No. Stories 1 Height to highest point 22' Size lot 230' x 274'

11. Material Exterior Walls Concrete Type of Roofing Composition

For Accessory (a) Footing: Width Varies Depth in Ground 2'0" Width of Wall 8"

12. Buildings and similar structures (b) Size of Studs 2"x4" Material of Floor Concrete

(c) Size of Floor Joists none Size of Rafters 4" 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.

Plans, Specifications and other data must be filed.

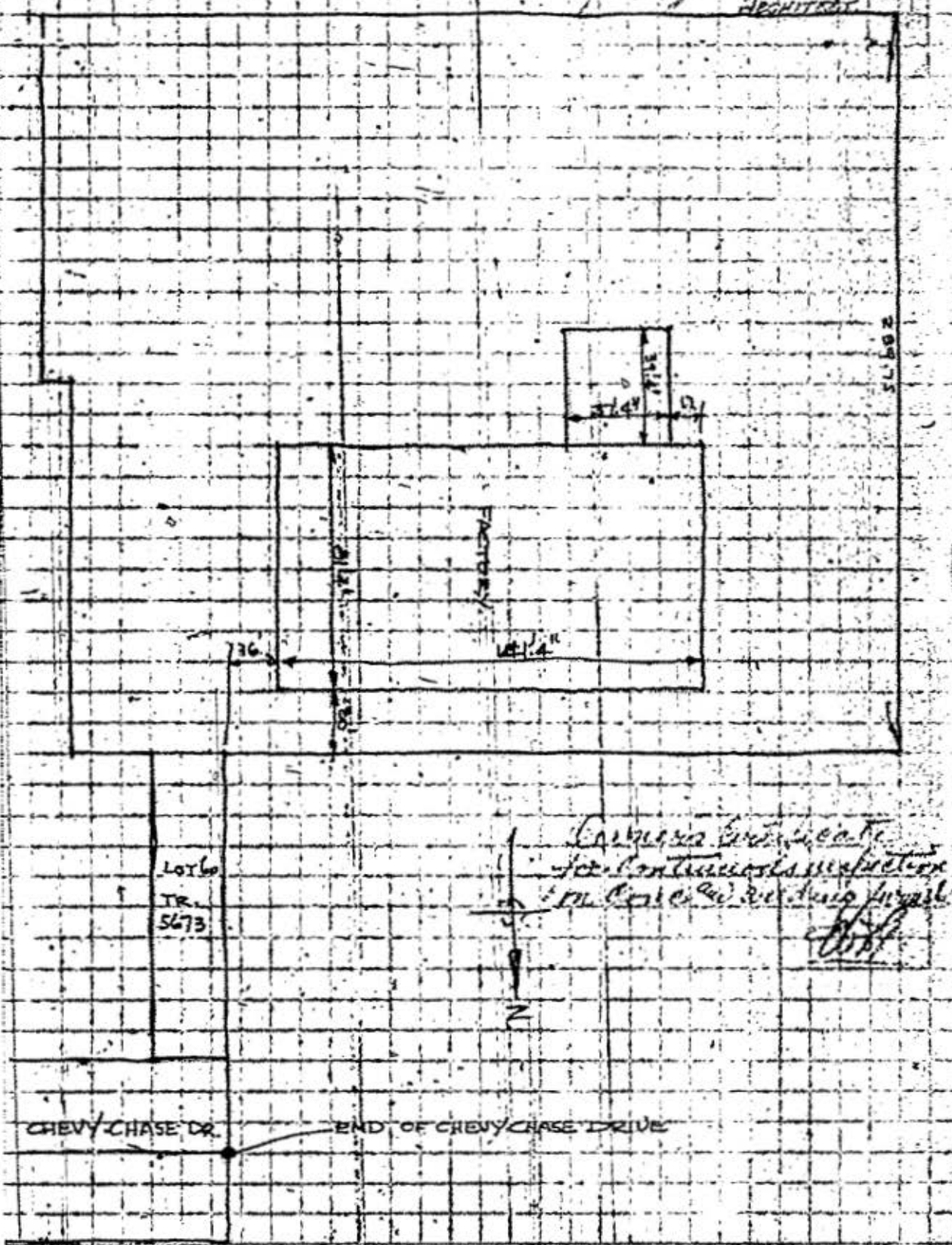
Sign here J.R. Syatt Architect
(Owner or Authorized Agent)
By _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING		REINFORCED CONCRETE		FEES		Bldg. Per.	
Date <u>Jan 7, 1929</u>	Receipt No. <u>7461</u>	Bbls. Cement				Cert. of Occupancy	
Valuation <u>\$15,000</u>		Tons of Reinforcing Steel				Total <u>18.00</u>	
TYPE	GROUP	Maximum No. Occupants	Inside Lot	Key Lot	Lot Size	Corner Lot Keyed	Clerk
			Corner Lot				
PERMIT No. <u>1A21259</u>		Plans and Specifications checked		Zone <u>H-2</u>		Fire District <u>No. II</u>	
Correctness Verified				Bldg. Line		Street Widening	
Plans, Specifications and Application checked and approved				Application checked and approved		Clerk	
For Plans See		Filed with		Antisepsis Inspection		SPRINKLER	
				Specified-Required		Inspector <u>SPITZER</u>	
				Valuation included		Yes - No	

I agree to demolish & remove all portions of the foundations which
after checking by the engineers of the Dept. of Building and Safety
are found not to conform with all requirements of the
Building Code and the various provisions of other laws.

Raymond W. Wether
ARCHITECT



LEGAL DESCRIPTION:

Portion of Watts Subdivision of a part of Rancho San Rafael
Beginning at a point in the W'y prolongation of E'y line
of lot 1 Tract 11437 as shown M.B. 231-35436, distant thereon
S. 89° 51' 25" W. 10.00' from the N.W'y cor. Lot 1, Tr. 11437; thence
N. 0° 8' 00" W. 120.00'; thence S. 89° 51' 25" W. along the S'y line of
lots 59 and 60 of Tract 5673 as shown on M.B. 61-58, 274';
thence S. 0° 8' 00" E. 239.75'; thence N. 89° 52' 15" E. 284.00' to the
W'y line of Tr. 11437; thence along said W'y line 119.82'
To the N.W'y cor. of lot 1, Tr. 11437; thence S. 89° 51' 25" W. to
Point of beginning

LA 71259

3

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

Form B-3-204-20-0
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 60
Tract 5673 and parcel, as per attached. Legal Description
Location of Building 4000 Chevy-Chase Dr.
(House Number and Street)
Between what cross streets: Edgewater and of Chevy-Chase Dr.
Approved by City Engineer _____
Deputy _____
USE INK OR INDELIBLE PENCIL
1. Present use of building FABORY Families NONE Rooms CLONE
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy UNDER CONSTRUCTION
3. Use of building AFTER alteration or moving FABORY Families _____ Rooms _____
4. Owner ALBERT VAN LUIK & Co. Phone CH 5-2456
(Print Name)
5. Owner's Address 1649 So. Central Ave. P.O. FLEMONCE
6. Certified Architect E. W. ART State License No. C. 346 Phone MA 6458
7. Licensed Engineer NONE State License No. _____ Phone _____
8. Contractor OWNER State License No. _____ Phone _____
9. Contractor's Address OWNER
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire alarm, electrical wiring and elevator equipment located on premises.) 512
11. State how many buildings NOW on lot and give use of each NONE
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 31' x 141' Number of stories high NONE Height to highest point 22'
13. Material Exterior Walls CONCRETE Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
CHANGE FOUNDATIONS FROM CAST IN PLACE PILES TO SPREAD FOOTINGS

NEW CONSTRUCTION

15. Size of Addition 2 x 0 Size of Lot 239 x 274 Number of Stories when complete ONE
16. Footing: Width VARIABLE Depth in Ground 2'-6" Width of Wall 8" Size of Floor Joists CLONE
17. Size of Studs 2 x 4 Material of Floor CLONE Size of Rafter 4 x 12 Type of Roofing CLONE

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 [Signature]
(Owner or Authorized Agent)

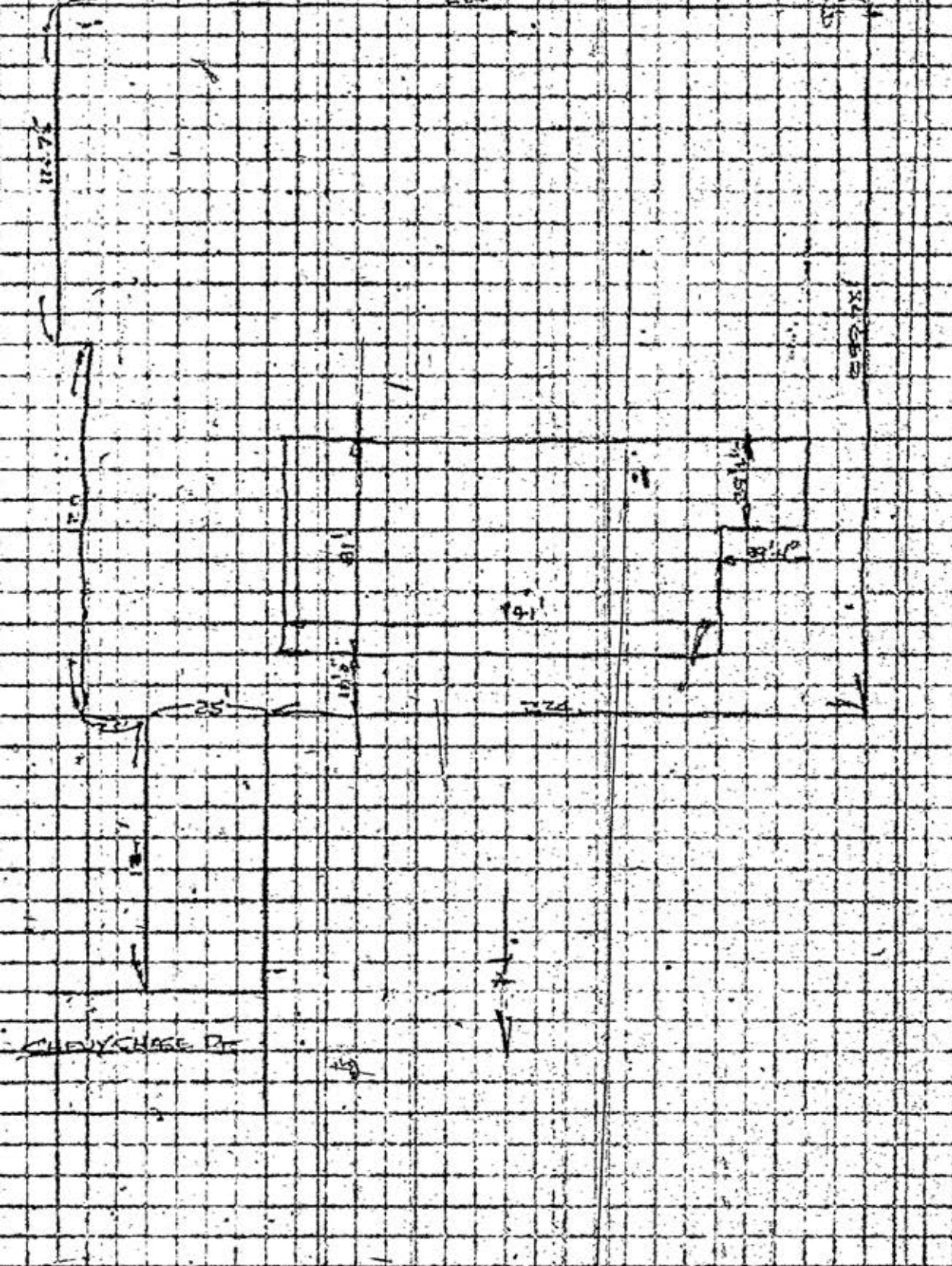
DISTRICT
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Date _____	Receipt No. _____	Area of Bldg. _____ Sq. Ft.	Date _____	Blg. Per _____	Car. of Occupancy _____
Valuation \$ _____	Fee Paid \$ _____	Receipt No. _____	Fee Paid \$ _____	Total \$ <u>1.50</u>	
TYPE	GROUP	Maximum Occupancy	No. Inside Lot	Key Lot	Lot Size
RAINFORCED CONCRETE			Corner Lot	Corner Lot Keyed	<u>here none</u>
Blk. Concrete	Truss or Reinforcing Steel				
PERMIT No. <u>LA 2544</u>	Plans and Specifications checked	Exon <u>B-3711-2</u>	Fire Bureau No. <u>2</u>	District Key No. <u>157-205</u>	
	Corrections required	Blg. Line _____ Ft.	Street Widening _____ Ft.		
PLANS	Plans, Specifications and Approvals checked and approved	Application checked and approved		Stamp here when Permit is issued	
Sec'y.	For Plans Sec'y. _____	Placed with	Continuous Inspection	Specified-Required Valuation Included Yes- No	Inspector <u>[Signature]</u>
			Concrete		

agree to demolish and remove all portions of the foundations
 which after checking by the engineers of the Dept of Public Safety
 are found not to conform with the requirements of the City
 Code. (Signed) [Signature]

200.



Legal Description :

Portion of Watts Subdivision of a part of Rancho San Rafael ;Beginning at a point in the W'ly prolongation of the N'ly line of Lot 1, Tract No. 11437 as shown in M.B. 231-35 & 36, distant there on $S. 89^{\circ} 51' 25'' W. 10.0'$ from N.W'ly corner Lot No. 1 Tr. 11437; $N. 0^{\circ} 8' 00'' W. 120.0'$; thence $S. 89^{\circ} 51' 25'' W.$ along the S'ly line of Lots 59 and 60, Tr. 5675 as shown in M.B. 61-58, 274'; thence $S. 0^{\circ} 8' 00'' E. 239.75'$; thence $N. 89^{\circ} 52' 15'' E. 25'$ to the W'ly. of Tr. 11437; thence along said W'ly line $119.82'$ to the N.W'ly corner Lot No. 1 Tr. 11437; thence $S. 89^{\circ} 51' 25''$ to Point of beginning.

LA 25114-1930

1

ELECT. DIV.

Plan, not filed

Spec. not filed

Plan, filed

ELVIN E. YOAKUM
CITY INSPECTOR

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

Form B-1-1944-42-16

CITY OF LOS ANGELES
DEPARTMENT OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 30 OVER

Tract 5673 and parcel as per attached legal description;

Location of Building 4000 Chevy-Chase Drive
(House Number and Street)

Approved by
City Engineer
[Signature]
Deputy

Between what cross streets Edenhurst and end of Chevy-Chase Dr.

USE INK OR INDELIBLE PENCIL

1. Purpose of building <u>Factory</u> <small>(Store, Dwelling, Apartment House, Hotel, or other purpose)</small>	Families <u>NONE</u> Rooms <u>8</u>
2. Owner <u>Albert Van Luit & Co.</u> <small>(Print Name)</small>	Phone <u>CH 5-3456</u>
3. Owner's address <u>1649 South Central Ave.</u> <u>P.O. Glendale, Calif.</u>	
4. Certified Architect <u>J.R. Wyatt</u>	State License No. <u>C-346</u> Phone <u>XT 4658</u>
5. Licensed Engineer <u>NONE</u>	State License No. _____ Phone _____
6. Contractor <u>NONE</u>	State License No. _____ Phone _____
7. Contractor's address <u>OWNER</u>	

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	<u>NONE</u> <small>(Store, Dwelling, Apartment House, Hotel or other purpose)</small>
10. Size of new building <u>37'4" x 39'42"</u>	No. Stories <u>1</u> Height to highest point <u>22'</u> Size <u>16'239" x 274"</u>
11. Material Exterior Walls <u>Concrete</u>	Type of Roofing <u>Composition</u>
For Accessory Buildings and similar structures	(a) Footing: Width <u>VARIABLE</u> Depth in Ground <u>"2'0"</u> Width of Wall <u>6"</u> (b) Size of Studs <u>2x4</u> Material of Floor <u>Concrete</u> (c) Size of Floor Joists <u>NONE</u> Size of Rafters <u>4" x 10"</u>

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 J.R. Wyatt, Architect
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

FOR DEPARTMENT USE ONLY

Date <u>AUG 17 1950</u>		REINFORCED CONCRETE		Bldg. Per <u>1350</u>	
Receipt No. <u>7461</u>		Bldg. Cement		FEE	
Valuation \$ <u>98,000</u>		Tons of Reinforcing Steel		Cert. of Occupancy	
Fee Paid \$ <u>60.00</u>				Total <u>1380</u>	
TYPE <u>I</u>	GROUP <u>G</u>	Maximum No. Occupants <u>110</u>	Inside Lot	Key Lot	Lot Area
PERMIT No. <u>LA25945</u>		Plans and Specifications checked <u>[Signature]</u>		Corner Lot Keyed	Pl. rear alley
Corrections Forged <u>[Signature]</u>		Plans, Specifications and Application checked and approved <u>[Signature]</u>		Fire Alarm	Pl. side alley
PLANS		Fire Alarm		Street Widening	District Map No. <u>159-205</u>
Fire Pumps		Apprehensions checked and approved <u>[Signature]</u>		SPRINKLER	Stamp here when Permit is issued
Food with		Conditions Inspection		SPRINKLER	NOV 13 1950
		SPRINKLER		SPRINKLER	<u>[Signature]</u>

Z.A. 11634

Extra 2000 sq. ft. + 100 sq. ft. of Ag. Style. 1000 sq. ft.

Valuation of Dec 30 for additional plan
including Dec 31 based on \$17,000 by which the
first valuation was low and
\$53,000 for change from 1st original
plan. 11/21

Bleed don't see conclusion

Let $60.4 \pm 11.120^\circ$ be the
to the 100° by
recorded on the 100° line

PLANS APPROVED

20 RECEIVED
CASE NO. 10454
REC'D
BY: E. SMITZ
ZONING ADMINISTRATION
CITY OF LOS ANGELES
11/2/50



LEGAL DESCRIPTION:

Portion of Watts Subdivision of a part of Rancho San Rafael
Beginning at a point in the W'y prolongation of N'y line
of lot 1 Tract 11437 as shown M.B. 231-35 & 36, distant thereon
S. 89° 51' 25" W. 10.00' from the N.W'y cor. Lot 1, Tr. 11437; thence
N. 0° 8' 00" W. 120.00'; thence S. 89° 51' 25" W. along the S'y line of
lots 59 and 60 of Tract 5673 as shown on M.B. 61-58, 274';
thence S. 0° 8' 00" W. 239.75'; thence N. 89° 52' 15" E. 284.00' to the
W'y line of Tr. 11437; thence along said W'y line 119.82'
To the N.W'y cor. of lot 1, Tr. 11437; thence S. 89° 51' 25" W. to
Point of beginning

LA 25945-1950

3

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. 6002 Tract 5673

Location of Building 4000 AUBURN CIRCLE DR.
(House Number and Street)

Approved by
City Engineer.

Between what cross streets? Edenhurst & D.E.

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building PRINTING MFG. Families 2 Rooms 2
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 2 YRS
3. Use of building AFTER alteration or moving 1 MFG. Families 2 Rooms 2
4. Owner ALBERT VALU LUT & S. Phone CH 5-5106
(Print Name)
5. Owner's Address 4410 EDENHURST AVE, L.A. P. O. L.A. 11111
6. Certificated Architect
7. Licensed Engineer OSCAR M. BLOCH State License No. 6391 Phone CI 4-3738
State License No. 6391 Phone CI 4-3738
8. Contractor OWNER State License No. 6391 Phone CI 4-3738
9. Contractor's Address

10. VALUATION OF PROPOSED WORK

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

\$ 3000
4000 FTM
4,000 FTM

11. State how many buildings NOW ONE on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 40 x 80 Number of stories high 1 Height to highest point 20'
13. Material Exterior Walls CONCRETE Exterior framework WOOD
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
ADD. 572 ST. 27 W. BLDG. WITH 14 PZ 132
CAISSINS

NEW CONSTRUCTION

15. Size of Addition 40 x 40 Size of Lot 284 x 240 Number of Stories when complete 1
16. Footing: Width 5' Depth in Ground 5' Width of Wall 12" Size of Floor Joists 2x10
17. Size of Studs 2x4 Material of Floor CONCRETE Size of Rafters 2x10 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.

D.C. CODE DOES NOT APPLY TO NEW PLAN CHECK FEES Sign here OSCAR M. BLOCH
OWNER OR AUTHORIZED AGENT
DISTRICT OFFICE REQD. FOR CHANGE IN DESIGN By L. A. Briggs

FOR DEPARTMENT USE ONLY

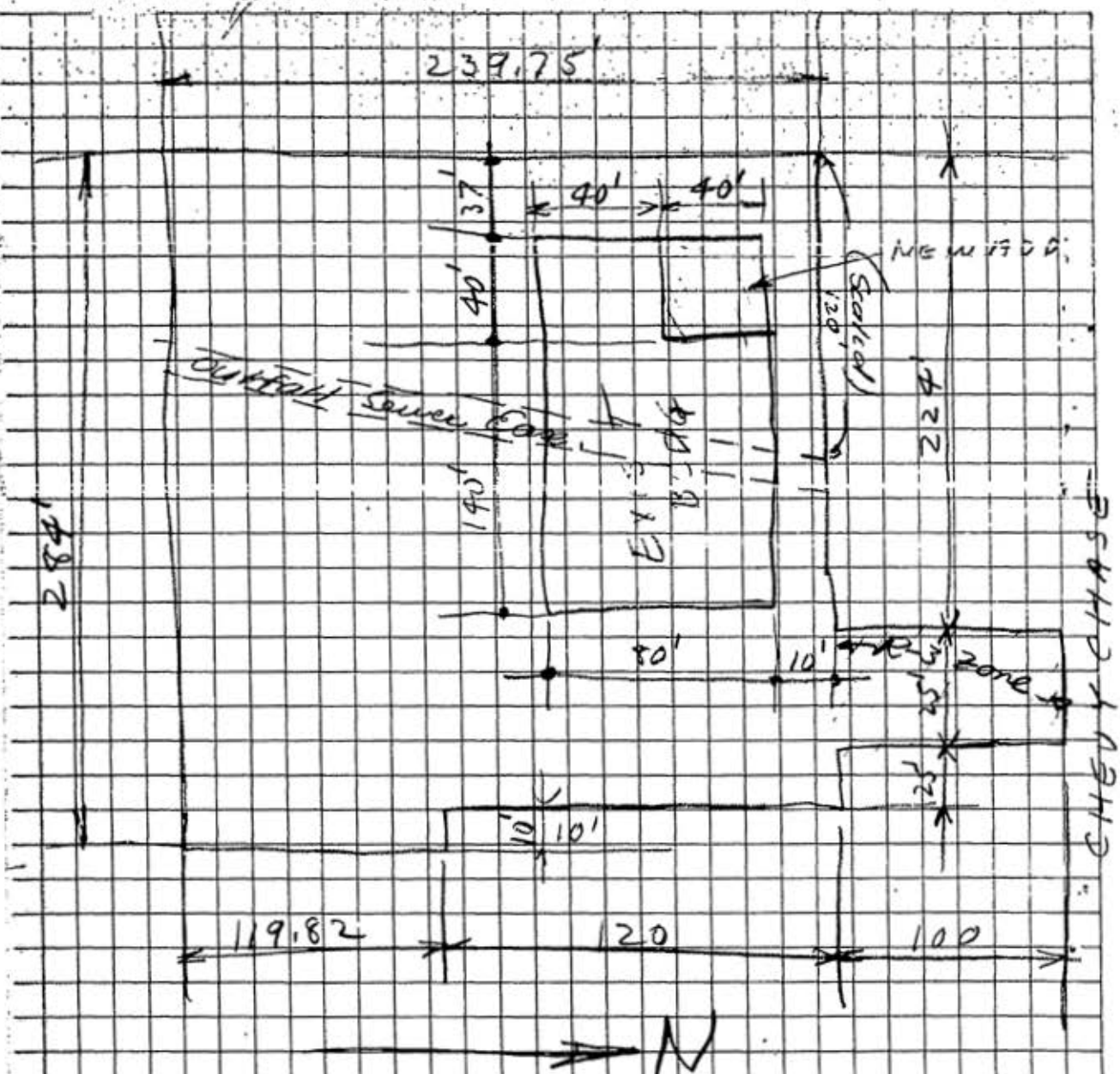
PLAN CHECKING		OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$ <u>3000</u>	<u>4000 FTM</u>	Area of Bldg. Sq. Ft. <u>3200</u>		Cert. of Occupancy Fee \$ <u>15</u>	
Fee \$ <u>5.00</u>	<u>7.50</u>	Fee \$ <u>1.50</u>		Bldg. Permit Fee \$ <u>15</u>	
TYPE <u>I</u>	Maximum No. Occupants <u>149</u>	Key Lot <u>34 M-2</u>	Lot Size <u>284 x 240</u>	Investigation Fee \$ <u>15</u>	
GROUP <u>G-1</u>	Plans and Specifications checked <u>Final</u>	Corner Lot Keyed <u>34 M-2</u>	Fire District <u>2</u>	Cert. of Occupancy Fee \$ <u>15</u>	
For Plans See <u>Final</u>	Correction Verified <u>Final</u>	Bldg. Line <u>34 M-2</u>	Street Widening <u>2</u>	Bldg. Permit Fee \$ <u>15</u>	
Filed with <u>Final</u>	Plans, Specifications and Application checked and approved <u>Final</u>	Continuous Inspection <u>Final</u>	SPRINKLER <u>2</u>	Total \$ <u>15</u>	
			Specified—Required Valuation Included Yes—No <u>Yes</u>		

DO NOT WRITE BELOW THIS LINE See map for same

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	JAN 5 1953		100095		
Supplemental Plan Checking	FEB 27 1953		32048		
Building Permit	FEB 27 1953		1451667		

APF-15553 w 11434/61015

J. H. Pratt



DANGEROUS CHEMICALS ARE NOT USED, PROCESSED, PACKAGED OR STORED IN AMOUNTS REGULATED BY APPENDIX "A" IF THE DANGEROUS CHEMICALS CODE-MAX 20 FALLS EXPOSED IN PRINTING DEPT & MAX 50 GALL IN SCREEN STORAGE ROOM IN SEALED CONTAINERS.

Albert Van Ruit & Co
By L. A. Briggs
att. agent

(248)

ELECT. DIV.

Pins: filed

Pins: filed

Pins: filed

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

No. 60 SEE ATTACHED LEGAL.ct. 5673Location of Building 4000 CHEY-CHASE DR.

(House Number and Street)

Approved by
City Engineer

Deputy.

Between what cross streets? Edmundson & Ierne

USE INK OR INDELIBLE PENCIL

- Present use of building MFGD. WALL PAPER Families 1 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy SINCE 1950
- Use of building AFTER alteration or moving SAME Families 1 Rooms 1
- Owner ALBERT - VAN LINT & CO. Phone 1-8-383
(Print Name)
- Owner's Address 4000 CHEY-CHASE DR. P. O. 1-8-383
- Certificated Architect DAVID R. EDWARDS State License No. 4704 Phone 1-8-383
- Licensed Engineer DAVID R. EDWARDS State License No. 4704 Phone 1-8-383
- Contractor MAC ISAAC & MENKE CO. State License No. — Phone —
- Contractor's Address —

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) \$20,000

- State how many buildings NOW on lot and give use of each. 1 - MFGD. WALL PAPER
(Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 20 x 140 Number of stories high 1 Height to highest point 22'
- Material Exterior Walls MASONRY Exterior framework STEEL & WOOD
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

STEEL FRAME CONG. CAISSONS
30 TILT-UP CONG. WALLS CONG. FLOOR
CAMP. ROOF - Addition to existing building

NEW CONSTRUCTION

- Size of Addition 40 x 160 Size of Lot 289 x 284 Number of Stories when complete 1
- Footing: Width 6 Depth in Ground 6 Width of Wall 6 Size of Floor Joists —
- Size of Studs — Material of Floor CONG. Size of Rafters 4 x 12 Type of Roofing CAMP.

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.

AFFID. 15553 Legal L. 2-260 Sign here David R. Edwards (Authorized Agent)

DISTRICT OFFICE G GRADING By —

FOR DEPARTMENT USE ONLY

PLAN CHECKING			OCCUPANCY SURVEY		Investigation Fee \$	
Valuation <u>\$20,000</u>			Area of Bldg. <u>—</u> Sq. Ft.		Cert. of Occupancy Fee \$	
Fee <u>30</u>			Fee \$		Bldg. Permit Fee \$	
TYPE <u>—</u> Maximum No. Occupants <u>—</u> Inside Lot <u>—</u> Key Lot <u>—</u> Lot Size <u>—</u> Clerk <u>—</u>			Area of Bldg. <u>—</u> Sq. Ft.		Total \$	
GROUP <u>—</u> Plans and Specifications checked <u>—</u> Corner Lot <u>—</u> Acreage <u>—</u> Irreg <u>—</u> Ft. rear alley <u>—</u> Clerk <u>—</u>			Zone <u>—</u> 2510 <u>—</u> Fire District <u>—</u> No. <u>—</u> 2 <u>—</u> Ft. side alley <u>—</u> Clerk <u>—</u>		District Map No. <u>159-205</u>	
For Plans See <u>—</u> Correction Verified <u>—</u> Bldg. Line <u>—</u> Ft. <u>—</u> Ft. <u>—</u> Application checked and approved <u>—</u> Clerk <u>—</u>			Continuous Inspection <u>—</u> FIRE SPRINKLER <u>—</u> Specified - Required <u>—</u> Yes <u>—</u> No <u>—</u> Inspector <u>—</u> Clerk <u>—</u>		Inspector <u>—</u> Clerk <u>—</u>	

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking			53033		
Supplemental Plan Checking					
Building Permit	5/954				

Owner to furnish complete legal before verification of corrections. Owner understands plan check fee may be forfeited if required yards, exits, and parking cannot be provided

Paul R. Edwards
agent for owner

284.0' P.L.

ZONE AND YARDS O.K.

DATE

9.14.52 Hagg

30'

EMERGENCY E.D. ST.

239.88' P.L.

14-PARKING SPACE
A.C. PAVED

PL 120.0'

57'

PROPOSED ADD.
40' x 160'

140'

EXISTING BLDG.

224.0' P.L.

Lot # 60

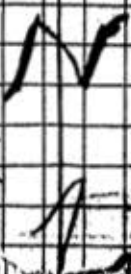
100'

100'

PL 25' P.L.

CHEVY CHASE DRIVE

TRACT 5675
Lot 16 68



1. **PARCEL 1:** That portion of Lot 2 of Watts Subdivision of a part of Rancho San Rafael, in the city of Los Angeles, county of Los Angeles, state of California, as shown on a map recorded in book 5 pages 200 and 201, Miscellaneous Records of said county, described as follows:

~~The Northerly 120 feet of the following property:~~ Beginning at a point in the westerly prolongation of the northerly line of lot 1 of Tract No. 11437 as shown on map of said Tract, recorded in book 231 pages 35 and 36 of Maps, in the office of the county recorder of said county, distant thereon, south $89^{\circ} 51' 25''$ west, 10.00 feet from the northwest corner of said lot 1; said point being also in a line which is parallel with and distant westerly 175.00 feet, measured at right angles from the westerly line of Edenhurst Avenue (60 feet in width) as shown on said map of Tract No. 11437; thence north $0^{\circ} 08' 00''$ west, along said parallel line, 120.00 feet, more or less, to the southeast corner of lot 59 of Tract No. 5673, as shown on map of said Tract, recorded in book 61 page 58 of Maps, in the office of the county recorder of said county; thence south $89^{\circ} 51' 25''$ west along the southerly lines of lots 59 and 60 of said Tract No. 5673, and the prolongation westerly of said southerly lines 274.00 feet to a point in a line which is parallel with and distant westerly 449.00 feet, measured at right angles from the above mentioned westerly line of Edenhurst Avenue; thence south $0^{\circ} 08' 00''$ east, along said last mentioned parallel line 239.75 feet, more or less, to a point in a line which is parallel with and distant northerly 430.00 feet, measured at right angles from the westerly prolongation of the center-line of Verdant Street (60 feet in width) as shown

on map of Tract No. 11437, above mentioned; thence north $89^{\circ} 52' 15''$ east, and parallel with said westerly prolongation of said center-line, 284 feet to a point in the westerly boundary line of said Tract No. 11437; thence north $0^{\circ} 08' 00''$ west, along said westerly boundary line 119.82 feet, more or less, to the northwest corner of lot 1 of Tract No. 11437 above mentioned; thence south $89^{\circ} 51' 25''$ west, along the westerly prolongation of the northerly line of said lot 1, a distance of 10.00 feet to the point of beginning.

PARCEL 2: Lot Sixty (60) of Tract No. 5673, as per map recorded in Book 61, Page 58 of Maps in the Office of the County Recorder of said County.

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

DIST. MAP 159-205	1. LEGAL LOT On file	BLK.	TRACT 5673
ZONE M-2	2. BLDG. ADDRESS 4000 Chevy-Chase Dr.	APPROVED A.B.1	
FIRE DIST. II	3. BETWEEN CROSS STS. Edenhurst	AND Term. W. of	
INSIDE X	4. PRESENT USE OF BLDG. Mfg. Wall paper	NEW USE OF BLDG. Same	
KEY	5. OWNER Albert Van Luit & Co.		
COR. LOT	6. OWNER'S ADDRESS SAME		
REV. COR. LOT SIZE X	7. CERT. ARCH.	STATE LICENSE NUMBER	
REAR ALLEY X	8. LIC. ENG. D. R. Edwards Ph. LO 83831	STATE LICENSE NUMBER 4704	
SIDE ALLEY X	9. CONTRACTOR NOT SELECTED	STATE LICENSE NUMBER	
BLDG. LINE	10. SIZE OF EX. BLDG. 160 - 180 X 40 - 40	STORIES 1 HEIGHT 22	
AFFIDAVITS 15553	11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE	MODE CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL Rig. Compo <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	

3

4000 Chevy-Chase Drive

VALIDATION L.A. 129	DEC-29-55	24936	A - 2 CK	30.00
TYPE V	GROUP G1	MAX. OCC. 256	MAR--6-56	37863
DIST. OFFICE L. A.		P. C. \$30. B. P. - 63 ⁰⁰		
C. OF O. ISSUED				

DWELL UNITS —	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$20,000.	VALUATION APPROVED Fadderson
PARKING SPACES 26	13. SIZE OF ADDITION 40 x 180 x 20 x 40 STORIES 1 HEIGHT 22	APPLICATION CHECKED La Brie
GUEST ROOMS —	14. NEW WORK: Conc. Tilt up MATERIAL EXT. WALLS MATERIAL ROOF Compo	PLANS CHECKED Fadderson
FILE WITH Grading WELDING COL Grading PLATES 15' Sewer Base Oversize Bldg 10850 Z.A. 11434	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. Bundick AGENT SIGNED	CONNECTIONS VERIFIED Fadderson PLANS APPROVED Salin APPLICATION APPROVED V. O. R.

INSTRUCTIONS:

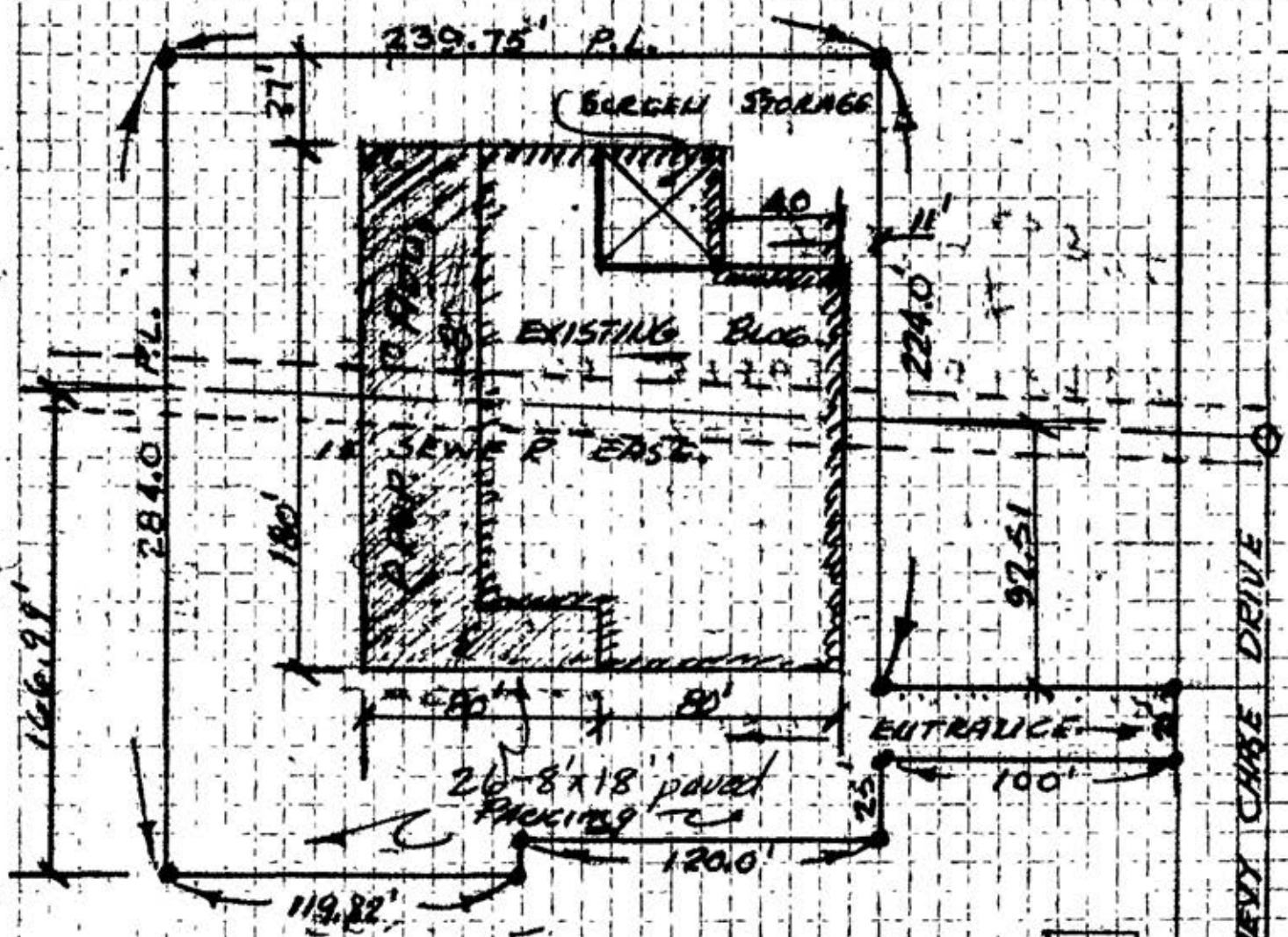
1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

OK To Issue M-10

LOT 60 - (5673 TRACT)

SEE TYPED SHEETS, COMPLETE LEGAL

oversized bldg agreement
terminated recorder # 4708 3/15



CLEARANCE WILL BE
SECURED FROM PUBLIC
WORKS FOR BLDG. OVER
SEWER EASEMENT.

SCALE: 1" = 80'

Fred R. Edwards
Agent

PARCEL # 1 Lot 60 of Tract No. 5673, in the City of Los Angeles, as per map recorded in Book # 61, Page 58 of Maps, in the office of the County Recorder of said County.

EXCEPT all mineral and coal in Hill Lands and right of way and space for working same, as reserved in Deed recorded on Book 107, Page 447 of Deeds.

PARCEL # 11 That portion of Lot 2 of Watts Subdivision of a part of Rancho San Rafael, in the City of Los Angeles, as shown on a map recorded in Book 5 Pages 200 and 201, Miscellaneous Records of said County, described as follows:

Beginning at a point in the Westerly prolongation of the Northerly line of Lot 1 of Tract No. 11437 as shown on map of said Tract, recorded in Book 231 Pages 35 and 36 of Maps, in the office of the County Recorder of said County, distant thereon, South $89^{\circ} 51' 25''$ West, 10.00 feet from the Northwest corner of said Lot 1; said point being also in a line which is parallel with and distant Westerly 175.00 feet, measured at right angles from the Westerly line of Edenhurst Avenue (60 feet in width) as shown on said map of Tract No. 11437; thence North $0^{\circ} 08' 00''$ West, along said parallel line, 120.00 feet more or less, to the Southeast corner of Lot 59 of Tract No. 5673, as shown on map of said Tract, recorded in Book 61 Page 58 of Maps, in the office of the County Recorder of said County, thence South $89^{\circ} 51' 25''$ West along the Southerly lines of Lots 59 and 60 of said Tract No. 5673, and the prolongation Westerly of said Southerly lines 274.00 feet to a point in a line which is parallel with and distant Westerly 449.00 feet, measured at right angles from the above mentioned Westerly line of Edenhurst Avenue; thence South $0^{\circ} 08' 00''$

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

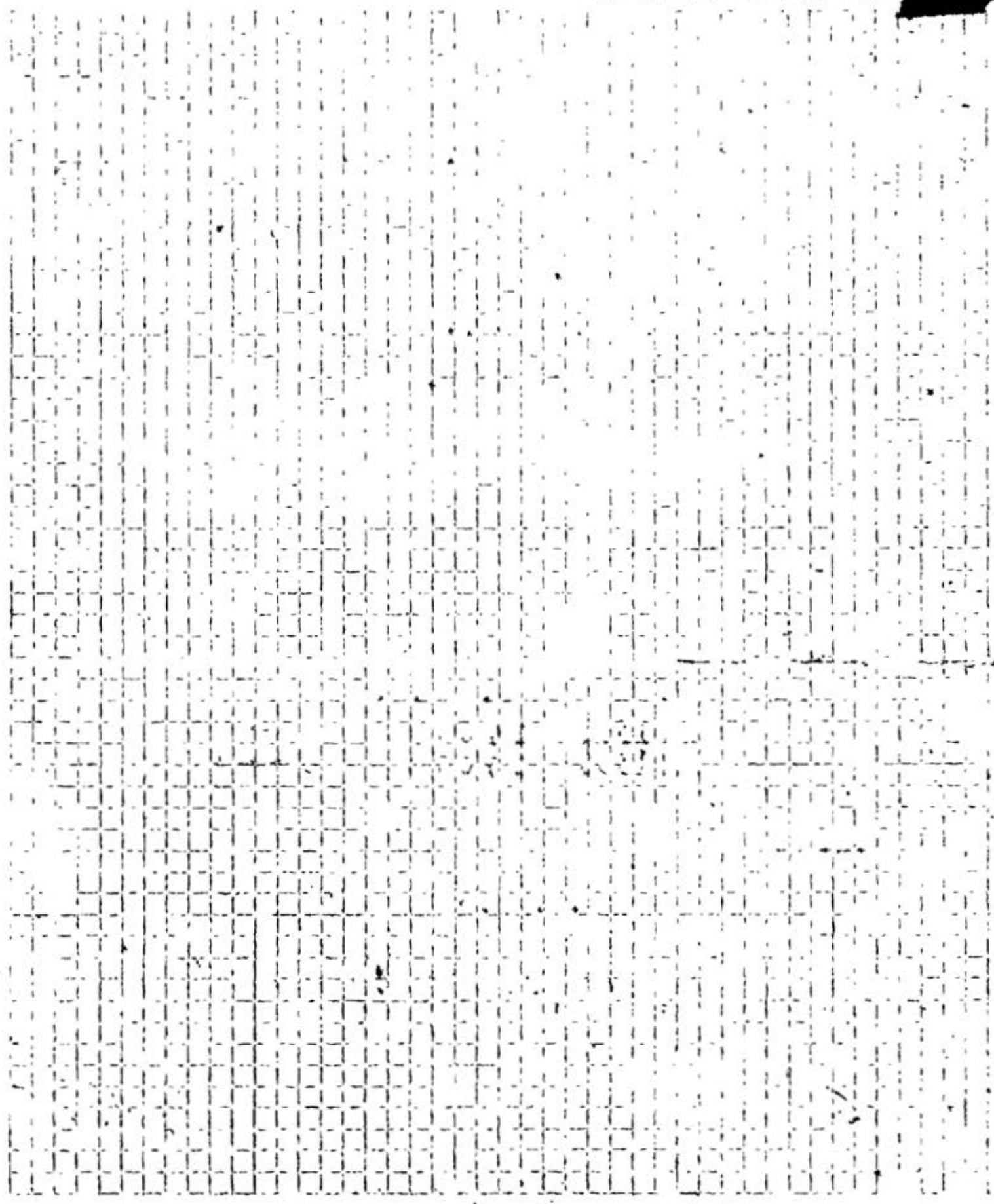
DIST. MAP 159-215	1. LEGAL LOT Attached	BLK.	TRACT See attached
ZONE M-2	2. BLDG. ADDRESS 4000 Chevy Chase Dr. L.A.		APPROVED ABJ
FIRE DIST. II 60	3. BETWEEN CROSS STS. Edenhurst AND Term. W. of		
INSIDE KEY	4. PRESENT USE OF BLDG. Wallpaper Mfg.	NEW USE OF BLDG. Same	
COR. LOT	5. OWNER Albert Van Luit & Co. Chapman 5-5106		
REV. COR. 120' x 284' irreg.	6. OWNER'S ADDRESS 4000 Chevy Chase Dr.		
REAR ALLEY <input checked="" type="checkbox"/>	7. CERT. ARCH.		STATE LICENSE NUMBER
SIDE ALLEY <input checked="" type="checkbox"/>	8. LIC. ENG.		STATE LICENSE NUMBER
BLDG. LINE	9. CONTRACTOR Not selected		STATE LICENSE NUMBER
AFFIDAVITS ZA 11434	10. SIZE OF EX. BLDG.		
BLDG. AREA NC	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		
SPRINKLERS REQ'D. SPECIFIED	ROOF CONST: <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		HEIGHT

3 4000 Chevy Chase Dr. L.A.

VALIDATION		LA 37709	MAR-13-56	39077	B - 2 CS	1.00
TYPE		ELB	GROUP	MAX. OCC.	MAR-13-56	39078
		61	NC		B - 1 CS	3.50
DIST. OFFICE		L.A.				
C. OF D. ISSUED		P.C. 1.00 BP 350				

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. \$ 500.00	VALUATION APPROVED RJ
PARKING SPACES NC	13. SIZE OF ADDITION HAZ. MATERIALS ROOM INTERIOR 6' x 15'	APPLICATION CHECKED La Brie
GUEST ROOMS	14. NEW WORK: Paint Storage Room	PLANS CHECKED
FILE WITH 37129/55	<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 style="text-align: center;"><i>[Signature]</i> SIGNED</p> <p>This form when properly validated is a permit to do the work described.</p>	CORRECTIONS NEEDED
CONT. INSP. Grading.		APPROVED
		APPLICATION APPROVED <i>[Signature]</i>

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



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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 60		BLK.	TRACT 5673		DIST. MAP 159-205	
2. BUILDING ADDRESS 4000 Chevy Chase Drive				APPROVED IB	ZONE M-2, R-3	
3. BETWEEN CROSS STREETS Edenhurst Ave.				AND D.E.		FIRE DIST. 2
4. PRESENT USE OF BUILDING Storage Mfg.			NEW USE OF BUILDING Same			INSIDE <input checked="" type="checkbox"/> KEY
5. OWNER Albert Van Luit		PHONE CH 55106		COR. LOT		PUBLIC SEWER AVAILABLE
6. OWNER'S ADDRESS 4000 Chevy Chase Dr.		P.O. L.A.		ZONE 26		
7. CERT. ARCH.		STATE LICENSE		PHONE		
8. LIC. ENGR. Floyd E. Weaver		STATE LICENSE SE 666		PHONE KT 36648		REAR ALLEY
9. CONTRACTOR Mac Isaac & Denker		STATE LICENSE		PHONE		SIDE ALLEY
10. CONTRACTOR'S ADDRESS 3440 E. 14th St.		P.O.		ZONE		BLDG. LINE
11. SIZE OF EXISTING BLDG. 27200sq.ft.		STORIES 1	HEIGHT 18'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1		AFFIDAVITS
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER				ROOFING comp.		BLDG. AREA 2460/2960
3 4000 Chevy Chase Dr.				DISTRICT OFFICE L.A.		SPRINKLERS REQ'D (SPECIFIED)
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 32,000.00						DWELL. UNITS 4
14. SIZE OF ADDITION 40 x 60		STORIES 2	HEIGHT 23'10"	VALUATION APPROVED <i>[Signature]</i>		PARKING SPACES
15. NEW WORK: EXT. WALLS Storage addition		ROOFING		APPLICATION CHECKED Reader *		GUEST ROOMS
C. OF O. ISSUED				PLANS CHECKED <i>[Signature]</i>		FILE WITH
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 <i>[Signature]</i>		CONT. INSP.
SIGNED <i>[Signature]</i> This Form When Properly Validated is a Permit to Do the Work Described.				PLANS APPROVED <i>[Signature]</i>		Grading 2A1-11434
				APPLICATION APPROVED <i>[Signature]</i>		AFF. 15553
TYPE V	GROUP G-1	MAX. OCC. 48	P.C. \$50.00	S.P.C. 87.00	I.F.	O.S.
VALIDATION				CASHIER'S USE ONLY		

LA 83303	AUG-13-57	46397	B - 2 CK	50.00
	Sept-26-57	55415	B - 1 CK	87.00

Van Kuit owns all of lots 58, 59 and 60 - whole lot and also those parts of lot with part of Ranch on As per described as follows

- ① Comm S $89^{\circ} 51' 28''$ W 10' FROM WED COR LOT 1 TRACT 11437
 TH S $89^{\circ} 51' 25''$ E 10 FT WITH A CORNER BEING 120 FT 10' 00" W
 TO 7864
- ② COR ON W LINE TRACT 11437 N 0' 00" W 400 FT FROM SCD COR
 SCD TRACT, TH S $89^{\circ} 51' 18''$ W 254 FT, TH N 0' 00" W 204 FT
 TH N $82^{\circ} 52' 15''$ E 274 FT TH S 0' 00" E 120 FT TH N 0' 00" W
 10 FT TO N W COR LOT 1 TRACT 11437, TH S 0' 00" E 119 FT
 TO 7864

3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT	BLK.	TRACT	DIST MAP
60	14 complete Legal	5673	159-205
2. BUILDING ADDRESS	APPROVED		ZONE
4000 Chevy Chase Drive	DB		R-3-1/4
3. BETWEEN CROSS STREETS	AND		FIRE DIST
Edenhurst Ave.	Term.		
4. PRESENT USE OF BUILDING	NEW USE OF BUILDING		INSIDE X
Wall Paper Mfg.	Same & Office		KEY
5. OWNER	PHONE		COR LOT
Albert Van Luit Co.			REV COR.
6. OWNER'S ADDRESS	P. O.	ZONE	LOT SIZE
Above			15-100
7. CERT ARCH	STATE LICENSE	PHONE	
Sheldon Brown			
8. LIC. ENGR	STATE LICENSE	PHONE	REAR ALLEY
			SIDE ALLEY
9. CONTRACTOR	STATE LICENSE	PHONE	BLDG. LINE
Mac Men Corp.			
10. CONTRACTOR'S ADDRESS	P. O.	ZONE	AFFIDAVITS
3440 E. 14th St.			15553
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
81 x 181	1	14	1- Light Mfg.
3 4000 Chevy Chase Drive			DISTRICT OFFICE
			L. A.
12. MATERIAL	ROOF CONST.		ROOFING
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 4800.00		BLDG. AREA
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED
NONE	1	9'	Harnock
15. NEW WORK: (DESCRIBE)	EXT. WALLS	ROOFING	APPLICATION CHECKED
New offices & recreation rooms			Valencia
INTERIOR ALTERATIONS			PLANS CHECKED
			CORRECTIONS VERIFIED
			PLANS APPROVED
			APPLICATION APPROVED
SIGNED			INSPECTOR

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

SIGNED

TYPE	GROUP	MAX. OCC.	P.C.	S.P.S.	B.P.	I.F.	O.S.	C/O
TH-13	U-1	N/C	10.00		17.42			

VALIDATION

CASHIER'S USE ONLY

— LA15924	NOV-12-58	68711	B - 2 CK	10.00
—	NOV-12-58	68792	C - 1 CK	17.40

This Form When Properly Validated is a Permit to Do the Work Described.

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

Form B-2

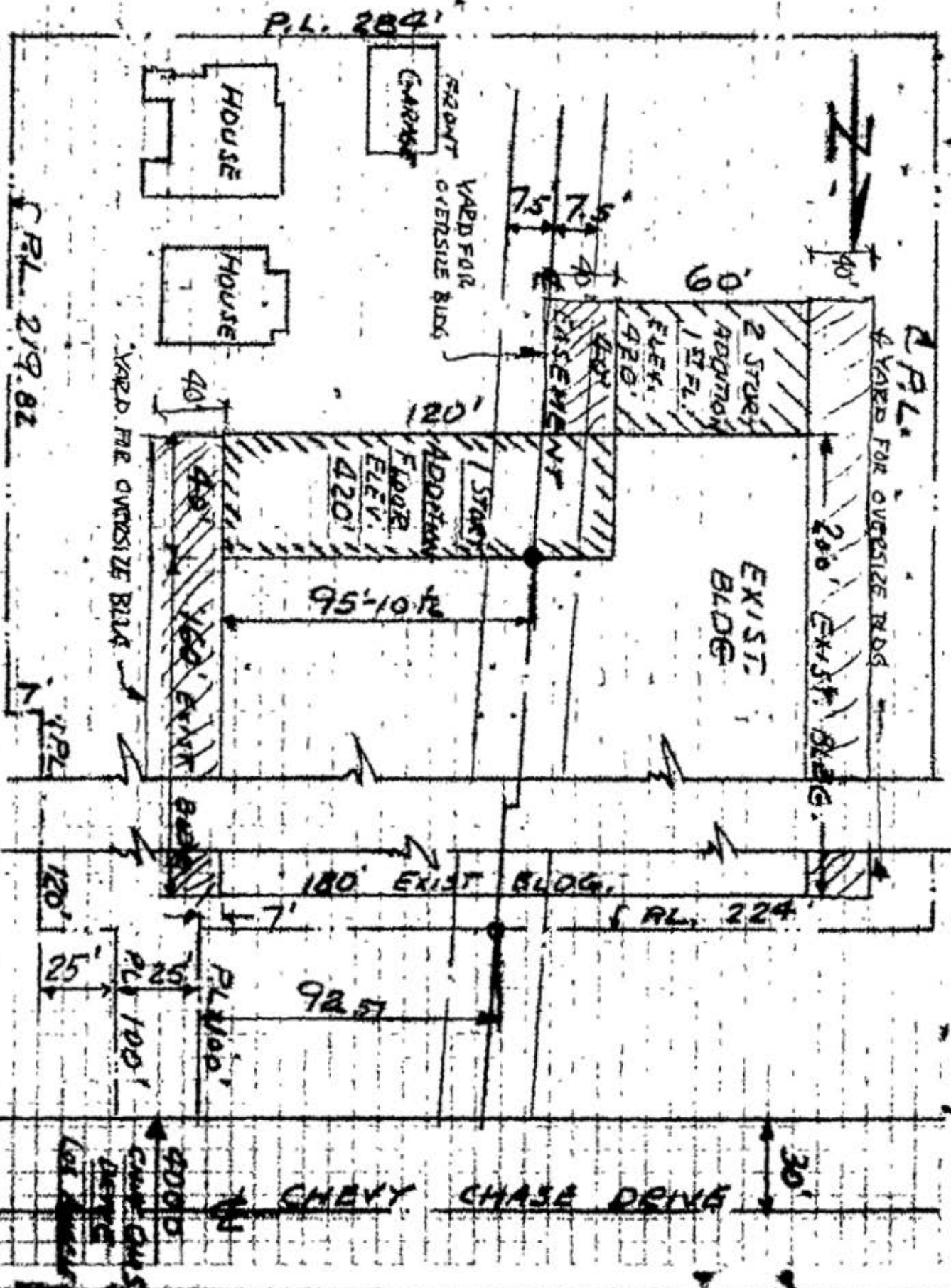
CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL - LOT See attached sheet		BLK.	TRACT		DIST MAP 159-285	
2. BUILDING ADDRESS 4000 Chevy Chase Drive Los Angeles				APPROVED		ZONE M-2-1/A-35
3. BETWEEN CROSS STREETS Edenhurst AND End				FIRE DIST FE		KEY
4. PRESENT USE OF BUILDING Wallpaper Printing		NEW USE OF BUILDING Same		INSIDE		
5. OWNER Albert Van Luit & Co.		PHONE Chapman 5-5106		COR LOT		REV. COR. LOT SIZE
6. OWNER'S ADDRESS 4000 Chevy Chase Drive Los Angeles		P.O. 39		ZONE		
7. CERT ARCH		STATE LICENSE		PHONE		REAR ALLEY SIDE ALLEY BLDG. LINE AFFIDAVITS 11434 15553
8. L3C, ENGR Henry D. Paul		STATE LICENSE C.E. 5738		PHONE CL 6-4830		
9. CONTRACTOR Meissac & Kenke Co.		STATE LICENSE Mac Men, Inc. 101761		PHONE 145636		15553
10. CONTRACTOR'S ADDRESS 3440 E. 14th St. Los Angeles, Calif.		P.O.		ZONE		
11. SIZE OF EXISTING BLDG. 26,400 Sq. Ft.		STORIES 1 & 2	HEIGHT 25 Ft.	NO. OF EXISTING BUILDINGS ON LOT AND USE 2 Homes, 1 Garage, 1 Manu.		
3 4000 Chevy Chase Drive				DISTRICT OFFICE L.A.		
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		ROOFING Compo.		SPRINKLERS YES REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 60,000		BLDG. AREA 7200		13400		
14. SIZE OF ADDITION 9600 Sq. Ft.		STORIES 1 & 2	HEIGHT 25 Ft.	VALUATION APPROVED Solier		DWELL UNITS -
15. NEW WORK: (DESCRIBE) Add 1 - 40 Ft. Bay x 120 Ft. Long to Hip Roof Section and 40 Ft x 60 Ft to 2 Story Section.		EXT. WALLS FLR Conc FLR - RDM & Stco		ROOFING Compo.		PARKING SPACES Add 19
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.		BRUCE & GARRWAY CORP.		APPLICATION CHECKED Solier		GUEST ROOMS -
SIGNED By: Lowell D. Paul		CORRECTIONS VERIFIED Solier		PLANS APPROVED Solier		FILE WITH -
TYPE V		GROUP G-1		MAX. OCC. 87 50		S.P.C. 175-
B.F. 175-		I.F. No GPI		O.S. No GPI		C/O -

Waverly Dr. A319 from Dept. Parks to build over sewer



539

Center line Sewer
outfall pipe

E 370-92

284

1-2-1

274

100

E-3-1

75

219.82

100

60
120

60

Application to Alter - Repair - Demolish
and for Certificate of Occupancy

1. Legal Description:

Lots 58, 59, & 60 of TR 5673 and PTNS of Watts Sub of Ro San Rafe
N 100 FT of S 430 FT of E 284 FT of that PT Lying W of TR 2143
E of Verdant St.

Also Beg on W LN of TR 11437 N 0° 08' 00" W 430 FT FR SW Cor SD T
W 284 FT, TH N 0° 08' W 239 75/100 FT TH N 89° 52' 15" E 274 FT T
TH N 89° 51' 25" E 10 FT to NW Cor Lot 1 TR 11437 TH S 0° 08' 00"
Also Beg S 89° 51' 25" W 10 FT FR NW Cor LT TR 11437 TH S 89° 51'
form depth of 120 FT N 0° 08' 00" W

Application to Alter - Repair - Demolish
and for Certificate of Occupancy

1. Legal Description:

Lots 58, 59, & 60 of TR 5673 and PTNS of Watts Sub of Ro San Rafe
N 100 FT of S 430 FT of E 284 FT of that PT Lying W of TR 2143
E of Verdant St.

Also Beg on W LN of TR 11437 N 0° 08' 00" W 430 FT FR SW Cor SD T
W 284 FT, TH N 0° 08' W 239 75/100 FT TH N 89° 52' 15" E 274 FT T
TH N 89° 51' 25" E 10 FT to NW Cor Lot 1 TR 11437 TH S 0° 08' 00"
Also Beg S 89° 51' 25" W 10 FT FR NW Cor LT TR 11437 TH S 89° 51'
form depth of 120 FT N 0° 08' 00" W

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

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

1. LEGAL LOT	BLK.	TRACT	DIST. MAP 159-205
2. BUILDING ADDRESS 4000 Chevy Chase Drive	APPROVED		ZONE M-2-1 R-3-1
3. BETWEEN CROSS STREETS Edenhurst	AND D.E.	FIRE DIST. II-60	
4. PRESENT USE OF BUILDING 3-car GARAGE	NEW USE OF BUILDING SAME		INSIDE KEY
5. OWNER Albert Van Luit & Co	PHONE CH 55106		COR. LOT REV. COR. LOT SIZE irreg
6. OWNER'S ADDRESS 4000 Chevy Chase Drive	P.O. L.A.	ZONE 39	
7. CERT. ARCH.	STATE LICENSE	PHONE	
8. LIC. ENGR.	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLOG. LINE
9. CONTRACTOR Mac Men, Inc	STATE LICENSE 145636	PHONE AN 82961	
10. CONTRACTOR'S ADDRESS 3440 East 14th St	P.O. L.A.	ZONE	AFFIDAVITS ZA 11434
11. SIZE OF EXISTING BLDG. 600 s.f.	STORIES 1	HEIGHT 10'	NO. OF EXISTING BUILDINGS ON LOT AND USE 2-dwells, garage, manufacturing 15553
3 4000 Chevy Chase Drive			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 <input type="checkbox"/> STEEL	ROOFING	SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		BLDG. AREA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 400.00		
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED Quintero
None			DWELL. UNITS
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	APPLICATION CHECKED Valencia*
Relocate garage on same lot.			PLANS CHECKED Quintero
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
Signed <i>Lowell D. Paul</i>			PLANS APPROVED <i>kept</i>
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED
TYPE E	GROUP F	MAX. OCC. 1.50	P.C. S.P.C. G.P.I. B.P. I.F. O.S. C/O

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LA56553

MAR-25-60 17990

B - 2 CB

1.50

MAR-25-60 17991

B - 1 CB

3.00

P.C. No.

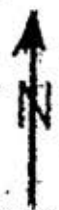
GRADING

CE ease See plot plan

CRIT. SOIL

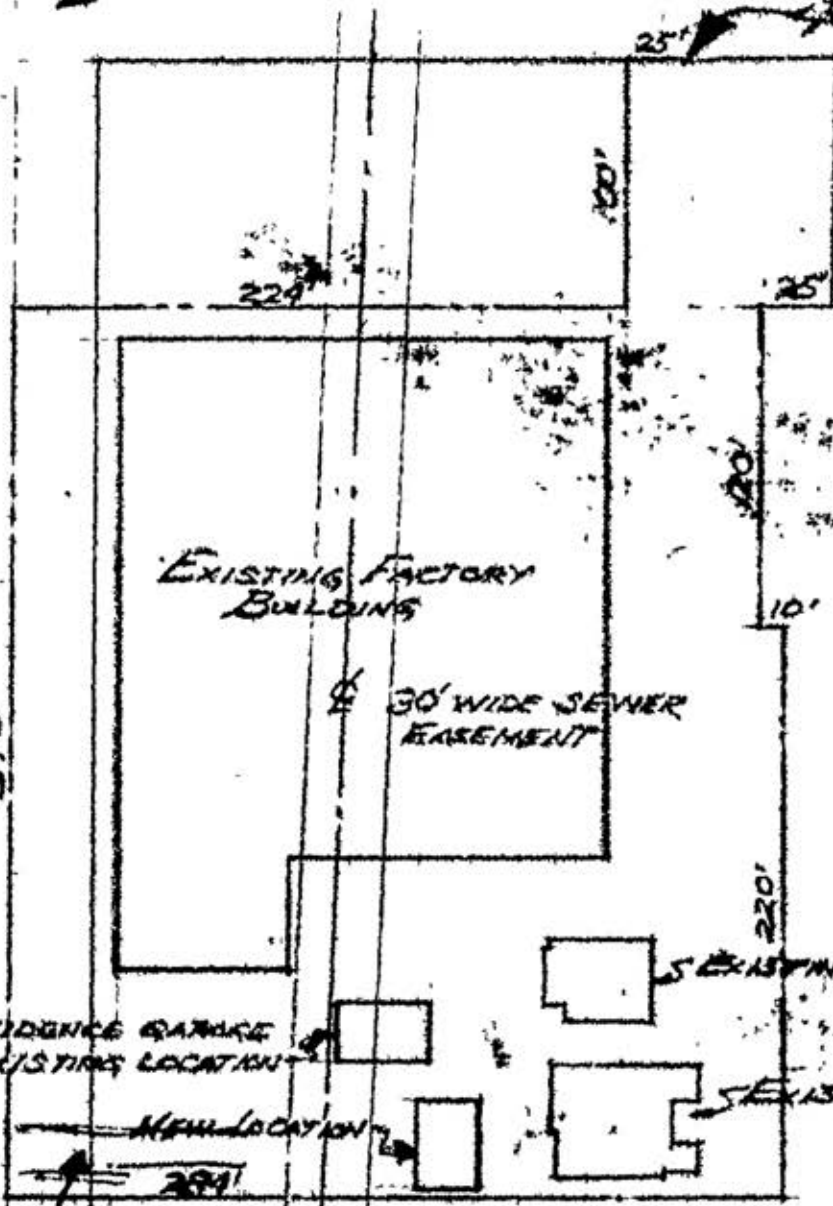
CONS.

ALL DIMENSIONS ON LOT AND USE OF EACH



CHEVY CHASE DRIVE

4000 CHEVY CHASE



EXISTING FACTORY BUILDING

30' WIDE SEWER EASEMENT

EXISTING RESIDENCE 1 FTH

EXISTING RESIDENCE 1 FTH

3 CAR RESIDENCE GARAGE IN EXISTING LOCATION

NEW LOCATION

EXIST. DRIVE

Lots 58, 59, & 60 of TR 5673 and PTNS of Watts Sub of Ro San Rafael Lot 2 - Daf.

N 100 FT of S 430 FT of E 284 FT of that PT lying W of TR 11437 & N of W PROJ
of L of Verdant St.

Also Beg on W LN of TR 11437 N $0^{\circ} 08' 00''$ W 430 FT FR SW Cor SD TR - TH S $89^{\circ} 52' 15''$
W 284 FT, TH N $0^{\circ} 08'$ W 239 75/100 FT TH N $89^{\circ} 52' 15''$ E 274 FT TH S $0^{\circ} 08' 00''$ E 120 FT
TH N $89^{\circ} 51' 25''$ E 10 FT to NW Cor Lot 1 TR 11437 TH S $0^{\circ} 08' 00''$ E 119.82 FT to POB
Also Beg S $89^{\circ} 51' 25''$ W 10 FT FR NW Cor LT TR 11437 TH S $89^{\circ} 51' 25''$ E 60 FT with a
uniform depth of 120 FT N $0^{\circ} 08' 00''$ W.

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.

1. LEGAL LOT 55-59-60	BLK.	TRACT 5673	DIST. MAP 159205
JOB ADDRESS 4000 WEST CHEVY CHASE DRIVE			APPROVED RJA
2. BETWEEN CROSS STREETS EDENHURST AVE. AND TERN			ZONE R-3-1
3. PURPOSE OF BUILDING TENT PUBLIC ASSEMBLY 5/19/60 ONLY			FIRE DIST.
4. OWNER ALBERT VAN LUIT & CO.			INSIDE 60
5. OWNER'S ADDRESS 4000 W. CHEVY CHASE DRIVE LOS ANGELES			KEY
6. CERT. ARCH.			COR. LOT
7. LIG. ENGR.			REV. COR.
8. CONTRACTOR CANVAS SPECIALTY MFG. CO.			LOT SIZE 75 x 100
9. CONTRACTOR'S ADDRESS 7344 EAST BANDINI BLVD. LOS ANGELES			STATE LICENSE PHONE
10. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE 30 x 150 TENT			REAR ALLEY SIDE ALLEY BDDG LINE RA. 3-8311 RA. 15553 AFFIDAVITS RA. 11734 Does not apply L.P.
1. 4000 W. CHEVY CHASE DRIVE			DISTRICT OFFICE
11. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER			REQ'D. SPECIFIED
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 200.00			BLDG. AREA 4500
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.			VALUATION APPROVED Nakuo
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.			APPLICATION CHECKED V. L. Lough
Max L. Linkley SIGNED			PLANS CHECKED Nakuo
This Form When Properly Validated is a Permit to Do the Work Described.			CORRECTIONS VERIFIED Nakuo
			PLANS APPROVED L
			APPLICATION APPROVED Nakuo
TYPE MISC.	GROUP B-2	MAX. OCC. 650	P.C. 1/30
			S.P.C.
			B.P. 200
			I.F.
			O.S.
			C/O

VALIDATION

CASHIER'S USE ONLY

MAY-18-60 30677 A = 2 CS 1.00

MAY-18-60 30678 A = 1 CS 2.00

LAG0901

Grading - OK - No PRE-170. J. M. S. 80

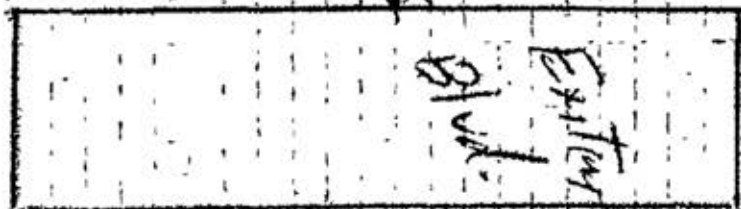
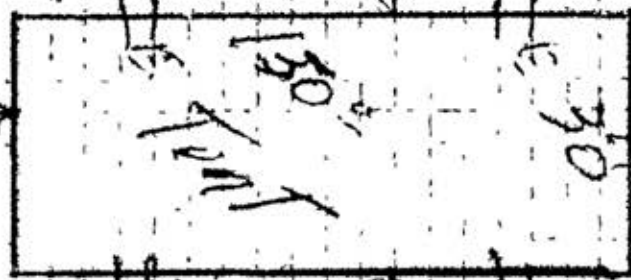
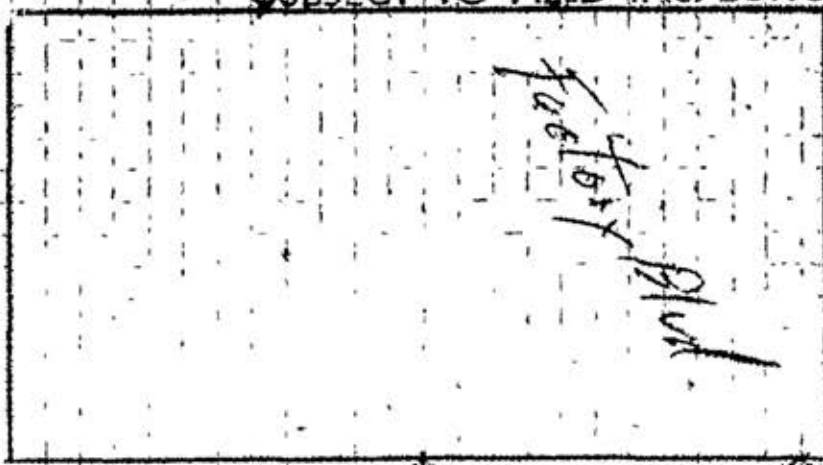
PUBLIC SAFETY SECTION FIRE PREVENTION

ON FLOT PLAN SHOWING CHANGED FIRE DEPARTMENT USE OF EACH

APPROVAL OF 30 x 150 tent

BY

SUBJECT TO FIELD INSPECTION



By

Stetson

Date

5/18/60

Superintendent of Building

APPROVED: FOR

DATE

under 1500
1500

4000 W. Chouy Chase

OK with provisions as per Health
Dept approval dated 5/16/60 manley

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	60		5673	
2. BUILDING ADDRESS				DIST. MAP
4000 Chevy Chase Drive				159-205
3. BETWEEN CROSS STREETS				ZONE
Brunswick AND Verdant				R-3-1 M-1-1
4. PRESENT USE OF BUILDING			NEW USE OF BUILDING	FIRE DIST.
Manufacturing			same	II
5. OWNER'S NAME			PHONE	INSIDE
Albert-Van Luit Co.			OH 55106	KEY
6. OWNER'S ADDRESS			P.O.	ZONE
4000 Chevy Chase Dr				
7. CERT. ARCH.			STATE LICENSE	PHONE
Prescott & Whalley			0916 HO	38215
8. LIC. ENGR.			STATE LICENSE	PHONE
George Gray			764	CL 62101
9. CONTRACTOR			STATE LICENSE	PHONE
Not Selected				
10. CONTRACTOR'S ADDRESS			P.O.	ZONE
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
160'x180'	1	15'		
				BLDG. AREA
3 4000 Chevy Chase Drive				DISTRICT OFFICE
				L.A.
12. MATERIAL		WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/>		ROOF
EXT. WALLS: <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/>		<input checked="" type="checkbox"/> CONCRETE		CONST.
		WOOD <input checked="" type="checkbox"/> STEEL <input type="checkbox"/>		ROOFING
		<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.			VALUATION APPROVED	
\$ 10,000.00			DeLew	
14. SIZE OF ADDITION			APPLICATION CHECKED	
			Miller*	
15. NEW WORK: (Describe)			PLANS CHECKED	
EXT. WALLS			Roofing	
new rooms to be constructed within existing bldg			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.			PLANS APPROVED	
Signed: Robert Adams P.E.			APPLICATION APPROVED	
This Form When Properly Validated is a Permit to Do the Work Described.			INSPECTOR	
			CONT. INSP.	

SEWER (Available) (Not Available)

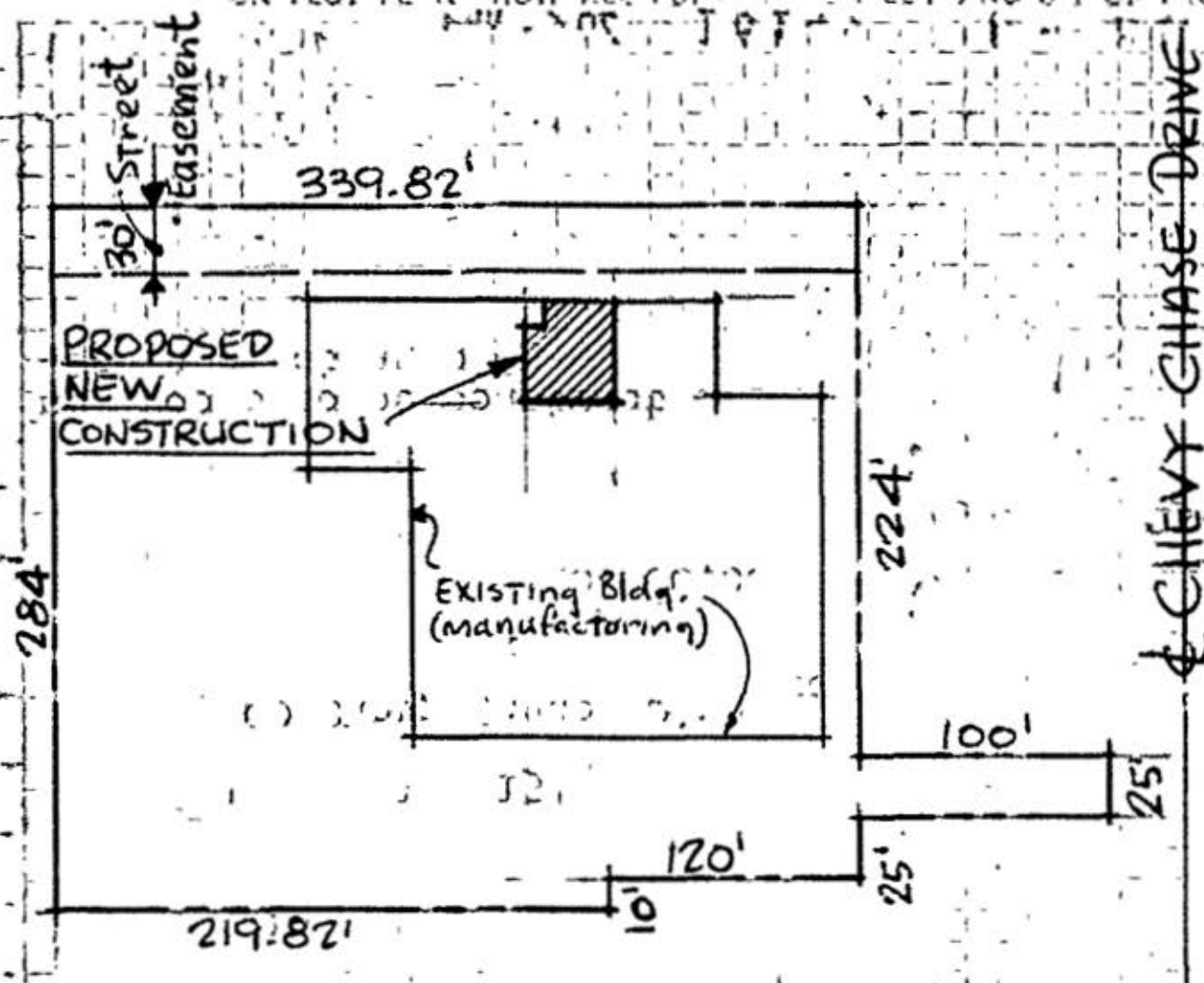
CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Y	G-1/E	N.C.	2/0			A2			

CASHIER'S USE ONLY	DATE	TIME	AMOUNT	REMARKS
	MAR-5-62	16149	B - 2 CK	21.00
	MAR-22-62	21281	C - 1 CK	42.00
	P.C. No.	GRADING	CRIT. SOIL	CONS.

80937/59

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



~~4000 CHEVY CHASE DRIVE~~

address: 4000 Chevy Chase Drive

3

FRWY
CITY OF LOS ANGELESAPPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

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	BLK.	TRACT	ADDRESS APPROVED
586			586 OVER	M.S.
2. BUILDING ADDRESS				DIST. MAP
4000 Chevy Chase Drive				157-225
3. BETWEEN CROSS STREETS				ZONE
Eden Street Ave. AND 1st Street				R-3-1
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		FIRE DIST.
Mfg. plant		same		1A-2
5. OWNER'S NAME		PHONE		
Albert Van Luit				KEY
6. OWNER'S ADDRESS		P.O.	ZONE	COR. LOT
4000 Chevy Chase Drive		L.A.	39	REV. COR.
7. CERT. ARCH.		STATE LICENSE	PHONE	LOT SIZE
none				15x100
8. LIC. ENGR.		STATE LICENSE	PHONE	REAR ALLEY
Vincent Kevin Kelly		12494	3944917	SIDE ALLEY
9. CONTRACTOR		STATE LICENSE	PHONE	BLDG. LINE
Barker Bros, Neon		176083	CH 55914	
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	BLDG. AREA
916 S. Glendale Ave.		Glendale		N.C.
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
Big	2	23'	1 Manuf.	
3 4000 Chevy Chase Drive				DISTRICT OFFICE
				LA
12. MATERIAL	<input checked="" type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOF
EXT. WALLS:	<input checked="" type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input checked="" type="checkbox"/> CONCRETE	CONST.
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$3,200.00		VALUATION APPROVED
		\$ - 5,400.00		Kennel
14. SIZE OF ADDITION		STORIES	HEIGHT	APPLICATION CHECKED
8'X50' Roof Sign				CS
15. NEW WORK: (Describe)		EXT. WALLS		ROOFING
S.F. Illum Roof Sign				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, and I have read reverse side of Application. Signed <i>Charles A. Kelly</i> This Form When Properly Validated is a Permit to Do the Work Described.		CORRECTIONS VERIFIED		DWELL. UNITS
		PLANS APPROVED		SPACES PARKING
		APPLICATION APPROVED		GUEST ROOMS
		INSPECTOR		FILE WITH
				CONT. INSP.
TYPE	GROUP	MAX. OCC.	P.C. to	S.P.C.
ROOF SIGN			7-40	
			G.P.I.	B.P. 80
				14-80
			I.E.	X
			O.S.	
			C/O	

CASHIER'S USE ONLY

MAY-17-63
MAY-17-6325410 E
25411 E38322
38322W = 2 CK
W = 1 CK7.49
14.80

Flood

P.C. No.

GRADING

X

CRIT. SOIL

X

CONS.

X

X

5-16-63-15500 permit - No Animations, Flanking
SEWER (Available) (Not Available)
CRITICAL SOIL
AFFIDAVITS
O.B. 12-26
2-17-34
AF-15552
K.F. McCarthy

3

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

B&S Form 8-3

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.

CENSUS TRACT

1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP
	56	-	5673	159-205
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			ZONE
() Single Fam Dwelling	Demolish			R-3-1
3. JOB ADDRESS				FIRE DIST.
4010 Chevy Chase				
4. BETWEEN CROSS STREETS	AND W'ly term.			INSIDE COR. LOT
Edenhurst Avenue				KEY 60 REV. COR.
5. OWNER'S NAME	PHONE			LOT SIZE
Albert VanLuit & Co.				25X100
6. OWNER'S ADDRESS	P.O. BOX ZIP			
4000 Chevy Chase				
7. ARCHITECT OR DESIGNER	STATE LICENSE NO. PHONE			REAR ALLEY
NONE				SIDE ALLEY
8. ENGINEER	STATE LICENSE NO. PHONE			BLOG. LINE
NONE				
9. CONTRACTOR	STATE LICENSE NO. PHONE			AFFIDAVITS
Duane Rash	C-21 190165 686 1620			31988
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
1,000 FT ²	1	8'	1-1 sing fam dwelling	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	Wood	Wood	Wood	
12. JOB ADDRESS				DISTRICT OFFICE
4010 Chevy Chase				LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 300.00 350.00			GRADING
14. NEW WORK: (Describe)	Demolish sing fam dwelling			CRIT. SOIL
	SC # 26438			HIGHWAY DED.
NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
DEMOLITION	NONE	1	8'	
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
IV	R-1	-	Shukla	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
-	-	-	-	Chor
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH
1	NINE	-	-	
P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR	
-	-	Shukla		
P.C.	S.P.C.	G.P.I.	B.P. 300	I.F. - O.S. - C/O - TYPIST

CASHIER USE ONLY

MAY-28-65

26442 E

•95872

X-1CK

3.00

STATEMENT OF RESPONSIBILITY

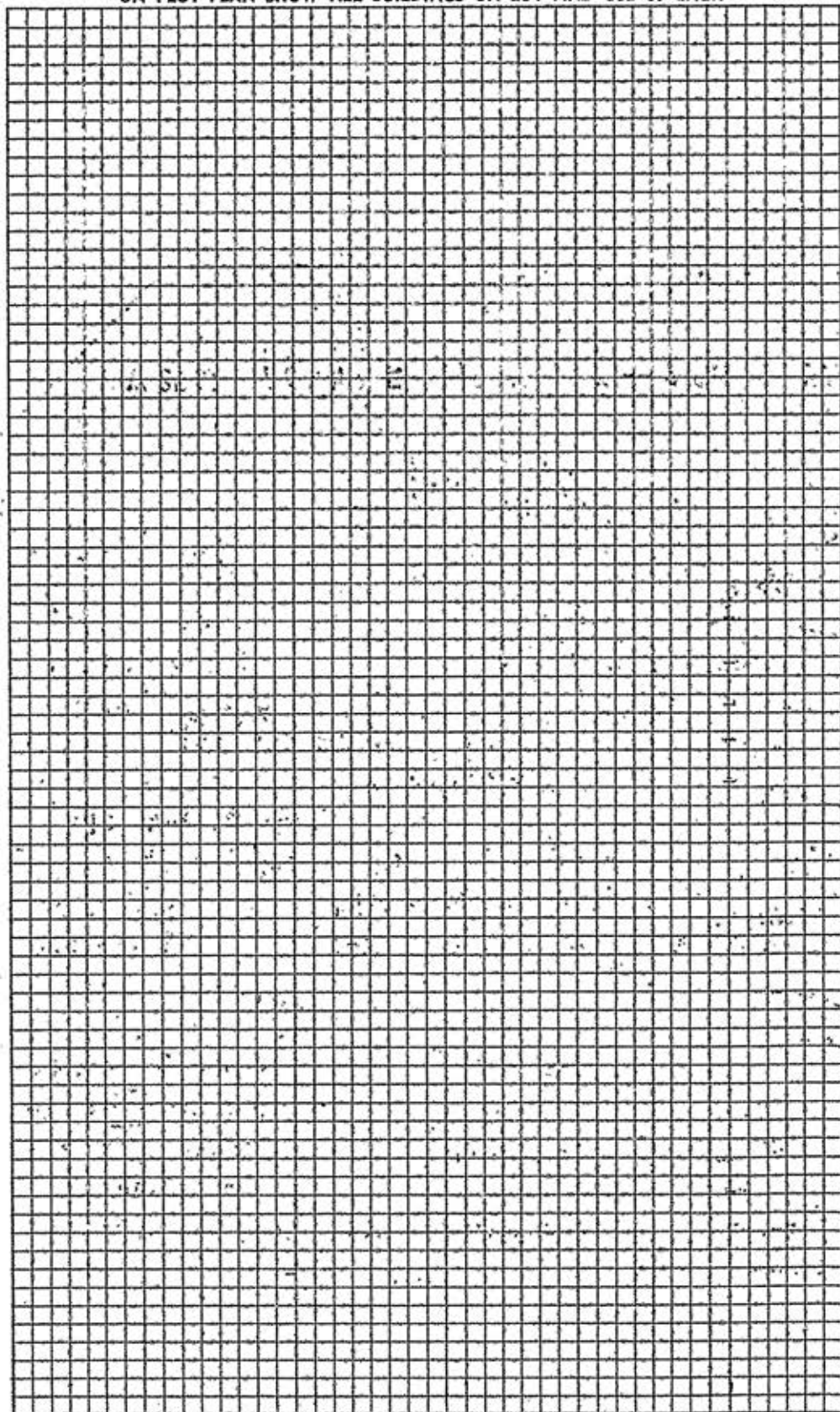
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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

Signed	Name	Date
Robert Smith (Owner or Agent)		
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

[illegible]

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



1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

S&S B-1—Rev. 3-44

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	BLK.	TRACT	CENSUS TRACT	
56, 57, 58, & 59				5673	DIST. MAP 159-205	
2. PURPOSE OF BUILDING		ZONE				
13) Office Bldg		R-3				
3. JOB ADDRESS		FIRE DIST.				
4004 Chevy Drive CHASE DR						
4. BETWEEN CROSS STREETS		INSIDE COR. LOT				
Edenhurst		KEY 60 REV. COR.				
5. OWNER'S NAME		PHONE		LOT SIZE		
Albert Van Luit		2455106		100X100		
6. OWNER'S ADDRESS		P. O. BOX		ZONE		
4000 Chevy Chase Drive		39698		90039		
7. ARCHITECT OR DESIGNER		STATE LICENSE NO.		PHONE		
Killingsworth-Brady & Assoc.		C2572		GA77939		
8. ENGINEER		STATE LICENSE NO.		PHONE		
None CARL HART		SE 1093		4347464		
9. CONTRACTOR		STATE LICENSE NO.		PHONE		
Not Selected						
10. SIZE OF NEW BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		
6425 SQ. FT.		1	13'-0"	NONE		
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR		
		stucco-brick	wood	CONC.		
12. JOB ADDRESS		DISTRICT OFFICE				
4004 Chevy Drive chase Drive		LA				
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$		GRADING		
		\$5,000		76,000		
1. PURPOSE OF BUILDING		VALUATION APPROVED		HIGHWAY DED.		
TYPE	GROUP	STORIES	PLANS CHECKED	FLOOD		
D	G-1	1				
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED	G.S.		
3250	CB					
DWELL. UNITS	GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED	APPROVED BY		
0	0		92 4	E. H. Hore		
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	(Field Worker) L. L. L.		INSPECTOR		
P.C. No.						
T2619						
P.C.	S.P.C.	G.P.I.	B.P.	O.S.	C/O	
119.60	12.07		203.80			

USE ONLY

WAR-865 19317 E - BACK 119.60

MAY-26-65
MAY-26-65

268-85 E 96040 2-2 CK 12.87
268-86 E 96040 2-1 CK 203.80

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.)

Signature	Name	Date
<i>John T. Hargrett</i>	RJA	
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	SWARTZ 3/5/65
	NOT AVAILABLE	
	DRIVEWAY APPROVED	No new driveways to be built.
	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.-5700)	
Traffic	APPROVED FOR	

ON LOT TURN SHOW ALL BUILDINGS ON LOT NO USE OF LAMP



PLOT PLAN

SCALE 1" = 100' + 0"

1) Lot 60 Tract No 5673, City of San A
Legal Angeles, State of California as per map
page 58 of maps in the office of
of said county

2. That portion of Lot 2 of Watts &
part of Rancho San Rafael, in the
County of Los Angeles, State of California
A map recorded in book 5 page
Miscellaneous Records of said county
as follows:

The northerly 120 feet of the
Beginning at a point in the westerly
of the northerly line of lot 1 of
as shown on map of said Tract, rec
231 page 35 & 36 of maps, in the
county records of said county,
south $89^{\circ}51'25''$ west 10.00 feet
northwest corner of said lot 1, said
is a line which is parallel with
westerly 175.00 ft. measured at
the westerly line of Edenburg
width) as shown on said map
11437: thence north $0^{\circ}08'00''$ ve
parallel line 120.00 feet, more or
southeast corner of lot 59, Tract
shown on map of said Tract, re
61 page 58 of maps, in the office
records of said county, thence
west along the southerly lines of
of said Tract No 5673 and the prolong
of said southerly lines 274.00 feet
line which is parallel with & dis
449.00 feet measured at right angles
above mentioned westerly line of

Thence south $0^{\circ}08'00''$ east
said last mentioned parallel
feet more or less, to a point
is parallel with & distant
feet, measured at right angles
The westerly prolongation of
of Verdant Street (60 feet in width
on map of Tract No 11437,
thence north $89^{\circ}52'15''$ east a
with said westerly prolongation
center line, 224 ft. to a point
boundary line of said Tract No 11
north $0^{\circ}08'00''$ west, along said
line 119.82 ft. more or less, to
corner of lot 1 of Tract No 11437
thence south $89^{\circ}51'25''$ west,
westerly prolongation of the north
said lot 1, a distance of 10.00 ft.
of beginning.

3

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

BAS Form 8-3

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 56,57,58,59,60	BLK	TRACT 5673	CENSUS TRACT
2. PRESENT USE OF BUILDING	(13) office	NEW USE OF BUILDING	13 same	DIST. MAP 159-205
3. JOB ADDRESS	4004 Chevy Chase Drive			ZONE R-3-1
4. BETWEEN CROSS STREETS	Edenhurst Ave	AND	Term.	FIRE DIST. /
5. OWNER'S NAME	Albert Van Luit	PHONE		(INSIDE) COR. LOT KEY REV. COR.
6. OWNER'S ADDRESS	4000 Chevy Chase Dr.	P.O. BOX	ZIP	LOT SIZE 100 x 125
7. ARCHITECT OR DESIGNER	Killingsworth-Brady & Assoc	STATE LICENSE NO.	PHONE 62690	REAR ALLEY SIDE 77039 /
8. ENGINEER	Carl Hart SE 1095	STATE LICENSE NO.	PHONE	BLDG. LINE /
9. CONTRACTOR	Myers Bros.	STATE LICENSE NO.	PHONE	APPROVALS 31988
10. SIZE OF EXISTING BLDG.	54 x 66	STORIES 2	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE
11. MATERIAL OF CONSTRUCTION	stud/stucco	comp	conc	ZA 17011 OB 12069
12. JOB ADDRESS	4004 Chevy Chase Dr.			DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 500 PC, 101 BP			GRADING /
14. NEW WORK: (Describe)	add to building now under construction			CRIT. SOIL /
change location of A.C. Equipment				HIGHWAY DED.
NEW USE OF BUILDING	A.C.		SIZE OF ADDITION	STORIES
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	FLOOD yes
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	CONS. /
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	ZONED BY Shukla
P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR	FILE WITH 96049/15
P.C. 228	S.P.C.	G.P.I.	B.P. 200	I.F.
O.S.	C/O	TYPIST dn		

ONLY
AUG-0-65 41830 E • 1632 Z-2 CS 2.28
AUG-0-65 41831 E • 1632 Z-1 CS 2.00

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.)

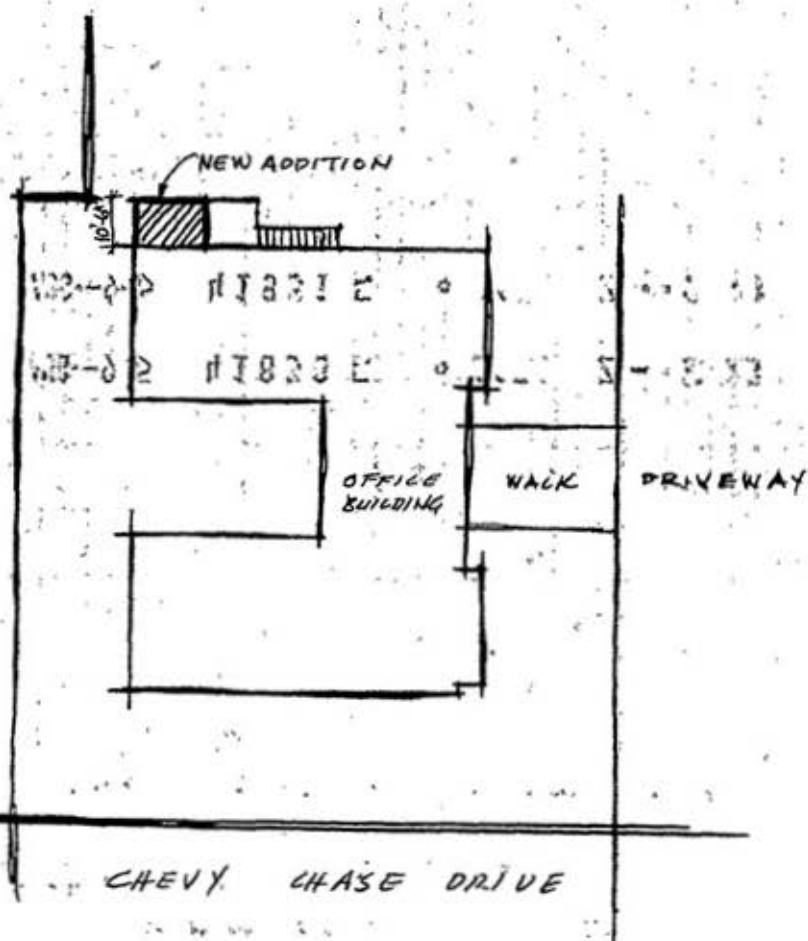
Signed Donald A. Doherty C-2670
(Owner or Agent)

Name	Date
Bureau of Engineering	
Conservation	
Plumbing	
Planning	
Fire	
Traffic	

ADDRESS APPROVED	
SEWERS AVAILABLE	
NOT AVAILABLE	
DRIVEWAY APPROVED	
HIGHWAY DEDICATION REQUIRED	
COMPLETED	
FLOOD CLEARANCE APPROVED	
APPROVED FOR ISSUE	
FILE #	
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
APPROVED UNDER CASE #	
APPROVED (TITLE 19) (L.A.M.C.-5700)	
APPROVED FOR	

LOTS 56, 57, 58, 59, 60

TRACT 5673



1

APPLICATION FOR INSPECTION OF NEW BUILDING
AND FOR CERTIFICATE OF OCCUPANCY

B&S B-1—Rev. 3-64

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 58-60 & pt of Blk. of Watts Sub of pt of Rancho San Rafael	TRACT 5673
2. PURPOSE OF BUILDING	(61) Use of Land Parking Lot	
3. JOB ADDRESS	4004 Chevy Chase Drive	
4. BETWEEN CROSS STREETS	Edenhurst	Term
5. OWNER'S NAME	Albert Van Luit	
6. OWNER'S ADDRESS	4060 Chevy Chase Drive	Los Angeles 39
7. ARCHITECT OR DESIGNER		
8. ENGINEER		
9. CONTRACTOR	not determined	
10. SIZE OF NEW BLDG.	STORIES	HEIGHT
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF
12. JOB ADDRESS	4004 Chevy Chase Drive	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 101 ⁰⁰	

CENSUS TRACT	159-205
DIST. MAP	R-3-4v
ZONE	II
FIRE DIST.	
INSIDE COR. LOT	
KEY REV. COR.	
LOT SIZE	
REAR ALLEY	
SIDE ALLEY	
BLDG. LINE	
AFFIDAVITS	
Z.A. 17011	

PURPOSE OF BUILDING	USE OF LAND PARK. LOT	
TYPE	GROUP	STORIES
BLDG. AREA	MAX. OCC.	TOTAL
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	
P.C. No.		

DISTRICT OFFICE	L.A.
GRADING	
CRIT. SOIL	
HIGHWAY DED.	
FLOOD	
CONS.	
ZONED BY	Spier
FILE WITH	
INSPECTOR	

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	2.00	TAXIST
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CASHIER'S USE ONLY

JAN 31-66 058055 •18036 Z-1CS 2.00

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 *James Dalton*
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name Dalton	Date 1/31/66
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

BEGINNING, AT SOUTHWEST CORNER OF LOT 60 OF TRACT NO. 5673; THENCE WEST 224 FT; THENCE SOUTH 339.82 FT; THENCE NORTH 120 FT. TO SOUTH LINE OF TRACT NO. 5673; THENCE WEST THEREON WEST 110 FT. TO POINT OF BEGINNING.

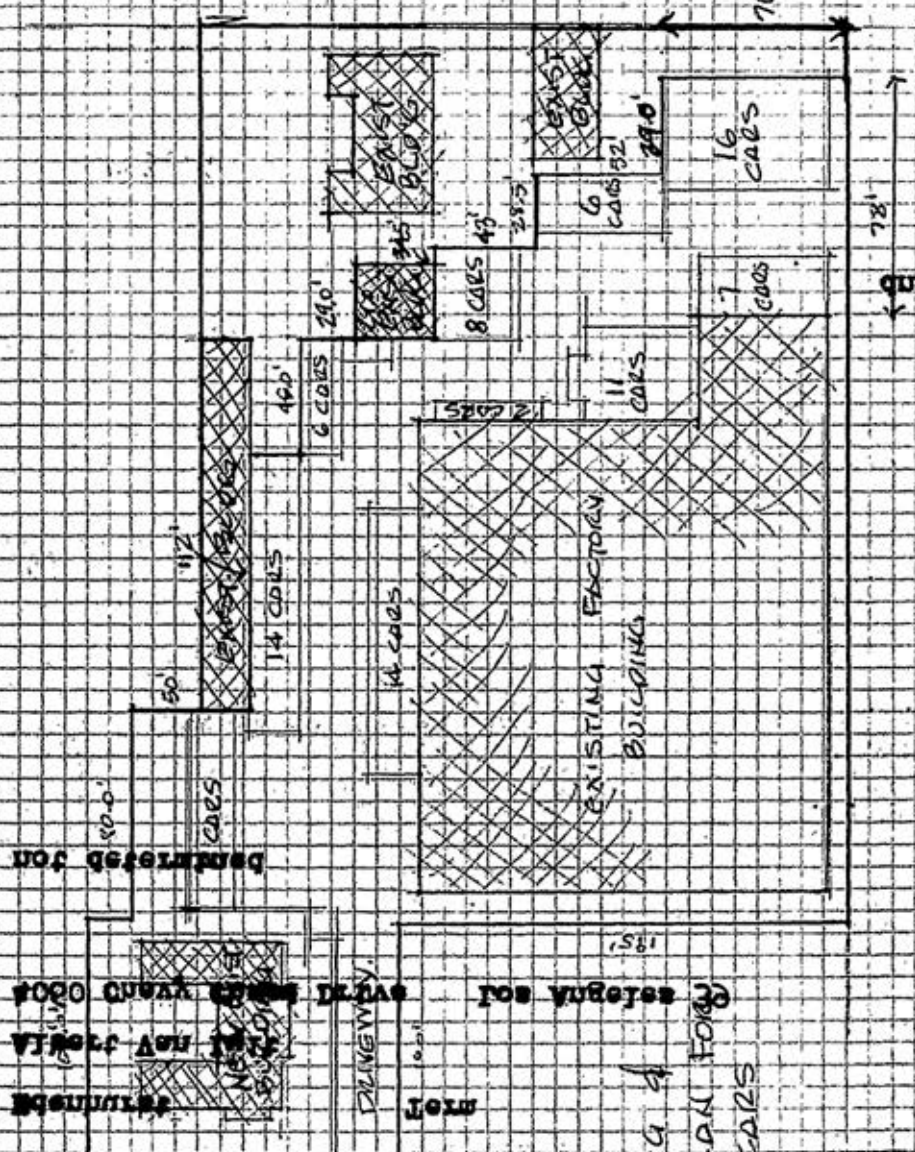
CASE No.

BOARD OF ZONING ADJUSTMENT

DATE _____

BY

Revised Parking Plan for Lot Less than 92 Cars



ET ARE OF THE BACKING FOR

~~CONFIDENTIAL~~

2013

PLAN 72 CARS

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

CITY OF LOS ANGELES
DEPT. OF BUILDING AND SAFETYINSTRUCTIONS: 1. Application to Complete Numbered Items Only
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.		LOT	56-60	BLK.	TRACT	5673	CENSUS TRACT	
2. PRESENT USE OF BUILDING		16, retail store			NEW USE OF BUILDING		(16) same	
3. JOB ADDRESS		4004 Chevy Chase Dr						DIST. MAP
4. BETWEEN CROSS STREETS		Edenhurst						159-205
5. OWNER'S NAME		Albert Van Luit & Co						ZONE
6. OWNER'S ADDRESS		4004 Chevy Chase Dr						R-3-1
7. ARCHITECT OR DESIGNER		Killingsworth Brady & Assoc						FIRE DIST.
8. ENGINEER		Carl Hart SE 7093						(INSIDE) COR. LOT
9. CONTRACTOR								KEY REV. COR.
10. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		AFFIDAVITS		
50 x 70		1	16	1 retail		AFF 31988		
11. MATERIAL OF CONSTRUCTION		EXT. WALLS	ROOF	FLOOR		(ZA 17011)		
Brick		brick	gravel	conc				
12. JOB ADDRESS		4004 Chevy Chase Dr						DISTRICT OFFICE
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		2,000						LA
14. NEW WORK: (Describe)		canopy						GRADING
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	HEIGHT		FLOOD	
TYPE		GROUP		SPRINKLERS REQ'D SPECIFIED		VALUATION APPROVED		CONS.
BLDG. AREA		MAX OCC.		TOTAL		PLANS CHECKED		ZONED BY
DWELL. UNITS		GUEST ROOMS		SPACES REQ'D PROVIDED		PLANS APPROVED		Bussard
P.C. No.		CONT. INSP.		APPLICATION APPROVED		INSPECTOR		FILE WITH
P.C.	650	S.P.C.	G.P.I.	B.B.	1000	I.F.	O.S.	C/O
TYPIST		ON						

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six month after fee is paid if construction is not commenced.

SEP-15-67 44563 E •53106 X-2 CK 6.50
 SEP-15-67 44564 E •53106 X-1 CK 10.00

STATEMENT OF RESPONSIBILITY

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Signed [Signature] (Owner or Agent)

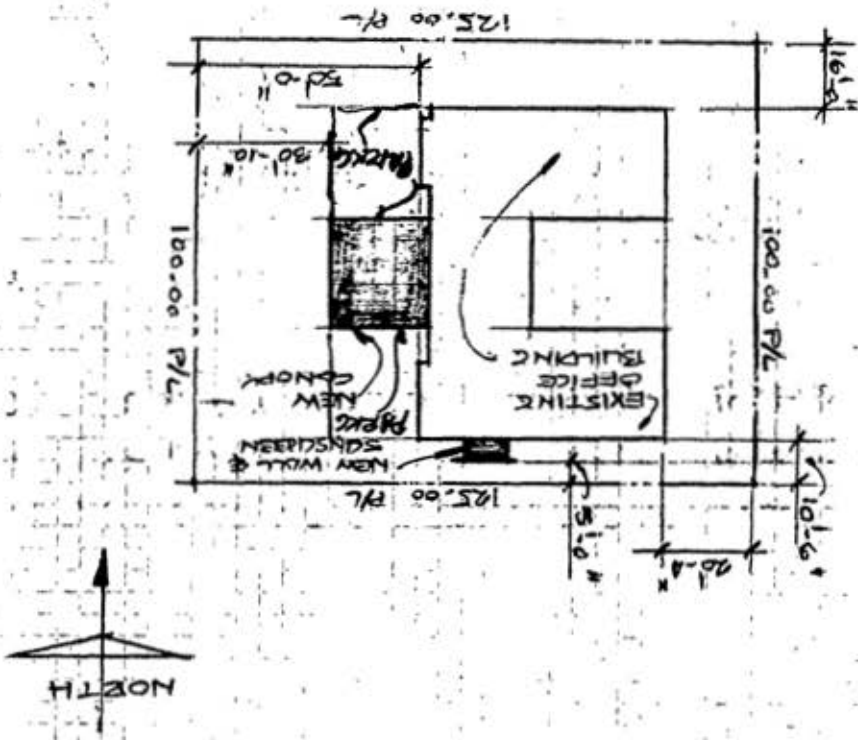
Bureau of Engineering	ADDRESS APPROVED	Name	Date
	SEWERS AVAILABLE	Dalton	9/14/67
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL		
	SYSTEM APPROVED		
Planning	APPROVED UNDER		
	CASE #		
Fire	APPROVED (TITLE 19)		
	(L.A.M.C.-5700)		
Traffic	APPROVED FOR		

LOTS 56, 57, 58, 59, 60
TRACT 5673
CITY OF LOS ANGELES

APPROVED PLAN
CASE No. 1432

BOARD OF ZONING ADJUSTMENT

DATE *Sept 15, 1977* BY *L. J. Jones*



3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B & S B-3-R12-63

CITY OF LOS ANGELES

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 56-60	BLK.	TRACT 5673	CENSUS TRACT 1881
2. PRESENT USE OF BUILDING	(0) dwelling	NEW USE OF BUILDING	() demo	DIST MAP 159-205
3. JOB ADDRESS	4000 Chevy Chase Dr.			ZONE R-3-1
4. BETWEEN CROSS STREETS	Edenhurst	AND	term	FIRE DIST /
5. OWNER'S NAME	Albert Van Luit Co.			LOT (TYPE) int
6. OWNER'S ADDRESS	same	CITY	ZIP	LOT SIZE 125x100
7. ARCHITECT OR DESIGNER				STATE LICENSE No. PHONE
8. ENGINEER				STATE LICENSE No. PHONE ALLEY /
9. CONTRACTOR	Gangi Excavating Co. C21-247370 244-3101			BLDG. LINE /
10. LENDER	BRANCH	ADDRESS		AFFIDAVITS AFF 31983 OB 12069
11. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 15	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 dwell	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG	EXT. WALLS wd	ROOF compo	FLOOR wd	
13. JOB ADDRESS	4000 Chevy Chase Dr.			DISTRICT OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 300			GRADING /
15. NEW WORK: (Describe)	clear lot-demolish SC# 45337			CRIT. SOIL /

NEW USE OF BUILDING				SIZE OF ADDITION	STORIES	HEIGHT	FLOOD /
CLEAR LOT							
TYPE I	GROUP R	SPRINKLERS REQ'D SPECIFIED	COMB	INSPECTION ACTIVITY		GENS. /yes	
BLDG. AREA 6000	MAX. OCC.	TOTAL	PLANS CHECKED		ZONED BY Johnson		
DWELL UNITS -1	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED		FILE WITH		
P.C. No.	CCNT. INSP.	APPLICATION APPROVED		INSPECTOR			
P.C.	S.P.C.	G.P.I.	B.P. 2.75	I.F. /	q.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	NOV-28-69	45342 E	094649	X-2 OK	2.75
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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	F. J. Dazeno	Name	RJA	Date	8-27-69
Bureau of Engineering	ADDRESS APPROVED	SEWERS AVAILABLE	B. Egan	8-27-69	
	NOT AVAILABLE				
	DRIVEWAY APPROVED				
	HIGHWAY DEDICATION REQUIRED COMPLETED				
	FLOOD CLEARANCE APPROVED				
Conservation	APPROVED FOR ISSUE	FILE #	8-27-69		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED				
Planning	APPROVED UNDER CASE #				
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)				
Traffic	APPROVED FOR				

21.5 105 — X 24340 2 94824 98-83-20A

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
56-60 Pt2			5673	
Pt of Watts sub of pt				Rancho 1001
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP
(12) Mfg & Storage		(12) same		159-205
3. JOB ADDRESS				ZONE
4000 Chevy Chase				R3-1/M2-1
4. BETWEEN CROSS STREETS				FIRE DIST.
Edenhurst				Two FB2
5. OWNER'S NAME		PHONE		LOT (TYPE)
Albert Van Luit Co		245-5106		int
6. OWNER'S ADDRESS		CITY		LOT SIZE
4000 Chevy Chase		LA		irreg
7. ARCHITECT OR DESIGNER		STATE LICENSE No.		PHONE
8. ENGINEER		STATE LICENSE No.		PHONE
Ernest L. Schroeder		3491040		ALLEY
9. CONTRACTOR		STATE LICENSE No.		PHONE
ntw selected DAVID D DEMSKI		133287		BLOG. LINE
10. LENDER		BRANCH		ADDRESS
				0B13348
11. SIZE OF EXISTING BLDG.		STORIES		NO. OF EXISTING BUILDINGS ON LOT AND USE
LENGTH 240 WIDTH 60		2		2 office & plant
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS		ROOF
		conc & stucco		compo
				conc & wd
13. JOB ADDRESS				see map
4000 Chevy Chase				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				
				\$ 115,200
15. NEW WORK: (Describe)				
Add 40x120 first floor & add 80x120 second fl				
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES
12 same		80x120		2
TYPE		GROUP		INSPECTION ACTIVITY
V 38400		G		COMB GEN MAJ. S. CONS
SLDG. AREA 43200		MAX. OCC. 77 warehouse		PLANS CHECKED
577000		344 mba		421
EWELL. CNITS		GUEST ROOMS		PLANS APPROVED
none		none		APPROVED
P.C. No.		CONT. INSP.		
V7393		2500 conc		
P.C.		S.P.C.		G.P.I.
215.86				B.P.
				I.F.
				O.S.
				C/O
				TYPIST
				lc

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

NOV-11-71 60231 W-6CK 215.86

JAN-19-72 030875 •43529 V-1CK 332.10

CASHIERS USE ONLY

CASHIERS USE ONLY

STATEMENT OF RESPONSIBILITY

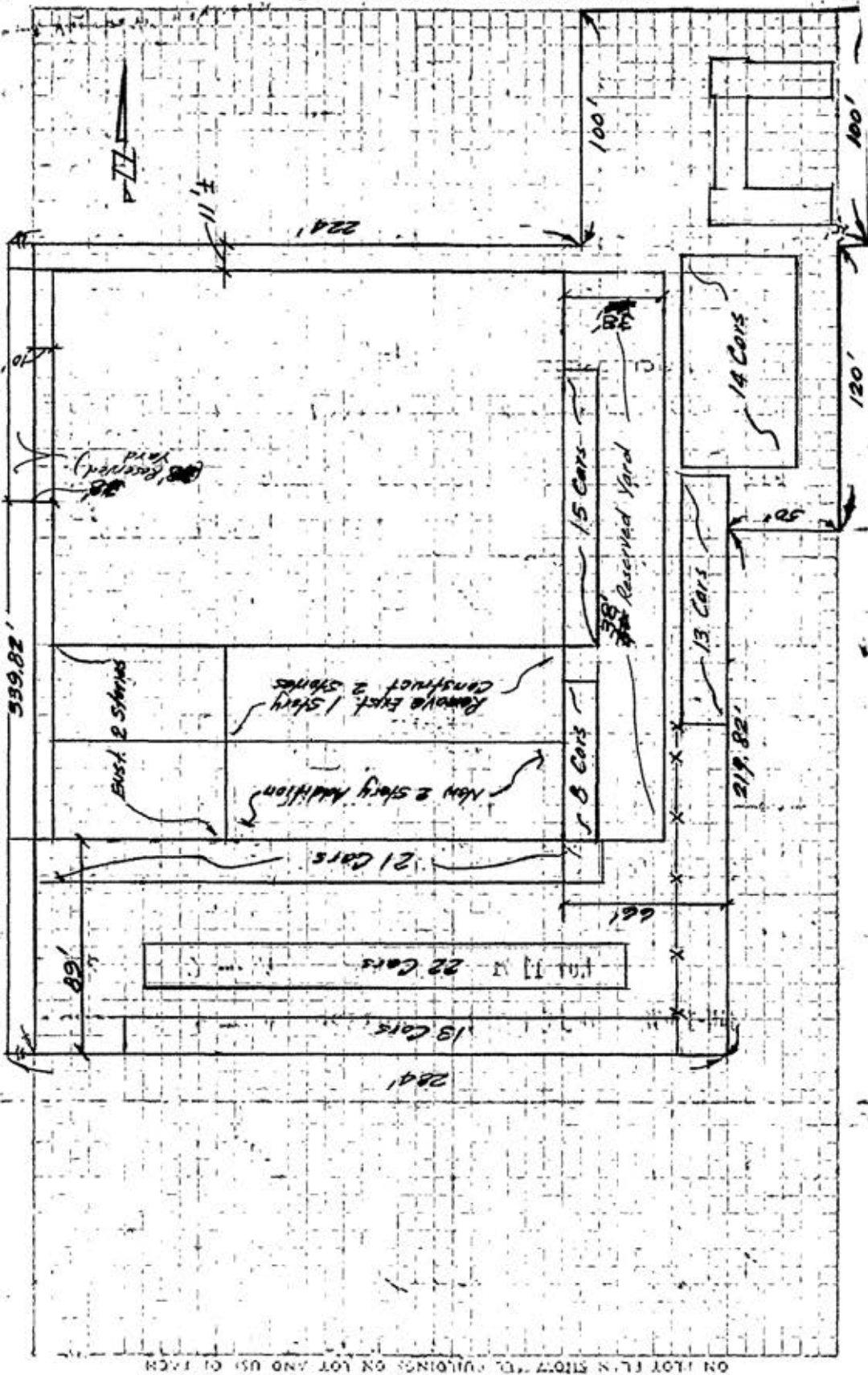
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Signed Ernest L. Schroeder (Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name Dalton	Date 11-12-71
	SEWERS AVAILABLE	SRC. 378 20	
	NOT AVAILABLE	LAW 11/16/71	
	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.-5700)	E. PARSON	
Traffic	APPROVED FOR	1-16-72	

CHERY CHASE DRIVE



NOVI TO ISU ONI JOI NO SENIOTHO TO, AQHIS N,73 JOI NO

9. 711 10. 2. 12 2. 12 2. 12

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

BAS 8-3-R10-70

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

AC-1

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
56,57,58,59,60			5673	1881
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING			DIST. MAP
12 Manufacturing	() Same			159-205
3. JOB ADDRESS				ZONE
4000 Chevy Chase				R3-1
4. BETWEEN CROSS STREETS				FIRE DIST.
Edenhurst Ave.	AND Term			FBZ
5. OWNER'S NAME	PHONE			LOT (TYPE)
Albert Van Luit Co.				int
6. OWNER'S ADDRESS	CITY			LOT SIZE
4000 Chevy Chase L.A.				irreg
7. ARCHITECT OR DESIGNER	STATE LICENSE No.			PHONE
	SE 929			349-1040
8. ENGINEER	STATE LICENSE No.			PHONE
Ernest L. Schroeder	SE 929			349-1040
9. CONTRACTOR	STATE LICENSE No.			PHONE
Not selected				
10. LENDER	BRANCH			ADDRESS
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	IND. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 240 WIDTH 180	2	27	Office & manufac.	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	
conc & Stucco	compo	conc wood		
13. JOB ADDRESS				DISTRICT OFFICE
4000 Chevy Chase				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 2500			GRADING
15. NEW WORK: (Describe)	Install interior walls and Ceiling			CRIT. SOIL
around paint room				HIGHWAY DED.
NEW USE OF BUILDING	SIZE OF ADDITION			STORIES
Same				HEIGHT
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
V	6-1 EB	yes	COMB GEN MAJ. S. CONS.	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	
52			ZONED BY	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS APPROVED	
none	none	nn change	FILE WITH	
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
1235			19	1
			O.S.	C/O
				TYPIST
				acm

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

CASHIER'S USE ONLY

FEB-17-72 090485 •45480 V-6CK 12.35

FEB-17-72 090495 •45480 V-1CK 19.00

STATEMENT OF RESPONSIBILITY

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Signed	Name	Date
Ernest L. Schroeder	Nagai	2-3-72
(Owner or Agent)		
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	

28432 21120 31110

LIBRARY OF THE U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
DENVER, COLORADO 80202

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B&S B-3-R12-70

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	TRACT	5673	CENSUS TRACT	1881
56-60 Pt2			Pt. 61	Watts Sub of	Pt Rancho	
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING					
(12 Mfg. & Storage	() 12 Same					
3. JOB ADDRESS	4000 Chevy Chase					
4. BETWEEN CROSS STREETS	Edenhurst					
5. OWNER'S NAME	AND		Term		Two FBZ	
Albert Van Luit Co.	245-5106				interior	
6. OWNER'S ADDRESS	CITY		ZIP		LOT SIZE	
4000 Chevy Chase	I. A				irreg	
7. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE			
8. ENGINEER	STATE LICENSE No.		PHONE		ALLEY	
Ernest L. Schroeder SE929	349-1040				/	
9. CONTRACTOR	STATE LICENSE No.		PHONE		BLOG. LINE	
David D. Demiki 133287	242 3181					
10. LENDER	BRANCH		ADDRESS		AFFIDAVIT	
					11434	
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
LENGTH 200 WIDTH 120	2		2 Office & Plant			
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FIRE MAP			
conc & Stucco	compo	conc/wd	Pk 13136			
13. JOB ADDRESS	4000 Chevy Chase					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ P.C. 6400 B.P. 4000					
15. NEW WORK: (Describe)	Revise Foundation					
NEW USE OF BUILDING						
Same			SIZE OF ADDITION		none	
TYPE n/c			GROUP		SPRINKLERS REQ'D SPECIFIED	
BLDG. AREA			MAX. OCC.		TOTAL	
DWELL. UNITS			GUEST ROOMS		PARKING SPACES	
P.C. No. 25.02			CONT. INSP. Lic Feb-all welds		H.S. bolts	
S.P.C.			G.P.I.		B.P.	
I.F.			O.S.		C/O	
TYPIST			a.c.m.			

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.

FEB-24-72	10323	5	45846	U - 6	CS	25.02
FEB-24-72	10324	5	45846	U - 1	CS	11.50

CASHIERS USE ONLY

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Signed	Name	Date
(Owner or Agent)		
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	

ON FLOW PLAIN SHOW ALL BUILDINGS ON LOT AND USE OF EACH

FEH-24-15
JUN 24 1974
JUN 24 1974
JUN 24 1974

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 55-60 & Pt. 2	BLK	TRACT 5013	Pl. of Watter Sub pt	Rancho	CENSUS TRACT 1831
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING					DIST. MAP 150-205
3. JOB ADDRESS	4000 W. Chevy Chase					ZONE R3-1/A2-1
4. BETWEEN CROSS STREETS	Edenhurst		AND Term			FIRE DIST. FEZ
5. OWNER'S NAME	Albert Van Luit Co.		245-5105			LOT (TYPE) 1nt
6. OWNER'S ADDRESS	4000 W. Chevy Chase		IA			LOT SIZE 1rreg
7. ARCHITECT OR DESIGNER			STATE LICENSE No. PHONE			
8. ENGINEER	Hansen & Dietrich		824 286-9137			ALLEY /
9. CONTRACTOR	David D. Demski		133287 242-3181			BLDG. LINE /
10. LENDER			BRANCH ADDRESS			AFFIDAVITS 31988
11. SIZE OF EXISTING BLDG.	LENGTH	WIDTH	STORIES 2	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	OB12069 13348
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS		ROOF		FLOOR	2A17011
		conc		comp. Conc & Woa.		
13. JOB ADDRESS	4000 W. Chevy Chase Dr.					DISTRICT OFFICE TA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 3500					GRADING /
15. NEW WORK (Describe)	Generalize mezzanine floor (17x44)					CRIT. SOIL /
NEW USE OF BUILDING					SIZE OF ADDITION	STORIES
same					None	N.C.
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY			CONS.
IIIB	G1	NC	COMB	GEN	MAJ. S.	CONS.
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED			ZONED BY
NC	7 Add		17			12069
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D PROVIDED	PLANS APPROVED		FILE WITH
			13 site 99	17		
P.C. No.	CONT. INSP.		APPLICATION APPROVED			INSPECTOR
			17			
P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
1560			2400	1		

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

001-22-72 59583 E :60069 U=6 CK 15.60

001-22-72 59583 E :60069 U=1 CK 24.00

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 on 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." (Sec. 91.0202 L.A.M.C.)

Signed *David D. Demski*

(Owner or Agent)

Name

Date

Bureau of Engineering	ADDRESS APPROVED	FJA 10-25-72	
	SEWERS AVAILABLE	S.F.C. not applicable	10-25-72
	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.-5700)		
Traffic	APPROVED FOR		

plf plm

No change

at

1973

ON PLOT MARK SHOW ALL BUILDING ON LOT AND USE OF EACH

SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
SFC NOT APPLICABLE			
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19 IL.A.M.C.-8708)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

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

-NO PLOT PLAN-

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

1. ☐ THIS PERMIT IS FOR: (Mark one)
 2. ☐ NEW BUILDING/STRUCTURE
 3. ☐ RELOCATION
 4. ☒ ADD, ALTER, REPAIR, DEMOLISH

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY ** PLEASE TYPE OR PRINT IN INK CLEARLY **



A JOB ADDRESS 4000 CHEVY CHASE DR		SUBSISTANT NO.		CROSS STREETS EDENHURST / DE	
TRACT WATT'S SUB, PTN RANCHO SAN RAPHAEL		BLOCK		LOT(S) FOR 2	
LOT TYPE		ZONE A2-1		ALLEY	
LOT SIZE		FIRE DISTRICT		GRADING	
AFFIDAVITS, EASEMENTS AND RESTRICTIONS ZI 1574		BUILDING LINE		SEISMIC STUDY ZONE	
		HIGHWAY DED.		FLOOD ZONE	
		DIST. OF PCE 6 METRO 0 VAN NUYS 0 W.L.A.		CENSUS TRACT 159B205	
		WILSHIRE 0 SAN PEDRO 0 W. VALLEY		COUNCIL DIST. 1881	
		REROOF		4	

B BLDG. OWNER GREEFF FABRILS		PHONE (310) 544-7007		APPLICANT		PHONE	
ADDRESS 28520 MEDOWMIST DR		SUBSISTANT NO.		ADDRESS		SUBSISTANT NO.	
CITY/STATE/ZIP RANCHO PALOS VERDOS		CITY/STATE/ZIP		ACTIVE STATE LIC. NO.		CITY BUS. LIC. NO.	
ARCHITECT NAME		ADDRESS		PHONE NO.			
ENGINEER							
GEN. CONTR. PAGE ROOFING INC 16346 CHASE ST N.H. 91343		667084-C-39		37566524		(818) 892-6615	
DESCRIPTION OF WORK <input type="checkbox"/> INTERIOR REMODEL <input type="checkbox"/> PATCH DRYWALL/PLASTER <input type="checkbox"/> DAMAGE REPAIR < 10% <input type="checkbox"/> DOOR/WINDOW CHANGEOUT <input type="checkbox"/> RE-STUCCO/SIDING <input checked="" type="checkbox"/> RE-ROOF		OTHER (Describe)		TEAR OFF EXISTING ROOF AND REROOF W/ CLASS A/B COMP & GRAVEL S.D. REQD		32 SO	

C COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUNCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS							
<input type="checkbox"/> ELECTRICAL WORK FOR PANEL SIZE < 400 AMP AND TOTAL FLOOR AREA < 15,000 S.F. <input type="checkbox"/> PLUMBING (NOT INCLUDING FIRE SPRINKLERS) <input type="checkbox"/> HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 35 TONS							
DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)							
ELECT. CONTR. NAME		ADDRESS		ACTIVE STATE LIC. NO.		CITY BUS. LIC. NO.	
PLUMB. CONTR.							
HVAC CONTR.							

D PROPOSED USE OF BUILDING (13) SAME				EXISTING USE OF BUILDING (Leave blank for new buildings) <input checked="" type="checkbox"/> NO CHANGE OF USE (13) 13 OFFICE			
NO. OF EXISTING BLDGS ON LOT AND USE				HEIGHT (ZONING)			
LENGTH				FLOOR AREA (ZONING)			
WIDTH				REQ'D PARKING			
HEIGHT				PARKING PROVIDED			
FLOOR AREA				STD. COMP. RA.			
STORIES				DWELLING UNITS			
GROUP OCCUPANCY				GUEST ROOMS			
OCCUPANTS PER GROUP				MAX. OCCUPANCY			
MAX. OCCUPANCY				CONSTR. TYPE			
LATERAL FOR SYSTEMS <input type="checkbox"/> SHEARWALL <input type="checkbox"/> CONTINUOUS/SWEEP <input type="checkbox"/> EBF/CF <input type="checkbox"/> SMRS/OMRS <input type="checkbox"/> OTHER <input type="checkbox"/>				FIRE SPRINKLERS			
PILE/CAISSON <input type="checkbox"/> MAT/BASE ISOLATION <input type="checkbox"/> OTHER <input type="checkbox"/>				LIC. FABRICATOR REQ'D FOR			
SPECIAL INSPECTIONS <input type="checkbox"/> CONC > 2000 PSI <input type="checkbox"/> FIELD WELDING <input type="checkbox"/> GUNITE/SHOTCRETE <input type="checkbox"/> GRADE BEAMS/CAISSONS <input type="checkbox"/> OTHER <input type="checkbox"/>				TYPE OF INSPECTION CS EQ FS MS (GEN)			

E P.C. NO.		VALUATION (including all fixed operating equipment) \$ 4,000	
HILLSIDE POSTING	ELEC. PRMT. (20%)	SUPPLEMENT TO PERMIT NO.	
PRE-INSPECTION	PLUMB. PRMT. (20%)	EVENT CODE	
PLAN CHECK	HVAC PRMT. (15%)	PLAN CHECKED BY	
SUPP. PLAN CHECK	ADDL. INSPECTION	DATE	
EQ. INSTR.	RELOCATION FEE	APPLICATION APPROVED BY	
PLAN PRMT.	SURCHARGES	DATE	
BUILDING PERMIT	SUPP. SURCHARGES	FOR DEPT. USE ONLY	
FIRE HYDRANT	ARTS DEV. FEE		
SCHOOL DIST. FEE			
SDM. DIST. PL. AREA			
PLOT PLAN ATTACHED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			

FOR CASHIER'S USE ONLY

02/07/95 08:57:50AM VHO1 T-9096 C 16
 BLDG PERMIT CO 58.00
 INVOICE # 0072263 88
 EI COMMERCIAL 0.58
 ONE STOP 1.17
 SYS DEV 3.51
 MISCELLANEOUS 5.00
 CITY PLAN SURC 1.74
 TOTAL 70.00
 CHECK 70.00

95VN 72746

Under a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. The permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced, or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 66.0000 L.A.M.C.). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 66.19 & 66.22 L.A.M.C.).

ADDRESS CITY/STATE/ZIP FLOOR CURB RAMP HOUSING AUTHORITY CALCULATIONS, NOTES, ETC.		PLUMBING NOTIFICATION NO. APPROVED UNDER CASE NO. LANDSCAPE/SCAPE SITE PLAN REVIEW FIRE DEPT. APPROVED TITLE 16 (L.A.M.C. Sec. 700) HYDRANT UNIT OTHER DEPT. OF TRANSPORTATION DRIVEWAY VEHICLE LION OVD NO. CAL GARA AGR DEPT. DEPT. WATER & POWER CASH/SURFTY BOND NO. MILES MOVED	
SEWER RESERVATION NO. SEWER CERTIFICATE NO. SEWER FACILITIES CHARGE NOT APPLICABLE DUE PAID GRADING DIVISION HILLSIDE NOTICE MAILED HILLSIDE NOTICE POSTED -TE SEWERAGE SYSTEM ON CRA APPROVED RE-DEV. PROJECT CURTURAL AFFAIRS		PLUMBING NOTIFICATION NO. APPROVED UNDER CASE NO. LANDSCAPE/SCAPE SITE PLAN REVIEW FIRE DEPT. APPROVED TITLE 16 (L.A.M.C. Sec. 700) HYDRANT UNIT OTHER DEPT. OF TRANSPORTATION DRIVEWAY VEHICLE LION OVD NO. CAL GARA AGR DEPT. DEPT. WATER & POWER CASH/SURFTY BOND NO. MILES MOVED	

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits:

☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

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

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

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

Carrier Goodwin & Co. Policy No. PWC 243400-1

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

Signature [Signature] Date 5-2-95

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

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

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

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

Carrier _____ Policy No. _____

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

Signature _____ Date _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

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

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

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

Carrier _____ Policy No. _____

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

Signature _____ Date _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

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

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

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

Carrier _____ Policy No. _____

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

Signature _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, 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.

Signature [Signature] Date 2-7-96

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, shall require the applicant for such permit to be a signed declaration 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 through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale.

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

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

Print _____ Signature _____ 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 this permit is an application for inspection and that I shall not approve or authorize the work specified herein. Also, I shall not approve or authorize 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, 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.

Signature JOHN BIRAY Date 5-2-95 ☐ OWNER ☐ AUTHORIZED AGENT ☒ CONTRACTOR

96VN 98749

<input type="checkbox"/> AVAILABLE <input type="checkbox"/> NOT AVAILABLE SEWER RESERVATION NO. _____ SEWER CERTIFICATE NO. _____		PLANNING DEPARTMENT NO. _____ APPROVED UNDER EASE NO. _____ LANDSCAPE ARCHITECT _____ SITE PLAN REVIEW _____
CURB PUMP _____ DRIVEWAY _____ FLOOD _____ INDUSTRIAL WASTE _____ HIGHWAY DEDICATION <input type="checkbox"/> REQUIRED <input type="checkbox"/> COMPLETED EXCAVATION ADJACENT TO PUBLIC WAY _____	SEWER FACILITIES CHARGE <input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> DUE _____ <input type="checkbox"/> PAID _____ GRADING DIVISION <input type="checkbox"/> HILLSIDE NOTICE MAILED <input type="checkbox"/> HILLSIDE NOTICE POSTED <input type="checkbox"/> HILLSIDE SEWAGE SYSTEM OR CRA APPROVED REVIEW PROJECT _____ C.F. DA _____	FIRE DEPT. <input type="checkbox"/> APPROVED TITLE 19 (L.A.M.C. Sec. 700) <input type="checkbox"/> HYDRANT UNIT <input type="checkbox"/> OTHER _____ DEPT. OF TRANSPORTATION <input type="checkbox"/> DRIVEWAY LOCATION _____ <input type="checkbox"/> ORD. NO. _____ CAL. CDNA _____ ADMIN. 183208 CHECK _____ DEPT. WATER & POWER _____ CIVIL ENGINE _____ CHIEF ENGINEER _____ DATE _____ MILL - MOV'D _____
CONSTR. TAX RECEIPT NO. _____ DWELLING UNITS _____ RECORDING AUTHORITY _____ CETERA AFFAIRS _____ COMPLETE FOR RECORDATION PLANNING DEPT. OLD ADDRESS _____		FROM OUTSIDE CITY OF L.A. _____

LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only 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 my workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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

Carrier: Golden Eagle Policy No.: 95MX3208102

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

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the following permits:

☐ Building ☒ Electrical ☐ Plumbing ☐ HVAC

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

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

Carrier: _____ Policy No.: _____

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

Signature: _____ Date: _____

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the following permits:

☐ Building ☐ Electrical ☒ Plumbing ☐ HVAC

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

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

Carrier: _____ Policy No.: _____

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

Signature: _____ Date: _____

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7700, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the following permits:

☐ Building ☐ Electrical ☐ Plumbing ☒ HVAC

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

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

Carrier: _____ Policy No.: _____

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

Signature: _____ Date: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that I am a construction lending agency for the performance of the work for which this permit is issued (Sec. 3067, Civil Code).

Agency Name: _____ License No.: _____

I declare that this information is true and correct. I am responsible for the accuracy of this information.

Signature: _____ Date: _____

ASBESTOS REMOVAL

I declare that this information is true and correct. I am responsible for the accuracy of this information.

Signature: _____ Date: _____

OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reasons (Sec. 7031.5, Business and Professions Code):

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

FINAL DECLARATION

I hereby affirm, under penalty of perjury, that I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.

☐ I am the owner of the property, or I am acting as the owner of the property, and the structure is not a separate structure from the main structure of the property.



Bldg--Alter/Repair
Commercial/EQ
Back Room 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: 04/03/2001

TRACT	BLOCK	LOT(s)	ARB	MAP REF #	PARCEL ID # (PIN)	BOOK/PAGE/PARCEL
TR 5673		56		MB 61-58	159B205 291	5594 - 015 - 019

3. PARCEL INFORMATION

BAS Branch Office - LA

Bldg. Line - No/NA

Council District - 13

Community Plan Area - Northeast Los Angeles

Census Tract - 1881.000

District Map - 159B205

Environmentally Sensitive Area - YES

Energy Zone - 9

Fire District - FBZ

Lot Cut Date - 04/27/1950

Lot Size - 25 X 100

Lot Type - Interior

ZONE(S): Currently Not Available / E1-1

4. DOCUMENTS

ZI - ZI 1574

ZI - ZI 2274

5. CHECKLIST ITEMS

EQ Retrofit - Full Compliance-Division 91

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Scenic Expressions Llc

4000 Chevy Chase Dr

LOS ANGELES CA 90039

Tenant:

Applicant: (Relationship: Architect)

Michael Silva -

Po Box 260192

ENCINO, CA 91426

(818) 705-7768

7. EXISTING USE

22 Warehouse

PROPOSED USE**8. DESCRIPTION OF WORK**

STRUCTURAL ANALYSIS TO COMPLY WITH DIVISION 91 OF THE LABC
PER: THE ORDINANCE #169341 "CONCRETE TILT-UP"
ORDER DATED 6/9/2000

9. # Bldgs on Site & Use:**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Victor Cuevas

DAS PC By:

OK for Cashier: Victor Cuevas

Coord. OK: *OMA*Signature: *Victor Cuevas*

Date: 4/3/01

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213)-977-6941.

(LA4BUILD = 524-2845)

For Cashier's Use Only

W/O #: 01624574

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$301

PC Valuation:

FINAL TOTAL Bldg--Alter/Repair	193.42	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg--Alter/Rep	159.25		
Energy Surcharge			
Handicapped Access			
Supp. Plan Check	0.00		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	0.50		
Supp. O.S. Surcharge	3.40		
Supp. Sys. Surcharge	10.19		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	5.08		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTSPlot Plan *NC*

LA Department of Building and Safety
LA 04 10 030856 04/03/01 11:21AM

EQ PERMIT	\$159.25
PLAN MAINTENANCE	\$10.00
EI COMMERCIAL	\$0.50
ONE STOP SURCH	\$3.40
SYSTEMS DEVT FEE	\$10.19
CITY PLANNING SURCH	\$5.08
MISCELLANEOUS	\$5.00

Total Due: \$193.42
Check: \$193.42

C11A 11141

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

PER INFORMATION ON PLANS PROVIDED BY ARCHITECT, THE BUILDING DOES NOT REQUIRE ANY WORK.

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

15. Building Relocated From:**16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS****CLASS LICENSE# PHONE#**

(A) Silva Michael P O Box 260192, Encino, CA 91426
(C) Form Architectural 17721 Valley Vista Blvd, Encino, CA 91316

B C12976
B 442000

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

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.1c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 442000 Print: X MICHAEL SILVA Sign: X

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 I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: X Date: 4/3/01 ☒ Contractor ☐ Authorized Agent ☐ Owner

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

19. CONSTRUCTION LENDING AGENCY

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

Lender's name: _____ Lender's address: _____

20. ASBESTOS REMOVAL

Notification of asbestos removal: ☒ Not applicable ☐ Letter was sent to the AQMD or EPA Sign: X Date: 4/3/01

21. OWNER-BUILDER DECLARATION

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

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

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

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

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

22. FINAL DECLARATION

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

Print: X MICHAEL SILVA Sign: X Date: 4/3/01 ☐ Owner ☒ Contractor ☐ Author. Agent

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B00LA06560

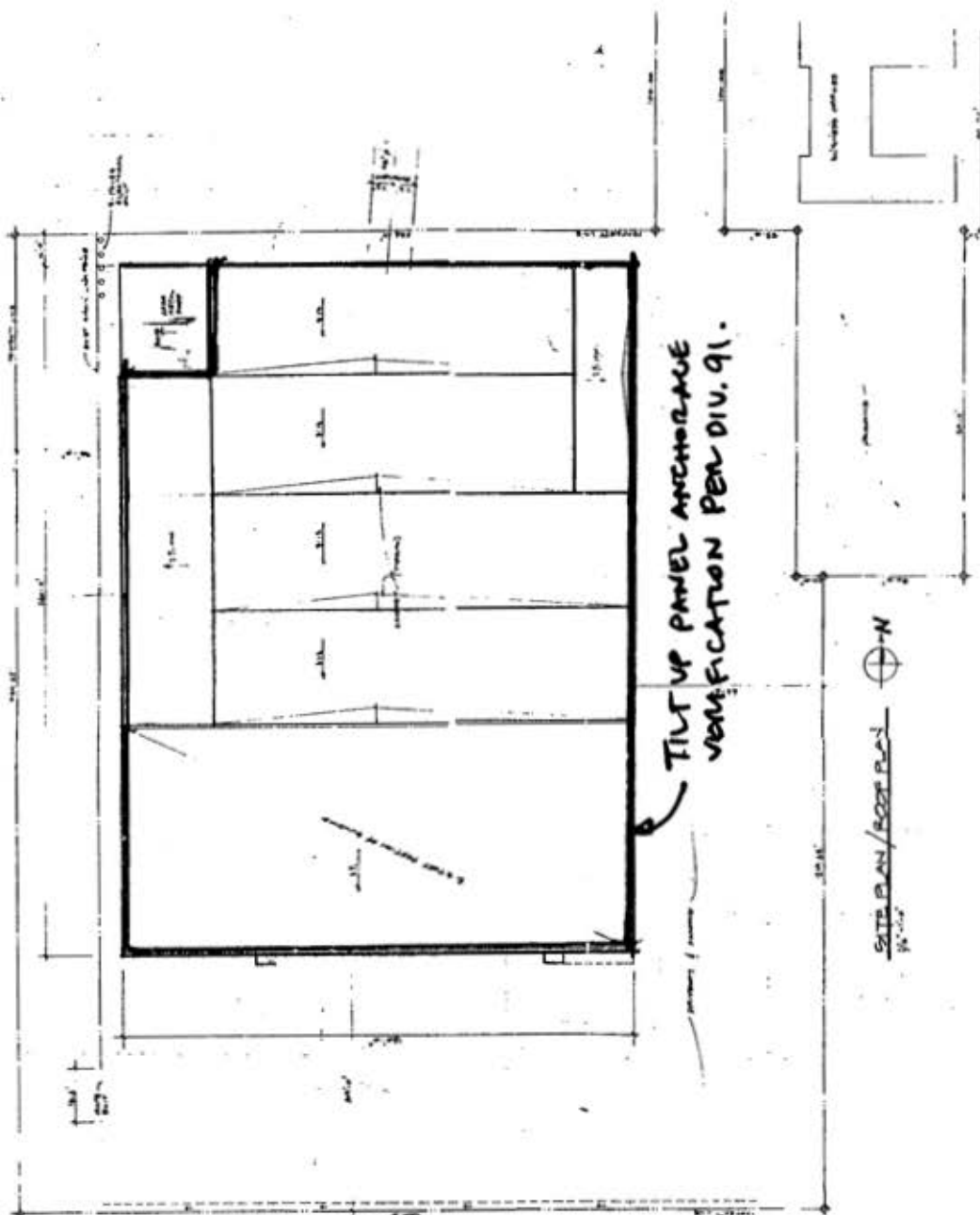
Commercial/EQ

Initiating Office: METRO

Back Room Plan Check

PLOT PLAN ATTACHMENT

Printed on: 04/03/01 10:46:52



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



Bldg-Alter/Repair
Commercial
Express Permit
No 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: 12/15/2006

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 5673		60		M B 61-58	159B205 295	5594 - 015 - 019

3. PARCEL INFORMATION

Area Planning Commission - East Los Angeles
LADBS Branch Office - LA
Council District - 13
Certified Neighborhood Council - Atwater Village
Community Plan Area - Northeast Los Angeles

Census Tract - 1881.00
District Map - 159B205
Environmentally Sensitive Area - YES
Energy Zone - 9
Earthquake-Induced Liquefaction Area - Yes

Lot Cut Date - 04/27/1950
Near Source Zone Distance - 0
Thomas Brothers Map Grid - 564-C6
Thomas Brothers Map Grid - 564-C7

ZONE(S): R1-1 /

4. DOCUMENTS

ZA - ZA-11454	CPC - CPC-1986-826	AFF - AFF-31988
ZA - ZA-1992-1146-RV	CPC - CPC-1989-177-IPRO	AFF - OB-12069
ORD - ORD-165351-SA30	AFF - AFF-12069	AFF - OB-13348
ORD - ORD-172316	AFF - AFF-13348	

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
Blume, Margaret K Tr Margaret L K Blume T 6671 Sunset Blvd # 1575

HOLLYWOOD CA 90028

8182405955

Tenant:
Applicant: (Relationship: Agent for Contractor)
- Stratz Permit Service

(818) 735-7876

7. EXISTING USE

(22) Warehouse

PROPOSED USE**8. DESCRIPTION OF WORK**

PARTIAL REROOF. T/O (E) ROOF AND INSTALL 280 SQS. OF CLASS "A" B.U.R. SYSTEM (CAP SHEET) OVER (E) SHEATHING.

9. # Bldgs on Site & Use: COMMERCIAL**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:
OK for Cashier: Blanca Morales Coord. OK:

Signature: *Blanca Morales* Date: 12/15/06

For information and/or inspection requests originating within LA County.

Call toll-free (888) LA4BUILD (524-2845)

Outside LA County, call (213) 482-0000 or visit www.ladbs.org

For Cashier's Use Only

W/O #: 61625232

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$56,780	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	620.37	FIRE HYDRANT FEE NOTICE:	THE CITY OF LOS ANGELES
Permit Fee Subtotal Bldg-Alter/Repa	508.50	MAY AMEND THE FIRE HYDRANT FEE ORDINANCE.	
Fire Hydrant Refuse-To-Pay		(LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE	
E.Q. Instrumentation	11.92	PROJECT DESIGNATED IN THIS PERMIT SHALL BE	
O.S. Surcharge	10.81	OBLIGATED TO PAY TO THE DEPARTMENT A FIRE	
Sys. Surcharge	32.43	HYDRANT FEE IN THE AMOUNT TO BE CALCULATED	
Planning Surcharge	31.71	PURSUANT TO ANY AMENDMENT TO THE FIRE	
Planning Surcharge Misc Fee	5.00	HYDRANT FEE ORDINANCE. THIS FEE WILL BE USED	
Permit Issuing Fee	20.00	TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND	
Permit Fee-Single Inspection Flag		SERVICES FOR NEW DEVELOPMENT. EXCEPTION:	

THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE.

LA Department of Building and Safety
VN 16 29 150777 12/15/06 11:57AM

BUILDING PERMIT COMM	\$508.50
BUILDING PLAN CHECK	\$20.00
EI COMMERCIAL	\$11.92
ONE STOP SURCH	\$10.81
SYSTEMS DEVT FEE	\$32.43
CITY PLANNING SURCH	\$31.71
MISCELLANEOUS	\$5.00

Total Due: \$620.37
Credit Card: \$620.37

06VN 10935

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

* P 0 6 0 1 6 2 0 0 0 0 2 5 2 3 2 F N *

011219200642539

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

(C) West Coast Roofing Co

3184 E Pico Blvd,

Los Angeles, CA 90023

CLASS LICENSE#

C39 281498

PHONE#

3232617193

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: C39 Lic. No.: 281498

Contractor: WEST COAST ROOFING 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: 285-0002359

☐ 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. 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.

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:

ERIC JACOBY

Sign:

Eric Jacoby

Date:

12/15/06

Contractor

Authorized Agent



Permit #:
Plan Check #: B14LA09386
Event Code:

14019 - 10000 - 02155

Printed: 07/15/14 08:26 AM

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 07/15/2014 Last Status: Issued Status Date: 07/15/2014
--	--	---

1. TRACT TR 5673	BLOCK 60	LOT# 60	ABB M B 61-58	COUNTY MAP REF# M B 61-58	PARCEL ID # (PIN #) 159B205 295	2. ASSESSOR PARCEL # 5594 - 015 - 019
----------------------------	--------------------	-------------------	-------------------------	-------------------------------------	---	---

3. PARCEL INFORMATION		
Area Planning Commission - East Los Angeles LADBS Branch Office - LA Baseline Mansionization Ordinance - Yes Council District - 13 Certified Neighborhood Council - Atwater Village	Community Plan Area - Northeast Los Angeles Census Tract - 1881.00 District Map - 159B205 Environmentally Sensitive Area - YES Energy Zone - 9	Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 564-C6 Thomas Brothers Map Grid - 564-C7
ZONES(S): R1-1		

4. DOCUMENTS			
ZA - ZA-11454	CPC - CPC-1986-826-GPC	BMO - Yes	AFF - OB-12069
ZA - ZA-1992-1146-RV	CPC - CPC-1989-177-IPRO	AFF - AFF-12069	AFF - OB-13348
ORD - ORD-165351-SA30	CPC - CPC-2007-3036-RIO	AFF - AFF-13348	
ORD - ORD-172316	CPC - CPC-2008-3125-CA	AFF - AFF-31988	

5. CHECKLIST ITEMS
Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 41902155
Owner(s): BLUME, MARGARET K TR MARGARET L K BLUME TRUST AND 6671 SUNSET BLVD # 1575, HOLLYWOOD CA 90028 -- Tenant: LINDA DUTTENHAJER - 4000 CHEVY CHASE DRIVE, LOS ANGELES, CA 90039 -- (323) 463-5611 Applicant: (Relationship: Contractor) - VDG DEMOLITION SERVICES, INC. 136 N. GRAND AVENUE 125, WEST COVINA, CA 91791 -- (626) 444-0789		

7. EXISTING USE (22) Warehouse	PROPOSED USE (23) Demolition
--	--

8. DESCRIPTION OF WORK
DEMOLITION AND REMOVAL OF 2 STORY WAREHOUSE BUILDING APPROXIMATELY 57,921 S.F. CLEAR LOT. demo by handwreck. sewer cap is required

9. A. Bldg on Site & Use:

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Gina Nei	DAS PC By:
OK for Cashier: Eric Cabrera	Coord. OK:
Signature: <i>Gina Nei</i>	Date: 07/15/2014

11. PROJECT VALUATION Fiscal Fee Period	
Permit Valuation: \$90,000	PC Valuation: \$90,000
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS <i>EC</i>
Demo Pre-Inspection Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
--

LA 0031 103043796 7/15/2014 8:26:17 AM

DEMO PERMIT	\$690.00
EI COMMERCIAL	\$18.90
ONE STOP SURCH	\$14.18
SYSTEMS DEVT FEE	\$42.53
CITY PLANNING SURCH	\$41.40
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$34.50
CA BLDG STD COMMISSION SURCHARGE	\$4.00

Sub Total: \$855.51

Permit #: 140191000002155
Building Card #: 2014LA34658
Receipt #: 0103320575



* P 1 4 0 1 9 1 0 0 0 0 0 2 1 5 5 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14019 - 10000 - 02155

(P) S2 Occ. Group: -57921 Sqft / 0 Sqft

(P) Type V-B Construction

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**

(C) V D G DEMOLITION SERVICES INC

136 N GRAND AVE #125,

WEST COVINA, CA 91791

CLASS

C21

LICENSE #

758628

PHONE #

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: **C21**

License No.:

758628

Contractor:

V D G DEMOLITION SERVICES INC**18. WORKERS' COMPENSATION DECLARATION**

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☐ 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: **1911601**

☒ 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.

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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: **DAVID SOTO**Sign: Date: **07/15/2014**☒

Contractor

☐

Authorized Agent



**City of Los Angeles
Department of Building
and Safety**

Current
Version 1

Demolition Pre-Inspection Report

Address: **4000 E CHEVY CHASE DR**

Council District: **13**

Permit Application: **14019-10000-02010**

Work Description:

******DPI**** DEMOLITION AND REMOVAL OF 1ST AND 2D STROY WAREHOSE BUILDING. 43000 SF**

Inspector/Telephone: **SAKO AGHAZARIAN, (213) 482-0364**

Inspection District: **LA**

Inspection Date: **07/02/2014**

Description of Work: ******DPI**** DEMOLITION AND REMOVAL OF 1ST AND 2D STROY WAREHOSE BUILDING. 43000 SF**

Number of Building(s) to Demo: **0**

Is Address Correct? **yes** If No, Enter Correct Address:

Plot Plan: **OK as provided** If Not Accurate, Why?

SEWER INFORMATION: **Public**

SEWER CAP: **Required**

PEDESTRIAN PROTECTION: **Fence**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Consturction
----------	----------	----------------------------	----------------	---------------	----------------------

1010724201487757

ADJACENT BLDG INFO

Nly Side:

Sly Side:

Ely Side:

Wly Side:

Comments:

Bldg-Demolition

City of Los Angeles - Department of Building and Safety

Plan Check #: B14LA09386

Commercial

Plan Check

EC

PLOT PLAN ATTACHMENT

Initiating Office: METRO

Printed on: 07/10/14 12:47:31

OWNER:

MARGARET E. BLUME TRUST

LINDY TRUST

6671 SUNSET BLVD.

HOLLYWOOD, CA 90028

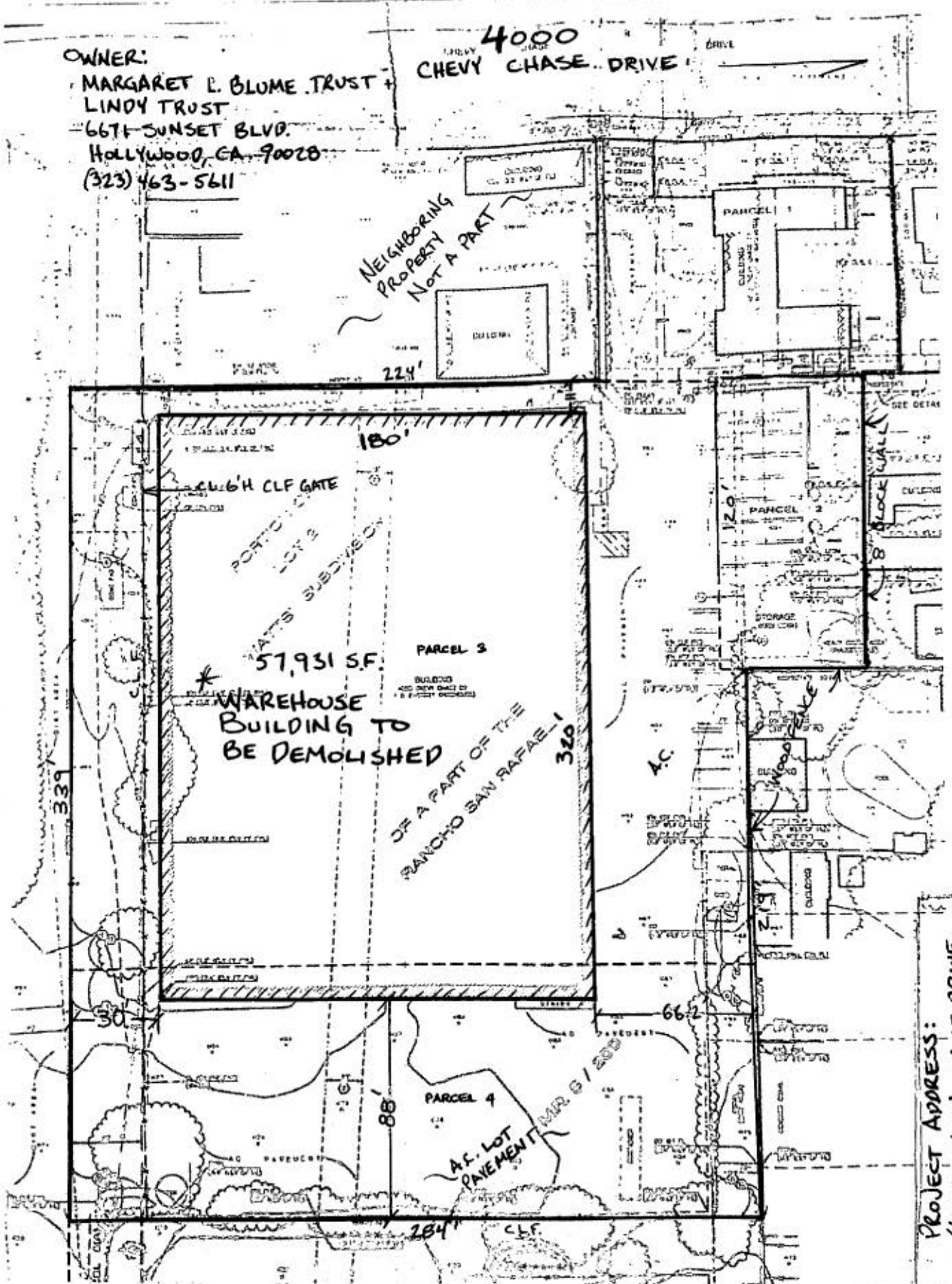
(323) 463-5611

4000
CHEVY CHASE DRIVENEIGHBORING
PROPERTY
NOT A PART

1010724201482253

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)

North

PROJECT ADDRESS:
4000 CHEVY CHASE DRIVE
LOS ANGELES, CA 90028

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
INTERIM PRESIDENT

E. FELICIA BRANNON
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

September 15, 2015

4000 Chevy Chase, LLC
Albert Van Luit & Co., Inc.
c/o Ennes and Associates, Inc.
6671 W. Sunset Boulevard, Suite 1575
Hollywood, CA 90028

Blume, Margaret K TR Margaret L K Blume TR and
Duttenhaver, Linda TR Lindy TR
6671 W. Sunset Boulevard, Suite 1575
Hollywood, CA 90028

**NOTICE TO STOP ALL WORK AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NUMBER 14019-10000-02155 TO DEMOLISH A
WAREHOUSE ON THE PROPERTY LOCATED AT 4000 E. CHEVY CHASE
DRIVE**

The Department of Building and Safety (LADBS) issued Building Permit No. 14019-10000-02155 on July 15, 2014 to demolish a warehouse located at 4000 East Chevy Chase Drive. As part of the process for Building Permit No. 14019-10000-02155, LADBS required the applicant to obtain clearances from the Department of City Planning (DCP) for Planning Case Nos. CPC-2008-3125-CA, CPC-2007-3036-RIO, CPC-1989-177-IPRO, CPC-1986-826-GPC, ZA-11454, and ZA-1992-1146-RV to demolish the warehouse.

After the issuance of Building Permit No. 14019-10000-02155 for demolition, on October 30, 2014, the applicant filed a 60-unit small lot subdivision project which required a discretionary action and CEQA review with DCP, under Planning Case Nos. CPC-2014-4062-GPA-ZC-HD-ZAD-SPR and ENV-2014-4063-EAF.

On September 1, 2015, DCP notified LADBS that the Building Permit No. 14019-10000-02155 should have required a CEQA clearance from DCP in accordance with the California Code of Regulations Section 15268(d). The California Code of Regulations Section 15268(d), reads as follows:

September 15, 2015

Page 2 of 2

**NOTICE TO STOP ALL WORK AND NOTICE OF INTENT TO REVOKE
BUILDING PERMIT NUMBER 14019-10000-02155 TO DEMOLISH A
WAREHOUSE LOCATED AT 4000 E. CHEVY CHASE DRIVE**

"Where a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA."

Therefore, LADBS has determined that Building Permit No. 14019-10000-02155 was issued in error and should be revoked. The authority to revoke permits is stipulated in Section 98.0601 of the Los Angeles Municipal Code, which reads:

"The Department shall have the authority to revoke any permit, slight modification or determination whenever such action was granted in error or in violation of other provisions of the code and conditions are such that the action should not have been allowed."

Hereby, you are ordered to immediately stop all demolition work approved pursuant to Building Permit No. 14019-10000-02155.

You have until September 29, 2015 to contact David Chang of my staff at (213) 482-0092 to address this matter and provide any reasons for which work should not be stopped and this building permit should not be revoked; otherwise, Building Permit No. 14019-10000-02155 will be revoked on September 29, 2015.



Colin Kumabe
Metro Plan Check Division Chief
Permit and Engineering Bureau

- c: Ifa Kashfi, Permit and Engineering Bureau Chief, LADBS
Larry Galstian, Inspection Bureau Chief, LADBS
Todd Borzi, Chief Inspector, Inspection Bureau, LADBS

4010 E Chevy Chase Dr



Permit #:
Plan Check #: B14LA11918
Event Code:

14030 - 10000 - 05420

Printed: 09/02/14 11:57 AM

Grading Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR GRADING PERMIT AND GRADING CERTIFICATE	Issued on: 09/02/2014 Last Status: Issued Status Date: 09/02/2014
--	--	---

1. TRACT TR 5673	BLOCK 56	LOT(s) 56	ABB M B 61-58	COUNTY MAP REF # M B 61-58	PARCEL ID # (PIN #) 159B205 291	2. ASSESSOR PARCEL # 5594 - 015 - 019
----------------------------	--------------------	---------------------	-------------------------	--------------------------------------	---	---

3. PARCEL INFORMATION Area Planning Commission - East Los Angeles LADBS Branch Office - LA Baseline Mansionization Ordinance - Yes Council District - 13 Certified Neighborhood Council - Atwater Village	Community Plan Area - Northeast Los Angeles Census Tract - 1881.00 District Map - 159B205 Environmentally Sensitive Area - YES Energy Zone - 9	Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 564-C6 Thomas Brothers Map Grid - 564-C7
---	--	--

4. DOCUMENTS ZI - ZI-2358 LA River Revitalization Master F CPC - CPC-1986-826-GPC ZA - ZA-1992-1146-RV ORD - ORD-165351-SA30 ORD - ORD-172316	CPC - CPC-1989-177-IPRO CPC - CPC-2007-3036-RIO CPC - CPC-2008-3125-CA	BMO - Yes AFF - AFF-31988 AFF - OB-12069 AFF - OB-13348
--	--	--

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): BLUME, MARGARET K TR MARGARET L K BLUME TRUST AND 6671 SUNSET BLVD # 1575, HOLLYWOOD CA 90028 -- Tenant: Applicant: (Relationship: Contractor) DAVID SOTO - -- (626) 444-0789	For Cashier's Use Only W/O #: 43005420
--	---

7. EXISTING USE	PROPOSED USE (60) Grading - Non-Hillside
------------------------	--

8. DESCRIPTION OF WORK grading for backfill of a basement cut 41 cy fill 1075 cy import 1034 cy

9. # Bridges on Site & Use:
--

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Eric Cabrera OK for Cashier: Eric Cabrera Signature: <i>Eric Cabrera</i> Date: 09/02/2014	DAS PC By: Coord. OK:
--	--------------------------

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: 1,075 cu yd Sewer Cap ID: Total Bond(s) Due:	PC Valuation:

12. ATTACHMENTS

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA 0003 103046945 9/2/2014 11:56:45 AM
GRADING PERMIT \$1,525.00
GRADING PLAN CHECK \$1,372.50
ONE STOP SURCH \$57.95
SYSTEMS DEVT FEE \$173.85
CITY PLANNING SURCH \$173.85
MISCELLANEOUS \$10.00
PLANNING GEN PLAN MAINT SURCH \$144.88

Sub Total: \$3,458.03

Permit #: 140301000005420
Building Card #: 2014LA36974
Receipt #: 0103340788



* P 1 4 0 3 0 1 0 0 0 0 5 4 2 0 F N *

13. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14030 - 10000 - 05420

14. APPLICATION COMMENTS:

demolition permit under 14019-10000-02682

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**

(C) V D G DEMOLITION SERVICES INC

ADDRESS

136 N GRAND AVE #125,

WEST COVINA, CA 91791

CLASS

C21

LICENSE #

758628

PHONE #

(626) 444-0789

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: C21 License No.: 758628 Contractor: V D G DEMOLITION SERVICES 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: STATE COMP. INS. FUNDPolicy Number: 1911601

☒ 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. 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.

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: DA ID SOTO

Sign: _____

Date: 09/02/2014

Contractor



Authorized Agent

4010 E Chevy Chase Dr



Permit #:
Plan Check #: B14LA11679
Event Code:

14019 - 10000 - 02682

Printed: 09/02/14 11:57 AM

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 09/02/2014 Last Status: Issued Status Date: 09/02/2014
--	--	---

1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF#	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL#
TR 5673		56		M B 61-58	159B205 291	5594 - 015 - 019

3. PARCEL INFORMATION		
Area Planning Commission - East Los Angeles LADBS Branch Office - LA Baseline Mansionization Ordinance - Yes Council District - 13 Certified Neighborhood Council - Atwater Village	Community Plan Area - Northeast Los Angeles Census Tract - 1881.00 District Map - 159B205 Environmentally Sensitive Area - YES Energy Zone - 9	Near Source Zone Distance - 0 School Within 500 Foot Radius - YES Thomas Brothers Map Grid - 564-C6 Thomas Brothers Map Grid - 564-C7

ZONES(S): R1-I

4. DOCUMENTS		
ZI - ZI-2358 LA River Revitalization Master Plan	CPC - CPC-1986-826-GPC	BMO - Yes
ZA - ZA-1992-1146-RV	CPC - CPC-1989-177-IPRO	AFF - AFF-31988
ORD - ORD-165351-SA30	CPC - CPC-2007-3036-RJO	AFF - OB-12069
ORD - ORD-172316	CPC - CPC-2008-3125-CA	AFF - OB-13348

5. CHECKLIST ITEMS
Sewer Cap - Permit Required

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	For Cashier's Use Only	W/O #: 41902682
Owner(s): BLUME, MARGARET K TR MARGARET L K BLUME TRUST AND 6671 SUNSET BLVD # 1575, HOLLYWOOD CA 90028 -- Tenant: Applicant: (Relationship: Contractor) - VDG DEMOLITION SERVICES INC 136 GRAND AVE #125, WEST COVINA, CA 91791 -- (626) 444-0789		

7. EXISTING USE	PROPOSED USE
(13) Office	(23) Demolition

8. DESCRIPTION OF WORK
DEMOLITION OF SINGLE STORY OFFICE BUILDING WITH BASEMENT. FENCE & SEWER CAP REQUIRED. CLEAR LOT.

9. # Bldgs on Site & Use:	OFFICE
--------------------------------------	--------

10. APPLICATION PROCESSING INFORMATION	
BLDG. PC By: Pranita Shah	DAS PC By:
OK for Cashier: Eric Cabrera	Coord. OK:
Signature: <i>[Signature]</i>	Date: 09/02/2014

11. PROJECT VALUATION	
Permit Valuation: \$15,000	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS
Demo Pre-Inspection Plot Plan

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

LA 0003 103046945 9/2/2014 11:57:23 AM

DEMO PERMIT	\$227.50
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$4.20
ONE STOP SURCH	\$4.63
SYSTEMS DEVT FEE	\$13.90
CITY PLANNING SURCH	\$13.65
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$11.38
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$286.26

Permit #: 140191000002682
Building Card #: 2014LA36975
Receipt #: 0103340789



* P 1 4 0 1 9 1 0 0 0 0 2 6 8 2 F N *

12. STRUCTURE INVENTORY

(Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14019 - 10000 - 02682

(P) Basement (ZC): -1 Levels / 0 Levels
 (P) Floor Area (ZC): -6200 Sqft / 0 Sqft
 (P) Height (ZC): -10 Feet / -10 Feet
 (P) Length: -66 Feet / 0 Feet
 (P) Stories: -1 Stories / 0 Stories
 (P) Width: -55 Feet / 0 Feet
 (P) B Occ. Group: -2600 Sqft / 0 Sqft
 (P) S2 Occ. Group: -3600 Sqft / 0 Sqft
 (P) Type V-B Construction

14. APPLICATION COMMENTS:

DPI Permit #14019-10000-02011

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**

(C) V D G DEMOLITION SERVICES INC

ADDRESS

136 N GRAND AVE #125,

WEST COVINA, CA 91791

CLASS

C21

LICENSE #

758628

PHONE #

(626) 444-0789

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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: C21 License No.: 758628 Contractor: V D G DEMOLITION SERVICES INC

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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: 1911601

☒ 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. 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.

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: DAVID SOTO

Sign: DAVID SOTO

Date: 09/02/2014

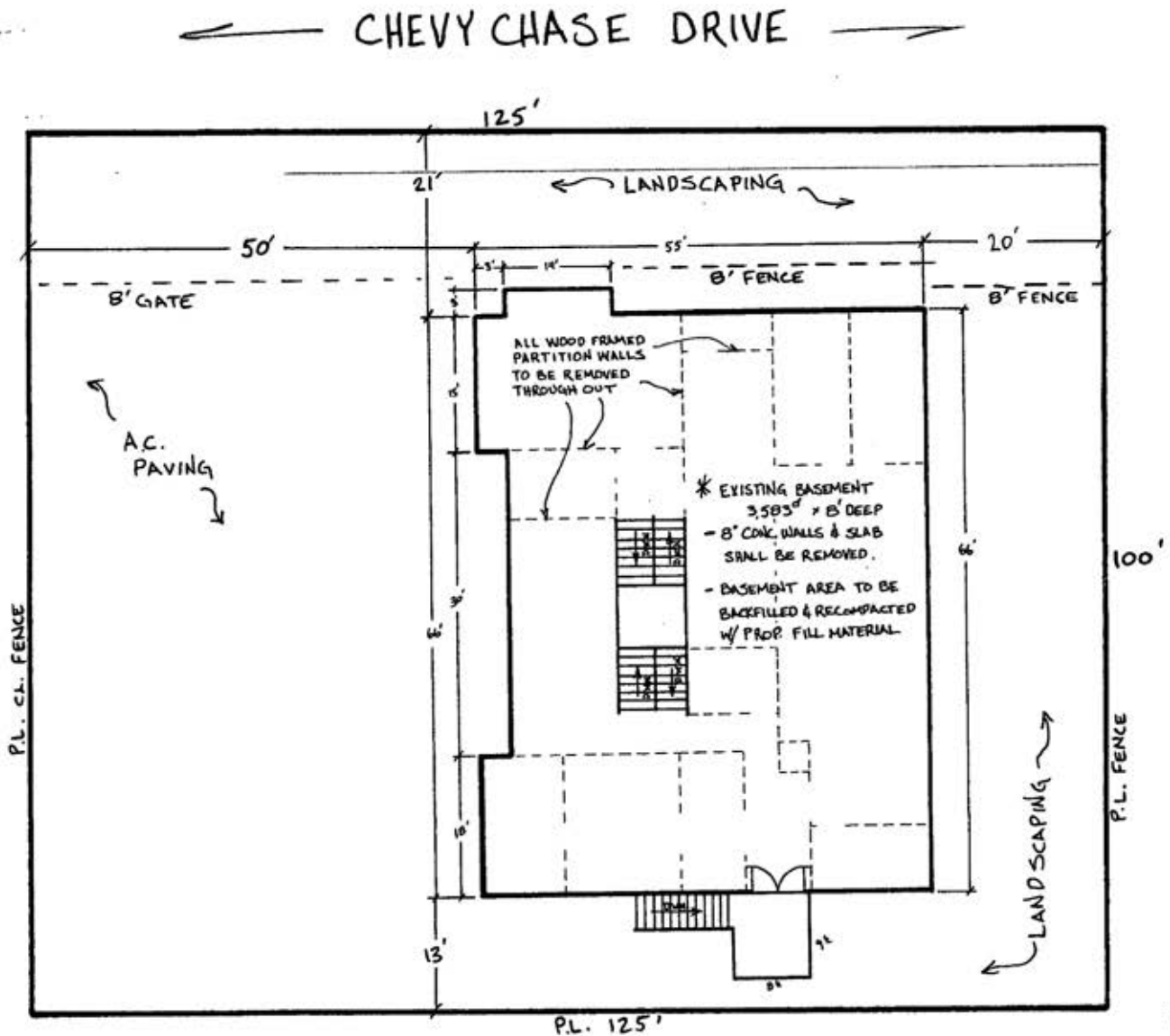


Contractor



Authorized Agent

PLOT PLAN ATTACHMENT





**City of Los Angeles
Department of Building
and Safety**

Current
Version 1

Demolition Pre-Inspection Report

Address: **4010 E CHEVY CHASE DR**

Council District: **13**

Permit Application: **14019-10000-02011**

Work Description:

***** DPI*** DEMOLITION OF SINGLE STORY STUCCO OFFICE BUILDING
APPROX. 2600 WITH BASEMENT.**

Inspector/Telephone: **SAKO AGHAZARIAN, (213) 482-0364**

Inspection District: **LA**

Inspection Date: **07/02/2014**

Description of Work: ***** DPI*** DEMOLITION OF SINGLE STORY STUCCO
OFFICE BUILDING APPROX. 2600 WITH BASEMENT.**

Number of Building(s) to Demo: **1**

Is Address Correct? **yes** If No, Enter Correct Address:

Plot Plan: If Not Accurate, Why?

SEWER INFORMATION: **Public**

SEWER CAP: **Required**

PEDESTRIAN PROTECTION: **Fence**

Building	Basement	Exterior Wall Construction	No. of Stories	Height (Feet)	Type of Construction
Building 1					

14019-10000-02011

ADJACENT BLDG INFO

Nly Side:

Sly Side:

Ely Side:

Wly Side:

Comments:



View of Van Luit Wallpaper factory and house at 4004 E. Chevy Chace Drive that was later demolished to build Showroom Building, circa mid-1950s.

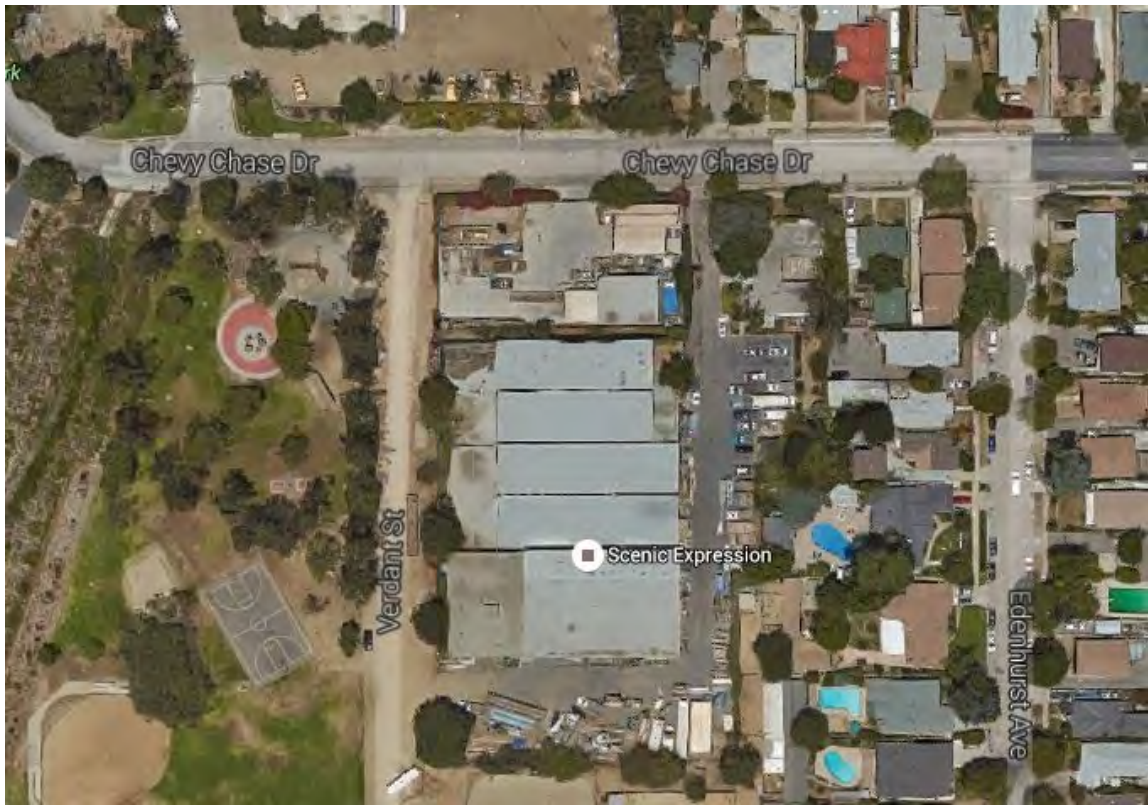
Albert Van Luit Complex Photographs



Albert Van Luit Complex, factory, East facade, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, showroom, 4004 E. Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, 4000-10 Chevy Chase Drive, 2015 (Google Earth Satellite View)



Albert Van Luit Complex, showroom building, 4004 Chevy Chase Drive, , 2015 (Google Earth Satellite View)



Albert Van Luit Complex, factory porch, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, front porch, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, rear facade, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, rear facade, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, clarestory window, 4000 Chevy Chase Drive, Sep. 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, West facade, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, interior, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, clarestory window, 4000 Chevy Chase Drive, Sep. 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, factory, roof struts, 4000 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, Showroom, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



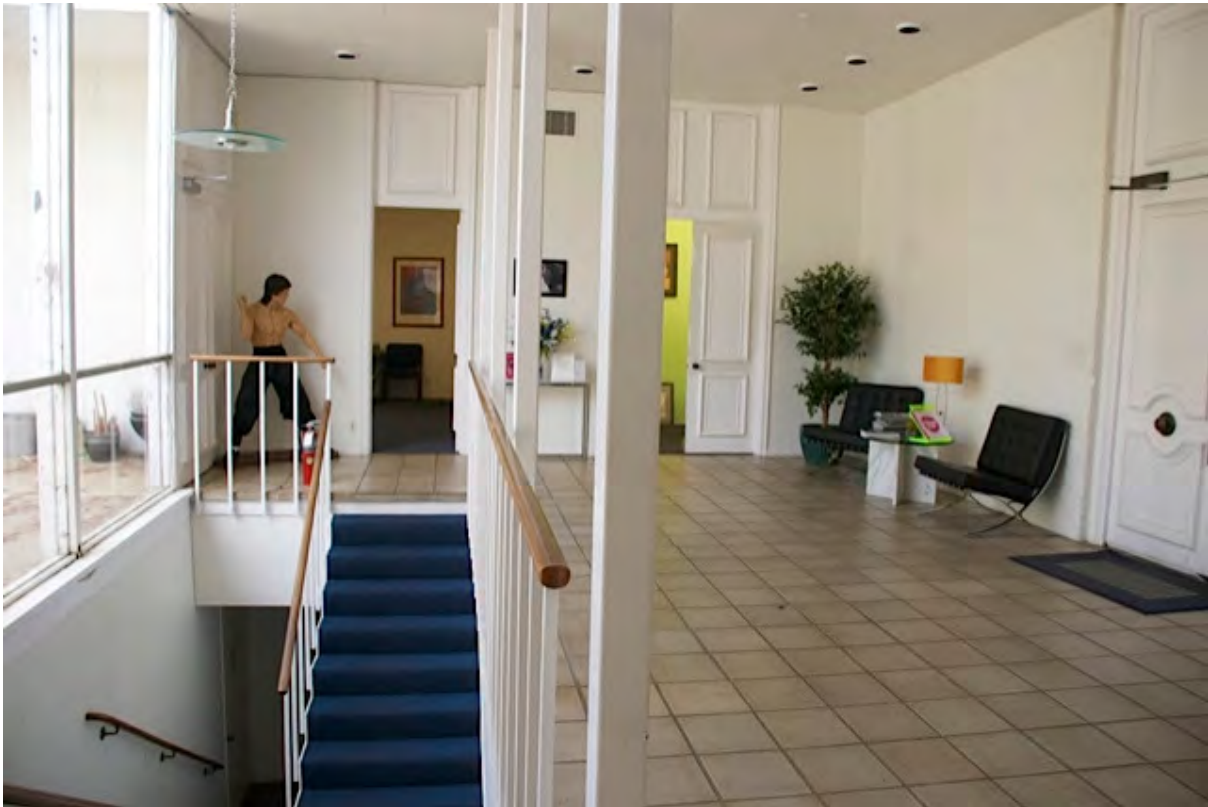
Albert Van Luit Complex, showroom, front porch, 4004 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, showroom, side porch, 4004 Chevy Chase Drive, September 23, 2015 (Photograph by Charles J Fisher)



Albert Van Luit Complex, showroom, foyer, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



Albert Van Luit Complex, showroom, foyer, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



Albert Van Luit Complex, showroom, courtyard, 4004 Chevy Chase Drive, Sept. 9, 2015 (Photograph by Atwater Village Always)



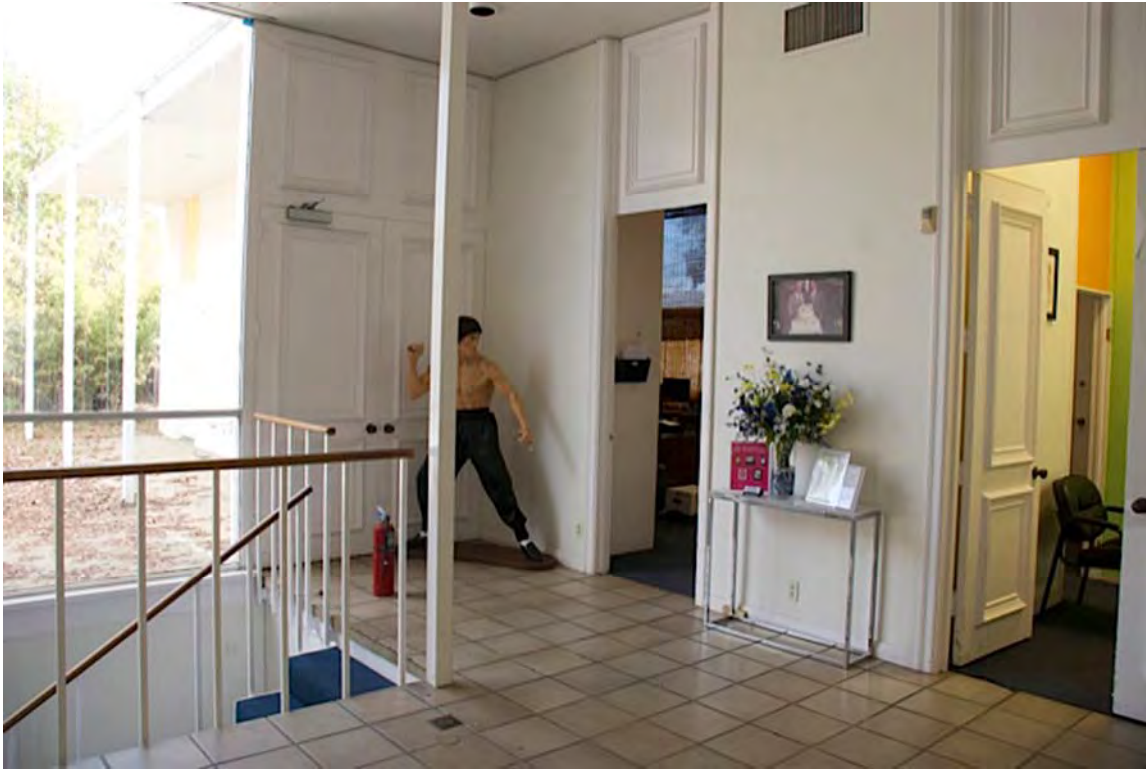
Albert Van Luit Complex, showroom, foyer, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



Albert Van Luit Complex, showroom, office, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



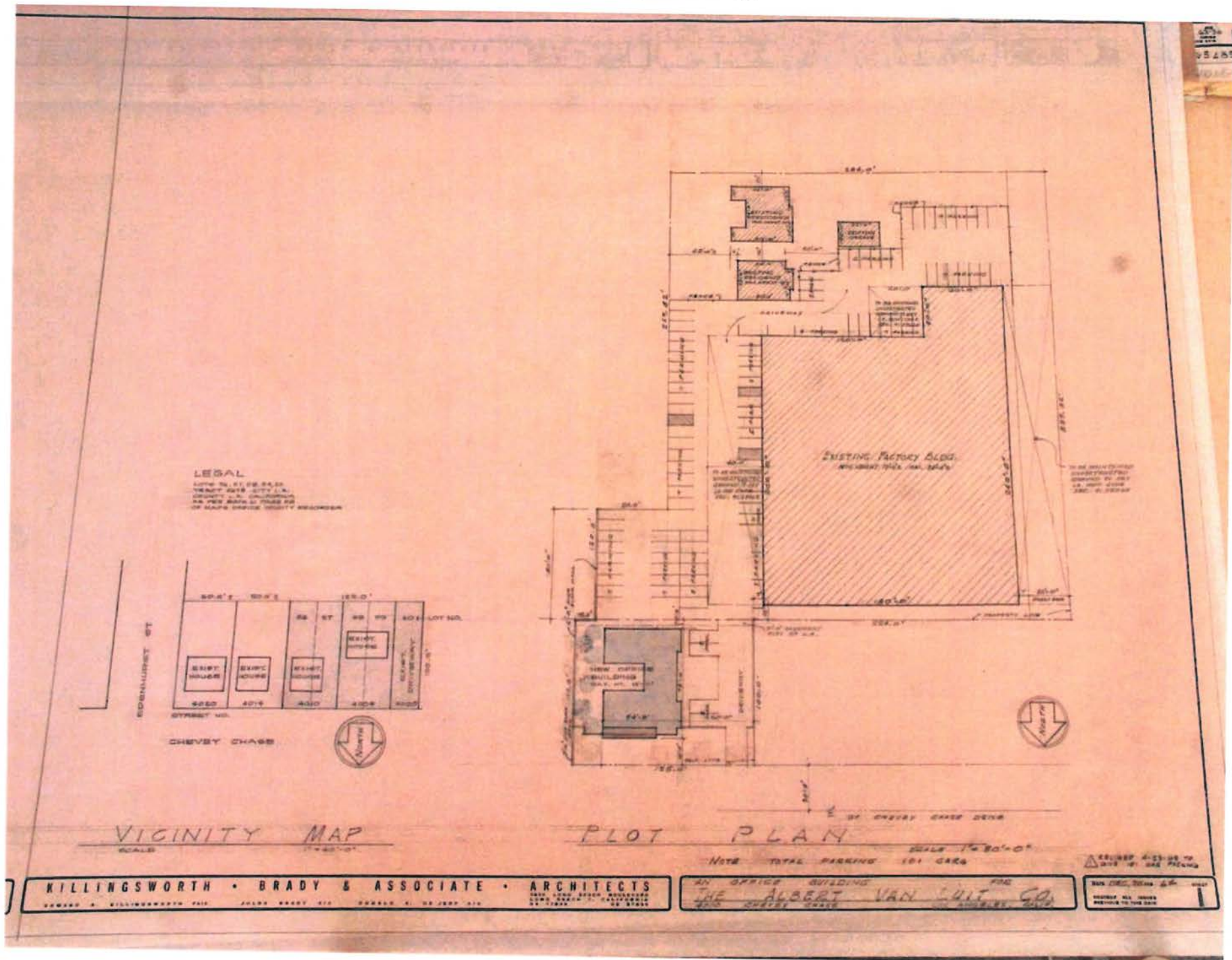
Albert Van Luit Complex, showroom, courtyard, 4004 Chevy Chase Drive, Sept. 9, 2015 (Photograph by Atwater Village Always)



Albert Van Luit Complex, showroom, foyer, 4004 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)



Albert Van Luit Complex, esuestrian trail, 4000-10 Chevy Chase Drive, September 9, 2015 (Photograph by Atwater Village Always)





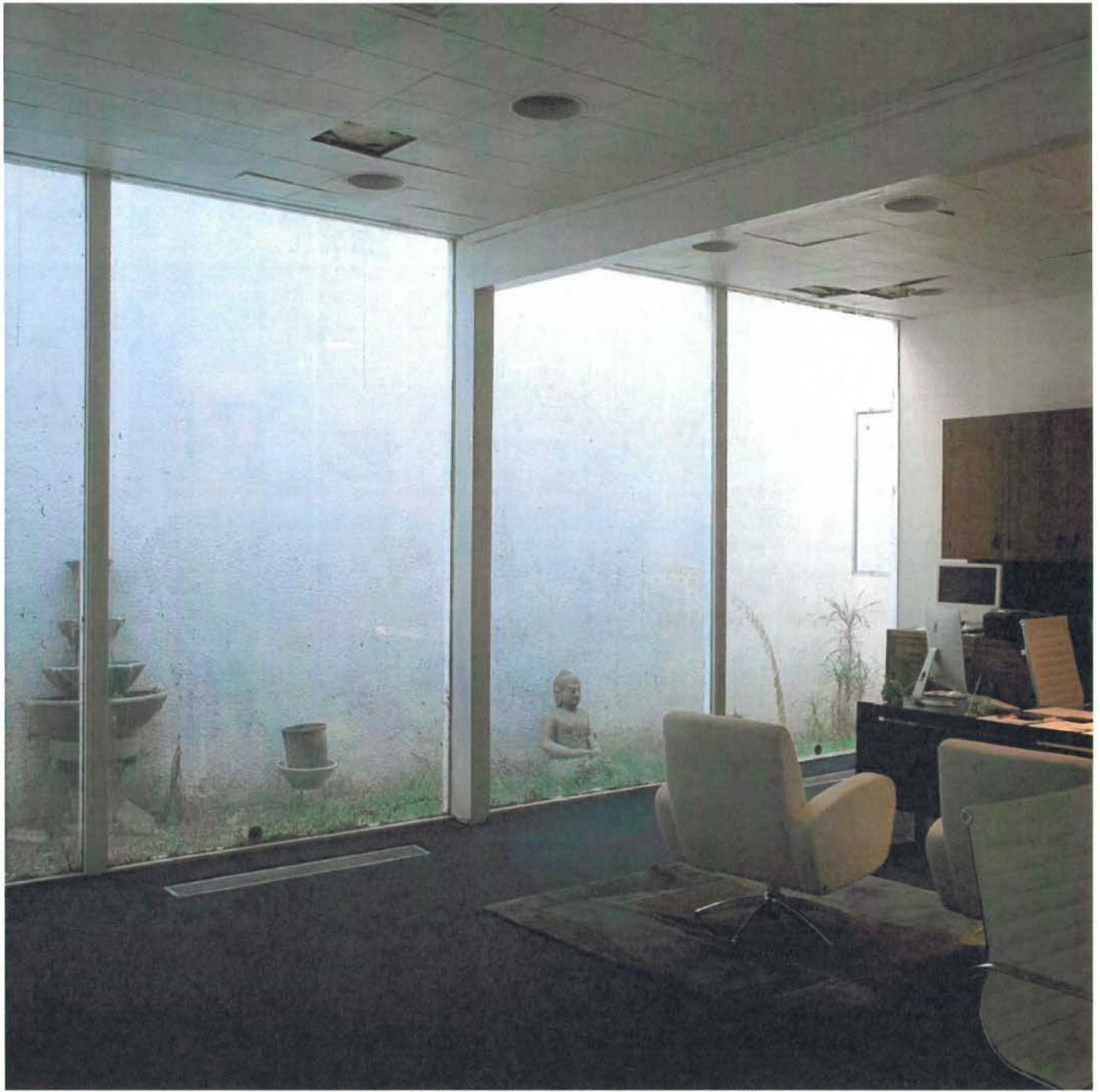




Albert Van Luit Complex
Photographs by Douglas Hill,
Nov. 11, 2015



Albert Van Luit Complex, lobby of Showroom Building



Albert Van Luit Complex, office in Showroom Building



Albert Van Luit Complex, lobby stairs in Showroom Building



Albert Van Luit Complex, lobby in Showroom Building



Albert Van Luit Complex, court yard of Showroom Building



Albert Van Luit Complex, front facade of Showroom Building



Albert Van Luit Complex, street facade of Showroom Building



Albert Van Luit Complex, interior of factory Building



Albert Van Luit Complex, interior of factory Building



Albert Van Luit Complex, rear facade of factory Building



Albert Van Luit Complex, East facade of factory Building



Albert Van Luit Complex, East facade of factory Building



Albert Van Luit Complex, front steps and canopy of showroom Building



Albert Van Luit Complex, street facade of showroom Building

Hammers Residence

Bibliography

Books:

McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990

Volland, Jennifer M. & Mullio, Cara...Edward A. Killingsworth: An Architect's Life....©2013

Los Angeles Times Articles (attached):

Live in the Office...and Like It! By Harriet Gilpin.....February 10, 1952, Page F10

What I Believe-Killingsworth by Esther McCoy.....February 3, 1957, Page M16

A Showcase for Interior Design.....March 14, 1965, Page J8

Edward Killingsworth Elected.....October 22, 1967, Page J4

Modern Design is Topic.....September 19, 1976, Page G12

An Artist in Architecture.....May 1, 1983, Page J1

Edward Killingsworth, 86, Case Study Architect by Elaine Woo.....July 14, 2004. Page B5

Additional Data Sources:

Los Angeles County Assessors Records, Los Angeles City Building Permits, Los Angeles County Subdivision Maps, United States Census Records, Social Security Death Index, California Death Index.

Albert Van Luit Complex

Bibliography

Books:

McAlester, Virginia and Lee.....A Field Guide to American Houses.....©1990

Volland, Jennifer M. & Mullio, Cara...Edward A. Killingsworth: An Architect's Life....©2013

Los Angeles Times Articles (attached):

Live in the Office...and Like It! By Harriet Gilpin.....February 10, 1952, Page F10

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Additional Data Sources:

Los Angeles County Assessors Records, Los Angeles City Building Permits, Los Angeles County Subdivision Maps, United States Census Records, Social Security Death Index, California Death Index.



Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Jeanne Bueche <jeannebueche@gmail.com>

Tue, Nov 24, 2015 at 3:58 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Jeanne Bueche
Home: 3506 Lavell Dr. Los Angeles, CA 90065
Business: "Major Crimes" Assistant Property Master
5300 Melrose Ave.
Los Angeles, CA 90038 suite 203-E
Email: jeannebueche@gmail.com
Re: Historic-Cultural Monument Nomination: Albert VanLuit Complex

Date: November 24, 2015

I am a homeowner in the nearby of Glassell Park and have boarded my horses at San Raphael Stables 4010-12 Verdant Street since 1995. My horses and I have been members of the historic equestrian community in North Atwater for 20 years. I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

The barn where I stable my horses is right around the corner on Verdant St. Adjacent to the Van Luit Complex is a public park and riding arena, a jumping arena, a turnout pasture, and equestrian trails connecting the surrounding barns in this community. These arenas and trails are heavily utilized by the equestrians and their horses.

The Van Luit Complex has been used a movie set storage facility as long as I have been there. There is a predictability, familiarity, respect and an understanding between this business and the equestrian community. Horses are flight animals and can be unpredictable at times. The horses are familiar with the building and it's day to day to day operations. The Van Luit Complex offers a shield and protection from the elements of wind and rain. It also serves as a visual barrier between the arenas and the park/soccer field which are areas of activity that can distract our horses.

As a native of Los Angeles I am extremely invested in retaining our rich architectural history. I have a college degree in Art History and have worked in the Art Department in motion picture television industry 20 plus years. Over the years, I have witnessed the tragic demise of historical architecture in order to erect multi-unit mixed use monstrosities that overwhelm the property they are on and the communities they are in. I do not want this to be the case for the Van Luit Complex. The proposed development of the property the Van Luit Complex will have a significant negative impact on the equestrian community and residents of north Atwater Village. The greatest loss will spread much further than that. That loss will impact the city of Los Angeles as a whole. We cannot continue to tear down the architecture, culture and history that has uniquely defined our city. For all these reasons, I support the nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Jeanne Bueche

11/24/2015

City of Los Angeles Mail - (no subject)

Assistant Property Master "Major Crimes" TNT/Warner Bros.
jeannebueche@gmail.com

**Shannon Ryan** <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Mary Helen Berg <mhberg@sbcglobal.net>

Tue, Nov 24, 2015 at 3:34 PM

Reply-To: Mary Helen Berg <mhberg@sbcglobal.net>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Mary Helen Berg and William Bahr
2415 Castilian Dr. Los Angeles, CA 90068
The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
mhberg@sbcglobal.net

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,**cc:** CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com**Re:** Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 24, 2015

Dear Mr. Barron,

We would like to add our voices to the many that are supporting the Nomination of the Albert Van Luit Complex. Our child is a volunteer at, and we are longtime supporters of, The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. Our daughter attended camp at the Ranch as a little girl and has returned years later as a teenager to serve as a volunteer working with children with special needs.

We believe that The Albert Van Luit Complex is not only unique as an historical structure, it plays an important role for the Ranch and in the life of the entire equestrian community. The complex has been a "good neighbor" to the children who depend on the Ranch for therapeutic purposes and to the many riders and horses who live in and use the public arena and the LA River Equestrian trail. The size and placement of the complex, its low height and setback, has actually been critical in creating a safe environment for riders and horses,

In effect, The Albert Van Luit Complex is distinct historically, structurally and has an unparalleled impact on The Ranch and LA's unique equestrian community.

For all of these reasons, we reiterate our strong support for the Nomination of the Van Luit Complex.

Sincerely,

Mary Helen Berg and William Bahr

Mary Helen Berg
323.874.6294
mhberg@sbcglobal.net



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Leo Decter <ljdecter@gmail.com>

Tue, Nov 24, 2015 at 3:49 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Leo Decter

2330 Moreno Drive, LA 90039

Barn: The Children's Ranch, 4007 Verdant Street, LA 90039

email: ljdecter@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,**cc:** CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com**Re:** Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 24, 2015

My name is Leo Decter. I am sixteen years old and I am in my junior year at John Marshall High School. When I was eight, I took riding lessons at The Children's Ranch and frequently rode on the LA River equestrian trail. When I reached my teen years, I began to work as a volunteer at the Ranch, leading young kids on that same trail during their therapeutic riding lessons. I play for my high school's baseball team, and last year, due to unavailability of Glassell Park's baseball fields, the JV team practiced on the baseball field at North Atwater Park from mid-January until the end of February.

It was not until I joined the Social Action Committee at the Ranch that I noticed the Van Luit Complex. During the time I spent on the trail and the baseball field, I never noticed the complex because it fit the area perfectly. Through further work with the Social Action Committee, I learned of the buildings' historic value. With the showroom having been designed by the famous architect Killingsworth and the factory being one of the last remaining Daylight Factories, I believe the complex is worth preserving for my generation to learn from.

Sincerely,

11/24/2015

City of Los Angeles Mail - Van Luit Complex

Leo Decter

**4014 Chevy Chase Dr.
P.O.. Box 39556
Los Angeles, CA 90039**

November 17, 2015

Richard Barron, AIA Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Room 620, Los Angeles City Hall
200 No. Spring Street
Los Angeles, CA 90012

Re: -Van Luit Complex - Proposed Historic Nomination

Mr. Barron:

I herby offer my support for the Historic-Cultural Monument nomination for the Van Luit complex. I have been privy to Mr. Van Luit's properties since 1964 when I moved into one of his rental houses adjacent to the parking lot & bridle trail behind his house on Edenhurst.

I was boarding my horse at 4000 Verdant Street (the only place in Los Angeles which allows horse keeping). I was looking to relocate my home into the area and when I mentioned it to my riding partner (Ralph Van Hoorbeke {of the LA Blue Book, & motion picture scenic designer fame}), he said his friend Albert Van Luit had a couple of houses for rent and he would approach him. Al was very gracious and I soon moved into the smaller of the two houses located south of the factory car parking lot. I was redecorating it in a western motif and Al gave me one of his most interesting scenic* wallpapers – a cattle drive passing underneath oil wells. This covered one complete wall of my living room.

This began my love affair with Atwater and my friendship with Albert Van Luit. My friend Ralph had been a close personal friend since WWII and still enjoyed visits with him at home and the factory. That's how I was invited to go to the factory and witness the integral silk screening process Al did on all his wallpapers. What a sight! Two people (Al also hired women – ahead of his time), one on each side of the table who took the long paint brush and walked the length of the table where the paper was laid out. Then they returned to do the next portion. That's what made his papers so special!

He also had many designs to fit any decorator's needs. Although' he loved the simplicity of the Asian culture (as evidenced in is personal home built with minimalist lines & garden reflecting oriental design) his wallpaper designs went from Baroque to modern. Until his death, I enjoyed visiting him and enjoying use of this pool in the summer. He was a very special person.

It would be a shame if we lost this important piece of our neighborhood history and I fully support this complex for historic nomination. It is hoped that someone would make

this property a museum for wallpaper (so other upcoming artists could enjoy) since I cannot find any reference to a such a museum other than in Paris.

Regards,

Jan Murree

*Just one of the many scenics Van Luit was known for

November 11, 2015

Richard Barron, AIA Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Room 620
Los Angeles City Hall
200 No. Spring Street
Los Angeles, CA 90012

Re: Van Luit Complex

Sir:

As a member of the Atwater Community since the early 1960s, I wish to convey my memories and support for the Historic-Cultural Monument nomination for the above referenced complex.

I live at 4014 Chevy Chase, adjacent to the property in review and have enjoyed having such a wonderful complex abut my property. Van Luit had the buildings constructed so that no noise bothers the adjacent properties. With wonderful trees and plantings to buffer any noise from the factory, the complex blends so well with the rest of the street, you wouldn't know there were any commercial buildings there. I hope this is kept that way.

I originally moved into the area and rented one of the two houses owned by "AL" Van Luit's company off the bridle path running behind the property. He was a most gracious, interesting & talented individual. He had the factory provide me with wall coverings to redecorate the house. As the house was south of the parking lot, I had many occasions to see him stride from the factory thru the back gate of his stable to go home for lunch or to return home after a day at the factory.

I am most pleased that this property is up for a historic nomination, as so many times we lose our heritage to highrise apartments, etc.

Regards,

Pete Costas
4014 Chevy Chase

November 12, 2015

Richard Barron, AIA Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Room 620
Los Angeles City Hall
200 No. Spring Street
Los Angeles, CA 90012

Re: Van Luit Complex
Historic Nomination

Dear Sir:

I support the Historic-Cultural Monument nomination for the Van Luit. complex. It is a unique symbol of our community and needs to be preserved.

For those of us who daily walk past the buildings to go to the park or river, we appreciate their unique construction and durability. For those of us who live in this neighborhood, it would be a shame for it to be lost.

Therefore, I fully support this complex for historic nomination.

Regards,

George Clouts
4027 Chevy Chase Dr,



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Ben Decter <bdecter@gmail.com>

Thu, Nov 19, 2015 at 7:38 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Ben Decter

Home: 2330 Moreno Drive, LA, CA 90039

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: bdecter@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

My daughter, Addie, was the very first client at The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. My family and I have been a part of the Ranch community for a decade. It was my wife, Jackie, who created The Children's Ranch after watching how our daughter responded to horses. My daughter suffered from early developmental delays. It was while riding a horse that my daughter began speaking. The Ranch has changed not only our lives, but the lives of those kids and families who have been able to participate in its programs. Having ample space between the Ranch and the neighboring Van Luit Complex enables Ranch kids to participate safely in their therapeutic programs.

Now a teenager, my daughter volunteers almost daily at the Ranch. She helps kids who struggle the way she once did. She rides along the bridle paths and in the public arena. The generous space between the Van Luit Complex and the horse



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Ben Decter <bdecter@gmail.com>

Thu, Nov 19, 2015 at 7:38 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Ben Decter

Home: 2330 Moreno Drive, LA, CA 90039

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: bdecter@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

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Now a teenager, my daughter volunteers almost daily at the Ranch. She helps kids who struggle the way she once did. She rides along the bridle paths and in the public arena. The generous space between the Van Luit Complex and the horse

areas keeps her—and me!—feeling safe.

The ability to access these programs right here, in the heart of LA, is unique.

As a former resident of the Brewery, I'm also a believer that old industrial buildings can have a magical second life as something else. In a young city like LA, it's nice to think we can cherish our own history.

I write this letter in support of the Nomination of the Albert Van Luit Complex.

Sincerely,

Ben Decter

--

BEN DECTER

www.bendecter.com

323-660-7906



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

Cara Mullio <cmullio@aol.com>

Thu, Nov 19, 2015 at 11:22 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Dear Cultural Heritage Commission,**Re:** Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 17, 2015

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex in Los Angeles.

In 2007, I co-organized the Edward A. Killingsworth archives and soon after I co-authored a monograph on his work, titled *Edward A. Killingsworth: An Architect's Life*. During my years of research on Killingsworth, several important buildings by Killingsworth were unduly compromised, destroyed and/or demolished. The nomination of Albert Van Luit Complex will secure the tutelage, preservation and education of this important property. The property and buildings are critical to the history of the Atwater Village neighborhood, the Van Luit Company and to the architects who authored these structures. Please don't allow another piece of our Los Angeles history to disappear.

The Killingsworth's office-showroom was designed in 1965. It retains its significant character-defining features of the time and reflects Killingsworth's influential design aesthetic. The office-showroom is indicative of Killingsworth's architectural language with visual vistas opened through glass walls and doors onto landscaped courtyards. Killingsworth was responsible for the building's landscape elements that created a more unified whole, allowing a natural way to view the various wallpaper designs on display. The U-shaped plan of the building creates a free spatial flow between gardens and workspace.

Killingsworth designed most of his projects in Long Beach or overseas. It is rare to have one of his firm's commercial projects located elsewhere and to be so intact. It is unique to have a Killingsworth project situated within a larger compound such as seen here in the Van Luit Complex. The office-showroom is documented in Killingsworth archives, which are located at the Architecture and Design Collection at the University Art Museum, University of Santa Barbara. Materials that represent this project include working drawings, blueprints and elevations.

The factory building -- an excellent example of the daylight factory type identified by the City of Los Angeles in its study of citywide industrial development -- and office-showroom maintain architecturally noteworthy features and continue to convey a historic significance as a twentieth century property. For all of these reasons, I support the nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Cara Mullio

letter sent to Richard Barron November 17, 2015



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument nomination for the Van Luit Complex

1 message

Daryn Goodall <darngood@earthlink.net>

Thu, Nov 19, 2015 at 8:16 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org, CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Daryn-Reid Goodall.
3324 Rowena Ave Apt B
Los Angeles CA 90027
darngood@earthlink.net

Sent via email to: shannon.ryan@lacity.org <mailto:shannon.ryan@lacity.org> ,
lambert.giessinger@lacity.org <mailto:lambert.giessinger@lacity.org> ,
cc: CHC@lacity.org <mailto:CHC@lacity.org> ,
atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

I am a Set Decorator and I have lived in Los Feliz (very near historic Atwater Village), for over 20 years. I have been doing business with Scenic expressions, which is housed at the Van Luit Complex, for just as long. I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

The longer I live in the area and learn more about the rich history of Los Angeles and the villages that are contained within, the lack of documentation and evidence that wonderful architecture and thriving industry existed in these areas astounds me. We used to make things in this country and build things that last. We had family homes that where purchased and built to live in, not for their resale value.

The Van Luit property designed, manufactured and sold wallpaper, providing high-end beautiful wallpaper to a demographic that had not had access to decorative wall coverings. In the past, wallpaper was hand painted and very expensive. For decades, Art directors and Production designers have favored Van Luit wallpaper. Imagine the undocumented number of movies and TV shows showcasing Van Luit's product.

Having visited the buildings on Chevy Chase many times over the past thirty years, staring at the fabulous slanted roof letting in the natural light, I often wondered about the original intent of the building. Nestled at the end of the street, with houses on one side, the park on the other with the hills of Griffith Park serving as its background, it made the tasks at hand a lot more palatable. The beautiful lines of this warehouse, the high light, window placement, roof slope and the exterior stairs at the back had obviously been well planned by someone who felt visuals were important. Additionally, have always wondered what the relationship of the elegant building adjacent to the warehouse is, as it is obviously part of the same business. The purpose and origins of these buildings remained a mystery to me until I read the fascinating history recently uncovered - and none too soon!

As a decorator and a local resident, I despair that if the urgency for housing cannot be resolved without preserving history, open space, and the means for industry, then what is the point of living in Los Angeles?

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Daryn-Reid Goodall SDSA



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

3 messages

DavidLee9@aol.com <DavidLee9@aol.com>

Thu, Nov 19, 2015 at 3:10 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: MargoWL@aol.com

**David Lee
1819 Idaho Avenue
Santa Monica, CA 90403
310-396-5459**

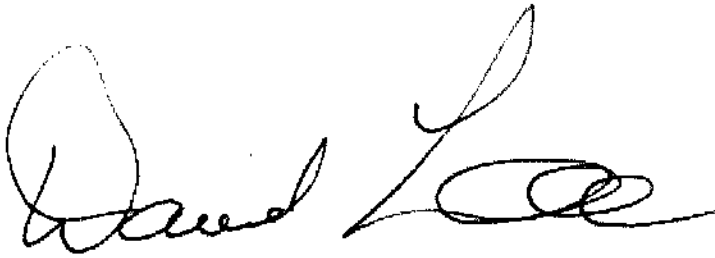
November 19, 2015

**Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012**

Dear Mr. Barron,

My wife owns a horse who boards at Paddock Riding Club. She frequently rides through the Van Luit Complex. This area provides a safe area for horses and riders, and is an important part of the riding environment. The Van Luit Complex is especially usefule on bad days when the LA River Equestrian Trail is too windy or muddy. The factory building shields the horses and riders from wind and rain, while providing enough space to ride safely

Yours truly,



shannon.ryan@lacity.org
lambert.giessinger@lacity.org

DavidLee9@aol.com <DavidLee9@aol.com>
To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org
Cc: MargoWL@aol.com

Thu, Nov 19, 2015 at 3:11 PM

Margo Lee
1819 Idaho Avenue
Santa Monica, CA 90403
310-396-5459

November 19, 2015

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012

Dear Mr. Barron,

I own a horse who boards at Paddock Riding Club. I frequently ride through the Van Luit Complex. This area provides a safe area for horses and riders, and is an important part of our riding environment. The Van Luit Complex is especially useful on bad days when the LA River Equestrian Trail is too windy or muddy. The factory building shields the horses and riders from wind and rain, while providing enough space to ride safely

Yours truly,

Shannon Ryan Lee

shannon.ryan@lacity.org
lambert.giessinger@lacity.org

Aaron Kirsch <kirsch@astekwallcovering.com>
To: shannon.ryan@lacity.org
Cc: lambert.giessinger@lacity.org

Fri, Nov 20, 2015 at 9:36 AM

Aaron Kirsch



Check us out on social media!

Astek Wallcovering Inc.

15924 Arminta St

Van Nuys, CA 91406

818-901-9876

800-432-7930

Direct 818-815-2543

Fax 818.901.9891

kirsch@astekwallcovering.com

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From: Aaron Kirsch [mailto:kirsch@astekwallcovering.com]

Sent: Friday, November 20, 2015 8:56 AM

To: 'CHC@lacity.org'; 'christine.peters@lacity.org'; 'amy.ablakat@lacity.org'; 'atwatervillagealways@gmail.com'

Subject: Van Luit Complex

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Aaron Kirsch

Home:

Business: Astek Inc., 15924 Arminta St, Van Nuys, CA 91406

Email: kirsch@astekwallcovering.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org,
atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

To Whom It May Concern:

I am the founder and CEO of Astek Inc., a leader in both the wallcovering and custom digital printing industries. We work with clients worldwide, a clientele who spans a variety of industries including hospitality, architecture, interior design, fashion retail, motion picture and television. In such a competitive and diverse marketplace, we attribute our success to our dedication to innovative design, commitment to quality, and excellence in service. This is a business model we did not invent, but which we benefit from the talents of Albert Van Luit who revolutionized the wallpaper industry in the United States.

Astek Inc. has been in business for over 30 years, and currently has over 30,000 rolls of Van Luit wallpaper in stock. We've been a mainstay to the film and television industry for these past decades since Albert Van Luit's wallpaper dominated film and television sets in the 1950's and '60's. Astek Inc. continues the Van Luit tradition, his wallpaper most recently seen in the films *Road to Perdition*, *Almost Famous*, and *Django*.

The Van Luit Complex is an architecturally amazing place to conduct business. I recall visiting Production Designer Bruce Ryan when his offices were set in the grandeur of the Van Luit office and showroom, an exceptional example of Edward Killingsworth's International Style design that echoes his Case Study homes. The Daylight Factory is certainly a gem to preserve with its north facing windows letting in light and air without inviting harsh light or heat.

It is for these reasons and more, that I support the nomination of the Albert Van Luit Complex as a Historical Cultural Monument to the City of Los Angeles.

Sincerely,

Aaron Kirsch, President and CEO of Astek, Inc.

Aaron Kirsch



Check us out on social media!

Astek Wallcovering Inc.

15924 Arminta St

Van Nuys, CA 91406

818-901-9876

800-432-7930

Direct 818-815-2543

Fax 818.901.9891

kirsch@astekwallcovering.com

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www.astekwallcovering.com



Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

john Sabato <jwsab@aol.com>

Fri, Nov 20, 2015 at 10:27 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org, "CHC@lacity.org" <cc:>, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

John Sabato
Home: 4001 Verdant Street
Email: Jwsab@aol.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,**cc:** CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com**Re:** Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 18, 2015*To whom it concerns*

I am a retired Award Winning Production Designer, who happens to be a neighbor to the Albert Van Luit Complex, and a former customer of the current residents of the complex, so I am quite familiar with it.

I always enjoyed my visits to the office because the building is so interesting. Seeing the rather plain windowless façade, you don't expect that when you open the door you will be met with the explosion of bright natural light that the wall of glass on the other side of the lobby allows via the atrium that is the centerpiece of the building. There is even natural light in the below-ground lower level, made possible by windowwells along the sides of the office building.

For these reasons and more, I support the Historic-Cultural Monument Nomination of the Albert Van Luit Complex

*Sincerely,
John Sabato*



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Janet Upjohn <jcupjohn@gmail.com>

Fri, Nov 20, 2015 at 10:32 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Janet Upjohn

Home: 3055 St. George St., Los Angeles, CA 90027

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: jcupjohn@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

I am a Children's Ranch board member and a mother of three children, all whom have participated as volunteers or clients' at The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. I have been a part of the Ranch community since 2007 when my daughter began working as a volunteer. Subsequently I became a Board member in 2008 and currently serve as Vice President working closely with Jackie Sloan to review participants' financial assistance applications and ensuring no child is turned away from ranch services based on an inability to pay.

I write this letter in support of the Nomination of the Albert Van Luit Complex. Although I have been at the ranch countless times over the past eight years, I was scarcely aware of the Albert Van Luit Complex. The fact that I've been to the ranch so often and ridden and walked on the bridle paths without being impacted by this complex speaks to the care of the Van Luit design.

It was with much interest that I read about the historical significance of the Van Luit Complex, the wallpaper factory and Killingsworth-Brady showroom. Clearly, this complex played an important historical role and it continues to play an important role in this unique equestrian area providing a safe buffer for all riders in the area.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,

Janet Upjohn



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

nancy jean <nancyjeanery@yahoo.com>

Fri, Nov 20, 2015 at 12:26 PM

Reply-To: nancy jean <nancyjeanery@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Nancy Tucker
4218 Edenhurst Avenue
Los Angeles, CA 90039
nancyjeanery@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,**cc:** CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com**Re:** Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 20th, 2015

I am writing concerning the Albert Van Luit Complex that is up for demolition and I wholeheartedly disagree with this set of buildings being torn down. I have resided just a few blocks from these buildings for the past five years, and I walk almost daily by these buildings, which are set back from the street, hidden by trees and foliage, and serve as a barrier between residences and the equestrian center which makes this neighborhood so unique. We need to be careful as a city, in our rush to develop every bit of land, that we do not destroy what makes neighborhoods great. The equestrian center provides beauty and a little bit of nature in a city full of concrete and automobiles, and it should be protected and encouraged. These buildings help to do this, and could very well be reused for a different purpose and I think more work should be done to attempt to do this before destroying them. Please protect our neighborhood and the equestrian center.

Sincerely,
Nancy Tucker

11/24/2015

City of Los Angeles Mail - Historic-Cultural Monument Nomination: Albert Van Luit Complex

4218 Edenhurst Avenue
Los Angeles, CA 90039
nancyjeanery@yahoo.com

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Joanna Heart Milliken
1327 El Paso Drive, Los Angeles CA 90065.
(I used to live in Atwater Village 3913 Edenhurst Ave Los Angeles 90026)
Joanna.heart@gmail.com

Please help us preserve our Los Angeles history.

As community member, of Atwater Village & a supporter of the arts this complex serves as a beautiful piece of history. This is a community of artists keeping alive a dream & vision that without this Complex will surely not be the same. There is nothing like this place in Los Angeles. I support the historic nomination of this site as a city monument. The Van Luit Complex is a symbol of our neighborhood – representing the urban equestrian area village along the Los Angeles River. This Complex IS ATWATER VILLAGE. It makes Atwater Village a special place. A hidden gem along the residences. There is no other place like it in all of Los Angeles! I am a new mother & I strongly want to see history stay here in Los Angeles as a historic site. We don't have enough history! Let's preserve what we do have!

Sincerely,

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Margaret E. Black
Home: 8464 Hollywood Boulevard, Los Angeles, CA 90069
Business: Advisory Board Member of Taking the Reins 3919 ½ Rigali Ave, LA 90039
Email: ptakfam@earthlink.net

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org,
atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 20, 2015

Gentlemen:

I am writing as a long time supporter of Taking the Reins, a 501(c) 3 in Atwater Village as well as a LA citizen who values the historical and cultural diversity of our city.

I urge you to support the designation of the Albert Van Luit Complex at 4000 E. Chevy Chase Drive, Los Angeles 90039 as a Historical- Cultural Monument in the City of Los Angeles.

We have lost so many buildings which make up the history of our city! The Albert Van Luit Complex is very special in our community as it represents a fine example of a Post-War Daylight Factory designed by architect, JR Wyatt as well as an International Style office-showroom designed by E. Killingsworth and Jules Brady. The building showcased the wonderful innovative wallpaper designs of Van Luit allowing a natural way to view his designs.

We do not want to abandon this site due to its historic and architectural significance.

Please support the designation of this site as a Historical- Cultural Monument.

Sincerely,


Margaret E. Black

USC School of Architecture

Date: 21 November 2015

Mr. Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Kenneth A. Breisch, Ph.D
School of Architecture
University of Southern California
204 Watt Hall
Los Angeles, CA 90089-0291

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org and atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Dear Mr. Burton:

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I am an Assistant Professor in the School of Architecture at the University of Southern California with a Ph.D. in Art History from the University of Michigan, where I specialized in the history of American architecture. In 2002 I founded the Graduate Program in Historic Preservation at USC and currently teach graduate courses in The History of American Architecture, and The Modern Tradition in Southern California. I currently serve as President of the Society of Architectural Historians, an international organization devoted to the study and preservation of our historic built environment.

Based on my expertise, I am writing to support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles. The Van Luit Factory, which was designed by J. R. Wyatt in 1950, is an excellent example of



daylight factory design, employing north-facing, saw-tooth windows to bring indirect natural light into the interior. Its reinforced concrete construction allows for large unobstructed floor spaces, which, when combined with the generous overhead lighting, make it an excellent candidate for adaptive reuse.

The adjacent Van Luit office-showroom was designed by award-winning architects Edward Killingsworth and Jules Brady in 1965, principals in one of the most important Southern California architectural firms of the post-war era. Reflecting the Mid-Century Modern architectural style that was a hall-mark of these years, it retains significant character-defining features that perfectly reflect the firm's influential architectural aesthetic. Its U-shaped plan creates a remarkably free flow of space between the exterior and interior spaces of the structure.

Killingsworth was responsible for integrating landscape design into all of the firm's projects. The resulting unification of exterior and structural spaces, combined with the crisp geometry of the steel and glass construction and flat roof, reflect the very best of the Southern California, Mid-Century Modern aesthetic, a style which was popularized by *Arts and Architecture* magazine and its internationally renowned Case Study house program, for which Killingsworth and Brady designed the widely acclaimed Frank House in Naples, CA. The wooden lattice screens and overhead folding-shades that Killingsworth and Brady incorporated into the Van Luit design are particularly elegant features of the firm's contribution to this style. They are characteristic of their use of light and shade to create rhythmic patterns that play across the surfaces and floors of the structure.

For the above reasons, I strongly support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

A handwritten signature in black ink, reading "Kenneth A. Breisch". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Ken Breisch, Ph.D.
Assistant Professor



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Oirp <oirp@aol.com>

Sun, Nov 22, 2015 at 1:20 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Our family, the DiCaprios, lived on Edenhurst Ave. for more than fourteen years. We picked that area especially because it was such a bucolic oasis. Our two boys, Adam and Leonardo had the benefit of living in a place that was literally from another time. In only a little while we had befriended an old Cowboy who told us that he had driven cattle in herds from somewhere out West and would come to the end of the drive following along Chevy Chase and into the yards in San Fernando Valley. He told us that a map would show us how the contours of that street wandered this way and that because it was one of the earliest trails through the area. We also got to know another resident, Martha who told us that she was ninety but still rode her Horse, Peru, every day. On Halloween, she would ride up to our doorstep for treats for her horse and get him to do tricks for the boys. Both boys loved skateboarding and the small Hill on Chevy Chase provided just enough easy slope to give them a practice run all Summer long. It was around that time I noticed the Van Luit complex which is set back in easy repose from the street. I could see how effectively the sunlight was used to illuminate the floors of the interior and to heat the building in the winter when the leaves had fallen from the trees around it. A great example of organic efficiency. It would be a shame to deconstruct this building or any of the ideas embodied in it. Please save the complex for the future to serve as an example of human ability to temper the extremes of nature in the cleverest way.

Thank you for your time, George and Peggy DiCaprio

Sent from my iPhone



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Sarah Weiss <sarahrebeccaweiss@gmail.com>

Sun, Nov 22, 2015 at 3:10 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Sarah Weiss

Home: 9 Madrigal, San Clemente, CA 92673

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: sarahrebeccaweiss@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 22, 2015

I am a volunteer at The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. I have been a part of the Ranch community since January 2015. I am a student studying speech-language pathology, and volunteering at the ranch has given me invaluable insight into working with children with developmental disabilities.

I write this letter in support of the Nomination of the Albert Van Luit Complex. I have witnessed the calming effect horseback riding has on the children who come to the ranch. The serenity of the environment helps the children with their anxiety. The Van Luit buildings blend in well with the surroundings and also provide an educational talking point with the children. Lastly, the buildings provide shelter when the weather is not conducive for riding.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,

Sarah Weiss



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Jackie Sloan <atwatervillagealways@gmail.com>

Sun, Nov 22, 2015 at 3:34 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>



To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

From:

Jackie Sloan, on behalf of Atwater Village Always

4007 Verdant Street, LA 90039

atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 22, 2015

Dear Mr. Barron,

I am writing on behalf of the community members of Atwater Village Always, in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

As residents, equestrians, business owners, and property owners in Atwater Village, we feel fortunate to have such a gentle giant of a building in the midst of our neighborhood. The historic building sits adjacent to North Atwater Park, serving as a protective shield for all of us who use North Atwater Park, the Creek Restoration, the horse trails & bridle paths, the Atwater Public Equestrian Arena, the Los Angeles River Equestrian Trail.

I am struck by how the Albert Van Luit Complex, located at 4000 Chewy Chase Drive, has become a symbol of our neighborhood – representing the delicate balance among residential, commercial and equestrian uses that has become the defining characteristic of this unique urban equestrian village along the Los Angeles River. There is no other place like it in all of Los Angeles.

This was not an accident. Rather, the original owner of the wallpaper factory, Albert Van Luit, was a horseman himself and specifically created a factory complex that exists harmoniously amidst hundreds of horses. The buildings on the site are set back graciously from the neighboring residences, adjoining stables, equestrian arenas, bridle paths and park. Trees were deliberately planted along the perimeter to blend the factory into the adjacent properties. In fact, as you walk along the trails and recreate in the park, you hardly notice the Van Luit Complex is there.

The Van Luit Complex is comprised of two architecturally significant buildings: a Post-War daylight factory (JR Wyatt, 1950) and an International Style office-showroom (Killingsworth-Brady, 1965). These important buildings are located *in the heart of the Atwater Equestrian District* – right next to our public riding areas, jumping arenas, trails, stables and residences. Not only are the buildings themselves significant, but the way they were constructed has provided an important buffer of protection for the historic and existing equestrian uses of the adjacent land. And, the site was the original home to the Van Luit Wallpaper Factory, where Albert Van Luit transformed the wallpaper industry with his techniques for creating scenic designs. These buildings are historically significant, and should be preserved as an integral part of the fabric of the City of Los Angeles.

Accordingly, we support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles. After all, these historic buildings enhance and protect our equestrian haven along the LA River and the open space it provides. They are part of what makes Los Angeles a unique, world-class city and should be preserved for our current and future Los Angeles residents.

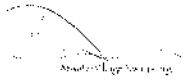
Yours,

Jackie Sloan, on behalf of Atwater Village Always

--

11/24/2015

City of Los Angeles Mail - Van Luit Complex



AtwaterVillageAlways.org

atwatervillagealways@gmail.com

213-447-6456



Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for the Albert Van Luit Complex

1 message

Saralynne Precht <s.precht@me.com>

Sun, Nov 22, 2015 at 4:03 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Saralynne & Vincent Precht
Home: 271 W. Providencia Ave, Burbank, CA 91502
Business: treehaus 3153 Glendale Blvd., Atwater Village, 90039
Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
Email: s.precht@me.com

Historic-Cultural Monument Nomination: Albert Van Luit Complex

November 22, 2015

My 11 year old son participates in the therapeutic riding program at The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. We have been a part of the Ranch community since 2013.

It had been on my radar for years, as my son's first therapeutic experience was at Cheerful Helpers (another incredible place that supports families/kids with special needs). Cheerful Helpers were the first ones who mentioned the existence of the Ranch to my family. The same super-supportive setting we found in Cheerful Helpers is found also at the Ranch.

It wasn't until I opened my retail shop, treehaus in Atwater Village and I realized I was driving by the Ranch most days on my way to the shop, that I finally brought my son. We felt like we were home again.

As all businesses I've encountered in Atwater Village, the Ranch is open, friendly and very supportive of this special area of Los Angeles. This the reason that my business partner and I chose Atwater to open our first shop in. It truly is a village in the middle of our enormous city...a little bit Mayberry and a lot of cool.

Part of that cool is the architecture in Atwater. The Spanish bungalows, California Craftsman, the Tam o'Shanter and the Albert Van Luit Complex all contribute to this special area. The Van Luit Complex is especially unique in that it was built to fit into the equestrian district seamlessly. It serves as a buffer/safe area to ride for the Ranch kids (and everyone else) when the weather is challenging along the river. And it keeps the area quiet. These things are very important to our sensory sensitive kids (and the horses!).

The Van Luit Complex is a symbol of our neighborhood. It represents the delicate balance between residential, commercial and equestrian uses that defines this unique equestrian village along the Los Angeles River. It's the only place like it in all of Los Angeles.

Help us preserve this equestrian haven along the LA River and the open space it provides. so our City's residents can enjoy this unique area well into the future.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,

Sara Lynne, Vincent & Sullivan

The Precht Family



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Claudia Logan <claudialogan08@gmail.com>

Sun, Nov 22, 2015 at 5:58 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 9001

11/22/2015

Dear Mr. Barron:

I own a horse who is boarded at The Paddock Riding Club.

I am a supporter of the Van Luit Complex. This is an important and essential part of the equestrian community here and is very valued. Everyone who rides their horses in this area knows that it helps to keep us safe. The factory building protects us from wind and rain and provides a safe riding space. Please know that it is of utmost importance to us and support us in maintaining our equestrian community.
Sincerely,

Claudia Logan, RN
3919 Rigali Ave
Los Angeles, Ca. 90039

claudialogan08@gmail.com
626)644-8787



Shannon Ryan <shannon.ryan@lacity.org>

The Van Luit Complex

1 message

Erica Freed <mothra@earthlink.net>

Sun, Nov 22, 2015 at 7:21 PM

Reply-To: Erica Freed <mothra@earthlink.net>

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012

As a resident of Atwater Village and the City of Los Angeles in general, I am writing in support of preservation of the Van Luit Complex buildings as they are, rather than allowing new construction to replace them. The quiet area around the Los Angeles river functions more and more as a real city park for walkers, joggers, bicyclists and equestrians.

As a boarder at a nearby barn, of course I have an interest in keeping the area safe and usable for all of the above. But if you've never ridden a horse, never walk or jog along the river, and haven't ridden a bicycle in years, just the sight of these activities lets you know you are in a unique part of the city. The presence of horses and riders in particular sets Los Angeles apart from other major American cities, and is as much a part of our identity as a newly bustling downtown, hipsters in Silverlake, and a newly vibrant and always beautiful Echo Park. For riders and non-riders alike, the sight of a horse going by makes us all proud and happy to be part of the wonderful fabric that makes Los Angeles a great city. Yet, there are plenty of other sites around town begging for change, redevelopment and infill.

Please don't let this little piece of Los Angeles disappear - pushing its treasures into the elite suburbs and out of reach for city residents.

Erica Freed

3172 Larga Ave

Los Angeles, CA 90039

mothra@earthlink.net

mothra@earthlink.net

mothra@earthlink.net

mothra@earthlink.net

mothra@earthlink.net



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Jerry Stahl <jerrystahl@mac.com>

Sun, Nov 22, 2015 at 8:13 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chairman

The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620

From:

Jerry Stahl
624 Cross Ave
LA 90065

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

November 22, 2015

Dear Mr. Barron,

I am writing as a huge supporter and believer in the Children's Ranch Foundation. Not only does the Ranch do astonishing work for an under-served, yet ever growing community – autistic and otherwise psycho-emotionally challenged kids – but the physical place itself, the entire Van Luit Complex, is so wondrous and unique that the prospect of doing away with it is a travesty on any number of levels.

Under the guise of 'progress' it is all too common – and all too easy – for the soul of a city to be lost. And the unique soulfulness of Children's ranch – this unlikely, magical haven of horses, trails, miscellaneous small animals, and ongoing life-saving – makes the thought of its destruction beyond egregious.

On a daily basis, I get to hear from my wife Elizabeth, who works with the very special special-needs kids at the

ranch, tales of healing and happiness in the face of childhood conditions which would otherwise condemn their sufferers to lives of hopelessness and despair. To see the eyes of a six-year-old autism victim who finds delight and empowerment - often for the very first time - on the back of a horse, is such a life-changing and transformative experience (for child and observer) that I would challenge all those in receipt of this letter to come by and experience this for themselves. I guarantee that anyone who takes the time to visit and partake of these daily milestones will realize that a way must be found to serve the needs of land development without destroying the life-development that goes on year-round here in Atwater's own equine house of miracles.

This is not a letter bemoaning new construction, or insisting there be no new housing or commercial structures in our wonderful city. Rather, this is a letter saying that, pressing as any and all residential or commercial concerns may be, there is no reason to serve them on the backs of children whose lives will be impacted - in some cases shattered - should Children's Ranch be forced to close.

The entire Van Luit complex stands out as a rare and nourishing example of the writer Patrick Geddes' definition of urban reality. "A city," Geddes wrote, "is more than a place in space, it is a drama in time." And the particular, daily dramas of hope and joy that play out in this inimitable stretch of real estate are worth more than the millions to be made in tearing the whole complex down and further diminishing what makes LA LA. You can't put a price tag on salvation - architectural or human.

As my Russian-born grandfather, himself a bit of a speculator, always liked to say, "The reason land is so valuable is because they're not making any more of it." To which I would add that no more could be made of this tiny patch of land near the LA River than what the Ranch's visionary founder, Jackie Sloan, and her crew of miracle-workers have already done.

For all these reasons, tangible and intangible, the nomination of the Van Luit Complex is not just well-deserved - it is absolutely, tragically necessary.

Sincerely,

Jerry Stahl



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Debra Brause <debra.brause@gmail.com>

Sun, Nov 22, 2015 at 9:04 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwaterwillagealways@gmail.com

November 22, 2015

To:

Richard Burton, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Debra Brause
12050 Valleyheart Drive, #304
Studio City, CA 91604
Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
Email: debra.brause@gmail.com

My child is a client of The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. We have been a part of the Ranch community since September 2012. My son, William, has been riding at the Ranch weekly for the past 3+ years, and it is the highlight of his week. William experienced oxygen loss at birth and has a very sensitive sensory system. The time he spends with the horses helps to regulate him and he shares a profound connection with the animals as well as the wonderful people who provide his therapeutic rides.

I write this letter in support of the Nomination of the Albert Van Luit Complex.

It has been fascinating to learn about all the history and architectural significance of this area of Los Angeles. The complex creates a peaceful environment for the horses to feel safe and comfortable, thus enabling their riders to have a safe and profound experience. It would be devastating for our family to lose this precious resource.

Thank you,
Debra Brause



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

Marvin Dorson <madorson@me.com>

Mon, Nov 23, 2015 at 7:04 AM

To: shannon.ryan@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Marvin A. Dorson
4312 Edenhurst Ave.
Los Angeles, CA 90039
Email: Madorson@mac.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 19, 2015

I am a Television Producer and I have lived in historic Atwater Village, near the Van Luit Complex since 2004. My home is just around the corner from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I have lived in this beautiful equestrian neighborhood for going on thirteen years. I walk my dogs down Chew Chase Drive to play with them in North Atwater Park several times on a daily basis. I have always admired the Van Luit Complex and have hoped for a renovation on these beautiful landmark buildings. I feel that their unique design and placement on the site offer so many possibilities to enhance the property and the community, where they have been an established landmark (**FEATURE?**) for so many years. The complex sits so beautifully on the property and the trees and plantings create a perfect compliment to the adjacent park.

I feel it would be a shame and a disservice to the Atwater Village community and to Los Angeles History to demolish these beautiful structures especially since repurposing could offer so many distinct advantages to the area.

I also appreciate how the Complex adds a protective buffer to the diminishing equestrian community that is flourishing in Atwater Village. The loss or even modest reduction of this lifestyle will never survive if it is not supported and protected.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Marvin A. Dorson



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Jillian Lauren <jillianlauren@me.com>

Mon, Nov 23, 2015 at 12:09 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org, CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Jillian Lauren Shriner and Scott Shriner
Home: 1817 Micheltorena Street, Los Angeles, Ca, 90026
Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
Email: jillianlauren@me.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. I have been a part of the Ranch community since 2014. My son is in their therapeutic riding program and we ride there every week. We have also lived in neighboring Silverlake for over a decade.

I write this letter in support of the Nomination of the Albert Van Luit Complex.

As the mother of a child who rides at The Children's Ranch, I appreciate how the Van Luit Complex buildings are both comforting and unobtrusive. My son is sensitive to sensory input and if the atmosphere is too busy, it

makes my son very anxious. The open space and the quiet that the Van Luit buildings provide make his therapeutic rides along the trails next to the complex both safe and enjoyable for him. The ranch and its surrounding community are such an important part of our lives and the Van Luit Complex is an integral part of that community. This unique urban equestrian district deserves protection.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,

Jillian and Scott Shriner

Jillian Lauren

<http://www.jillianlauren.com>

Order my new memoir, Everything You Ever Wanted!





Shannon Ryan <shannon.ryan@lacity.org>

The Van Luit Complex

1 message

Alan Katz <boynhisdog@att.net>

Mon, Nov 23, 2015 at 3:08 PM

Reply-To: Alan Katz <boynhisdog@att.net>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>

November 23, 2015

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, Planning Associate
Los Angeles City Hall, 200 N Spring Street, Room 520
Los Angeles, CA 90012

Dear Mr. Barron:

For the past 4 years, my daughter Bianca has been part of Atwater's equestrian community which has given my family a real insight what a veritable jewel we have in the Atwater Equestrian District and the Van Luit Complex's place as part of the District.

While we understand that development is part of any city's evolution and progress, sometimes development can actually undermine and ultimately diminish the very neighborhood it is theoretically trying to improve. That, I believe, will be the outcome if the Van Luit Complex is allowed to be torn down.

To begin with, the Van Luit Complex has architectural significance; no doubt others have already written you at length (and with profound insight) into just how important those structures are. To lose them – especially to a housing scheme that would radically increase the population density of the area and profoundly change the character of this historic neighborhood – seems both short-sighted and in marked contrast to all the other great, thoughtful plans already in play for the immediate area (especially the LA River).

I urge you in the strongest terms possible to please, please, please support the nomination of the Van Luit Complex to historic status. This action would help preserve the Equestrian District's integrity and all the many worthwhile characteristics of the Atwater neighborhood itself. To allow the complex to be torn down would be needlessly destructive.

As Joni Mitchell put it in her song 'Big Yellow Taxi', "...They paved paradise and put up a parking lot". That is exactly what we have the chance here to prevent.

Thank you for your consideration in this matter.

Sincerely,

Alan Katz
134 N Avenue 54
Los Angeles, CA 90042
213-716-7138
boynhisdog@att.net

4 attachments



IMAG0313.jpg
2475K



IMAG0315.jpg
2527K



IMAG0321.jpg
809K



November 23 Letter re Atwater Equestrian District.pdf
123K

**LOS ANGELES
EQUINE ADVISORY
COMMITTEE**

CITY OF LOS ANGELES
CALIFORNIA

CITY COUNCIL REPRESENTATIVES:

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6th District: Mary Benson
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Eric Garcetti
MAYOR

Chair: Joe Salaiques,
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13th District: Gene Gilbert
14th District: Vacant
15th District: Vacant

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

November 25, 2015

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Mr Barron,

In 2009, the Los Angeles City Council established the Los Angeles Equine Advisory Committee to address equine and equestrian issues in the City of Los Angeles. Our committee is dedicated to the preservation of equine and equestrian activities and spaces. Far too many of these rare places, many of historic importance, have already been lost forever because they were not identified and protected.

The Van Luit Complex is a stunning example of how buildings, though larger than others in the neighborhood, can be compatible with the equestrian nature of the area. This complex was obviously planned to enhance, rather than detract from, the unique equestrian neighborhood. Mr. Van Luit was careful to place the buildings in an appropriate location that would complement the community rather than serving to frighten or intimidate the horses. The buildings are set back from the perimeter of the property, and the property is bordered by suitable trees and other plantings. Mr. Van Luit himself was an equestrian and kept his horse in a stable at his home, adjacent to these beautiful and functional buildings. These buildings are historically important as they have stood the test of time in this jewel of an equestrian neighborhood. They deserve to remain.

The K Zone protecting the equine keeping facilities in Atwater Village was approved in 2007. Although Mr. Van Luit could not have foreseen the need for such protection, his buildings are the perfect buffer between the protected equestrian properties and nearby residences and traffic to the North Atwater Park and the Los Angeles Parks and Recreation Service Yard.



Our committee urges you to approve the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

R. Dale Gibson, President
Los Angeles Equine Advisory Committee

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Gibson".

Dale Gibson, President
Los Angeles Equine Advisory Committee

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

Kortum, Frank (USACAC) <Frank.Kortum@usdoj.gov>

Mon, Nov 23, 2015 at 3:43 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org"

<lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>,"

"amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com"

<atwatervillagealways@gmail.com>

To:

Richard Barron, AIA, Chair
 The Cultural Heritage Commission
 c/o Shannon Ryan, Planning Associate
 Los Angeles City Hall
 200 N. Spring Street, Room 620
 Los Angeles, CA 90012

From:

Frank Kortum
 312 N. Spring Street, #1400
 Los Angeles, California 90012

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: frank.kortum@usdoj.gov<mailto:frank.kortum@usdoj.gov>

Sent via email to: shannon.ryan@lacity.org<mailto:shannon.ryan@lacity.org><mailto:shannon.ryan@lacity.org><mailto:shannon.ryan@lacity.org>>, lambert.giessinger@lacity.org<mailto:lambert.giessinger@lacity.org><mailto:lambert.giessinger@lacity.org><mailto:lambert.giessinger@lacity.org>>, cc: CHC@lacity.org<mailto:CHC@lacity.org><mailto:CHC@lacity.org><mailto:CHC@lacity.org>>, christine.peters@lacity.org<mailto:christine.peters@lacity.org><mailto:christine.peters@lacity.org><mailto:christine.peters@lacity.org>>, amy.ablakat@lacity.org<mailto:amy.ablakat@lacity.org><mailto:amy.ablakat@lacity.org>>, amy.ablakat@lacity.org<mailto:amy.ablakat@lacity.org>>, atwatervillagealways@gmail.com<mailto:atwatervillagealways@gmail.com><mailto:atwatervillagealways@gmail.com><mailto:atwatervillagealways@gmail.com>>

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

I am a client of the Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. I have been a part of the Ranch community for about a year. The Ranch has provided an invaluable opportunity for my son to learn more about horses and to help other kids learn about horses.

I'm writing in support of the Nomination of the Albert Van Luit Complex (the "Complex") to be a Historic-Cultural Heritage Monument. At a time when so much of the character of Los Angeles has been sacrificed to mindless development, designation of the Complex as a Historic-Cultural Heritage Monument would provide a living example to the residents of this City of how buildings can remain sensitively integrated with their surroundings. Specifically, the buildings in the Complex have a low height and ample setback that contributes to a safer riding atmosphere for young equestrians. I'm deeply concerned about the impact on the Ranch that would result from more intensive development at this site. For this and many other reasons, I support the Nomination of the

11/24/2015

City of Los Angeles Mail - Historic-Cultural Monument Nomination: Albert Van Luit Complex

Complex.

Sincerely,

Frank Kortum (213.894.5710)



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

katandan calderon <loscalderons@earthlink.net>

Mon, Nov 23, 2015 at 5:48 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

C/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Katarina Vinegrad/Calderon

29500 Heathercliff Road, space 83

Malibu, CA 90265

loscalderons@earthlink.net

Sent via email to: Shannon.ryan@lacity.org,

Lambert.giessinger@lacity.org,

Cc: CHC@lacity.org, Christine.peters@lacity.org,

Amy.ablakat@lacity.org, atwatervillagealways@gmail.com

-

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

I am a Children's Ranch board member and have been since 2006.

My youngest daughter Lulu rode at the ranch on a weekly basis.

Learning to be with the horses both in and out of the saddle, gave her physical and emotional confidence, which enabled her to lead a successful and fulfilling life up until her untimely death in 2008.

I cannot stress enough how important the Children's Ranch is to families of children with special needs. Nor can I over stress the importance of having a program like this accessible to families living within the urban inner city of Los Angeles. (Up until March 2015 we resided in Silverlake).

The Children's Ranch is a unique place within the magical setting of Atwater Village.

The magic happens *because* the equestrian community is able to exist alongside the urban environment. This fragile co-existence continues because the design and placement of the Van Luit Complex *allows for safe access* to the bridle paths and riding arena.

Due to this, I support the nomination of the Albert Van Luit Complex.

Sincerely,

Katarina.



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

LoMa MT <loma.mt33@gmail.com>

Mon, Nov 23, 2015 at 7:05 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

LoMa Familiar

2628 Medlow Avenue

Los Angeles, CA 90065

Email: loma.mt33@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 21, 2015

Dear Mr. Richard Barron,

I currently volunteer at The Children's Ranch, a therapeutic equestrian program located next to the historic Albert Van Luit Complex. This unique place offers a safe environment for children with special needs to explore and be challenged in their therapeutic processes. These children have a wonderful team of therapists, volunteers, family and horses aiding them with this exploration and growth. I work directly with the horses, and am able to see how

their current environment impacts their health and well-being.

Pepper, Cody, Dove and Storm are rescued horses that came from other jobs or other owners and have been given a second chance to be a part of a working community. As a Massage Therapist and CranioSacral Practitioner I began working with the horses in an effort to care for and give back to the animals that are providing so much unspoken love and understanding to the children of the ranch. Much is being asked of the horses in their very busy workday, and thus their down-time, their quiet-time, is paramount in their ability to rejuvenate and recoup so that they might be available and supportive to all the children who work with them. Their ability to have space, hear the birds, hear the wind in the trees and feel it on their bodies, be surrounded with open sky and nature are key for their mental and physical well beings. Currently they have such an environment with the surrounding homes, barns and the low height of the Albert Van Luit Complex, which abuts the property of the ranch and was designed to blend into sight lines of the trees.

It is rare for urban areas to have equestrian centers in them and Atwater Village is part of a unique community that has that ability – an ability that is due to the current environment of accessible nature which lends itself to healthy horses.

It is for these reasons I support the nomination of the Albert Van Luit Complex as a Historic-Cultural Monument.

Sincerely,

LoMa Familiar

stollerbarakatdesign

23 November, 2015

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Jennifer Stoller
StollerBarakatDesign
2190 Moreno Drive
Los Angeles, CA 90039

sent via email:

to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Regarding: Historic-Cultural Monument Nomination application: Albert Van Luit Complex

Dear Mr. Barron

I am writing in support of the nomination of the Albert Van Luit Complex as a Historic-Cultural Monument.

I am an environmental graphic designer who works and lives in the Atwater/Silverlake area. I have been collaborating with architects in Southern California for the past 20 years. Many of the projects I have been involved with are civic in nature. I have helped create comprehensive identities for cities around Los Angeles (Culver City, City of Santa Monica, etc). Most of these civic projects involve cities preserving their past as a way of defining who they are. These cities have embraced adaptive reuse of existing structures as a way of maintain the overall character and identity of their neighborhoods.

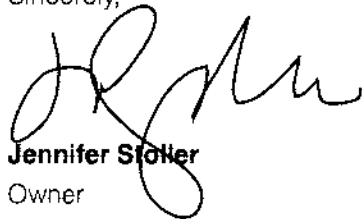
Modernist architects, Edward Killingsworth and Jules Brady, who are responsible for some of the most important examples of Mid-Century structures in Southern California, created a complex in perfect unity with the Atwater Equestrian District. Van Luit's office/showroom is a classic example

stollerbarakatdesign

of Mid-Century architectural style, but also of a Post-War industrial daylight factory. The complex has natural indirect light, free flowing floor plan, and hallmark integration of interior and exterior space as seen in International Style architecture. In keeping with the neighborhood, the building maintains an appropriate relationship to the LA River and hills of Griffith Park. Having spent time with my children at the stables along the river, I have seen how the Killingsworth site appears to have evolved organically in perfect scale with the equestrian and residential areas.

Adaptive reuse of the historically important Albert Van Luit complex is a necessary way for Atwater Village and the Equestrian District to keep their unique village identity intact and for Los Angeles to preserve yet another significant architectural landmark. Therefore, I fully support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,



Jennifer Stoller

Owner

StollerBarakatDesign



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Bill Sloan <bill@sloanduo.com>

Mon, Nov 23, 2015 at 8:42 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

William R. Sloan, M.D.
Home: 2252 Cheswic Lane, Los Angeles, CA 90027
Business: 2750 West Broadway, Eagle Rock, CA 90041
Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
Email: bill@sloanduo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

Together with my daughter, Jackie, I founded The Children's Ranch in 2003. The Ranch has grown and flourished in the Atwater Equestrian District, adjacent to the Van Luit Complex.

We searched all over Los Angeles County to identify a site to become the home of The Children's Ranch. We wanted to be sure that families in need did not have to drive great distances to access the Ranch's therapeutic

programs. The Atwater Equestrian District is in the center of the City of Los Angeles, and is a secret haven right in our midst. We couldn't imagine having the Ranch program in any other location.

The adjacent Van Luit Complex was almost unnoticeable, because it fits so seamlessly into the neighborhood. Now, we realize that the architects purposefully designed the buildings so that they did not interfere with the beautiful surroundings. The hills of Griffith Park rise gracefully behind the factory's low, saw-toothed roof, and the ample setback and perimeter plantings shield the complex from neighboring equestrian trails and arenas. The ambient light that floods the factory floors from the North-facing windows is a foreshadowing of what, today, is called "green" technology. Amazingly, due to its thoughtful design, the Van Luit Complex continues to operate to this day as a massive commercial business (Scenic Expressions) without impacting the neighborhood or the equestrian area.

I urge this Commission to preserve the Van Luit Complex as a historic-cultural monument for the citizens of Los Angeles. It serves as an example of commercial construction in harmony with the community.

Sincerely,

William R. Sloan, M.D.



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Sloanduo@aol.com <Sloanduo@aol.com>

Mon, Nov 23, 2015 at 10:51 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Professor Judy Beckner Sloan

Home: 2252 Cheswic Lane, Los Angeles, CA 90027

Business: Southwestern Law School, 3050 Wilshire Blvd., Los Angeles, CA 90010

Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: sloanduo@aol.com, jsloan@swlaw.edu

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

Together with my daughter, Jackie and my husband Dr. William Sloan, I founded The Children's Ranch in 2003. The Ranch has grown and flourished in the Atwater Equestrian District, adjacent to the Van Luit Complex.

I searched all over Los Angeles County to identify a site to become the home of The Children's Ranch. I found sites near Ventura County, but I wanted to be sure that Los Angeles families in need did not have to drive great distances to access the Ranch's therapeutic programs. The Atwater Equestrian District is in the center of the

City of Los Angeles, and is a secret haven right in our midst. We couldn't imagine having the Ranch program in any other location.

The adjacent Van Luit Complex was almost unnoticeable, because it fits so seamlessly into the neighborhood. Now, we realize that the architects purposefully designed the buildings so that they did not interfere with the beautiful surroundings. The hills of Griffith Park rise gracefully behind the factory's low, saw-toothed roof, and the ample setback and perimeter plantings shield the complex from neighboring equestrian trails and arenas. The ambient light that floods the factory floors from the North-facing windows is a foreshadowing of what, today, is called "green" technology. Amazingly, due to its thoughtful design, the Van Luit Complex continues to operate to this day as a massive commercial business (Scenic Expressions) without impacting the neighborhood or the equestrian area.

In addition to fitting so seamlessly into the equestrian neighborhood, the Van Luit Complex has significant design features that make it a remarkable commercial building. I have been a docent for over ten years at the Los Angeles County Museum of Art. I am especially sensitive to the effect that artistic design has on people. I am also a law professor at Southwestern Law School, where my office is in the Bullocks-Wilshire Building, the quintessential statement of Art Deco architecture. These experiences enable me to notice the profound effect that building design has on our daily lives. Watching the young students enjoy the Lacma buildings and the law students being inspired by the Bullock's Building has educated me to the possibilities that building design has on our culture.

The Van Luit Complex is notable and teaches all of us. It commemorates a great designer, Albert Van Luit, who changed wallpaper techniques by creating scenic design. For me this is an example of significant decorative art, the type of art that we all live with and has effect on our everyday lives. The complex is the work of significant Los Angeles architects, J.R. Wyatt and Killingsworth-Brady. The use of ambient light and the blending of a factory into the midst of a bucolic neighborhood are significant architecturally.

We have a duty to future generations to preserve significant architecture and design. I urge this Commission to preserve the Van Luit Complex as an historic-cultural monument for the citizens of Los Angeles. It serves as an example of commercial construction in harmony with the community.

Sincerely,

Judy Beckner Sloan, Professor of Law



Shannon Ryan <shannon.ryan@lacity.org>

Letter of Support for the Albert Van Luit Complex

1 message

Thomas Shipley <tom@atlanticcoastbrands.com>

Tue, Nov 24, 2015 at 5:17 AM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "robinbenamou@gmail.com" <robinbenamou@gmail.com>, "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Robin Shipley
Home: 2846 Adkins Ave., Los Angeles, 90032
Stable: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039
Email: Robinbenamou@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 23, 2015

I am a behavior consultant for The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. I have been a part of the Ranch community since 2009. Along with other Ranch educators I have helped to develop and facilitate social programs for children, teens and young adults with a variety of special needs.

Those of us working in the equestrian therapeutic community are very cautious about where we lead our horses related to the specific needs of each child. The ability to have access to a safe riding area is primary to our work with our clients. The horses themselves are social animals who communicate constantly and need to have a sense of order, direction, and a sense of safety in order to be true therapeutic partners to the individuals they support. The location of the trails surrounding the Ranch to the proximity of the Van Luit Complex provide the safe environment necessary to support our Ranch clients in their learning experience. The complex offers predictability of the surrounding traffic as well as much needed protection from the environmental impact of the elements (rain and wind) for both riders and the horses.

The Children's Ranch programs provide a unique and safe opportunity for kids of all ages with a variety of complex social, emotional, and learning needs to connect with other young people like themselves in order to gain the skills they need to live happier, healthier and more connected lives beyond the Ranch. The location of the Van Luit Complex plays a significant role in these children's growth and development.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,

Robin Shipley, M.S.

11/24/2015

City of Los Angeles Mail - Letter of Support for the Albert Van Luit Complex

Behavior Consultant
(323) 896-7799

To: Shannon Ryan, Office of Historic Resources, City of LA, Room 610

Richard Baron, Chair of the Cultural Heritage Commission

Cc: Christine Peters, CD 13

Atwater Village Always

From: Carrie Sutkin, DPDS

2438 Gatewood Street, Los Angeles, CA 90031

Date: Tuesday, November 24, 2015

Re: Historic Cultural Monument Nomination: Van Luit Complex, Atwater Village

Van Luit Complex, Atwater Village

Albert Van Luit's wallpaper was seen in bedrooms of little cowboys and cowgirls in US since the 1930's (Gilbert, 2015). Photos at the Huntington asin Home and Beauty Magazine through the photographs of Maynard Parker throughout the 1950's and 1960's (Parker, 1964). Albert Van Luit (AVL) moved from Cleveland, Ohio, right after World War II. He purchased his first Atwater property in 1946-7 where he lived until his death in 1970; AVL's first building permit was for a horse stable. Van Luit purchased the factory from the original owner who transferred a complete garage workshop from Verdugo Street.

By 1950, AVL pulled a permit to construct a factory by JR Wyatt on 69,000 square feet. In 1964 AVL hired Edward Killingsworth and Jules Brady of Long Beach to design an International style modern showroom. The AVL Factory was producing thousands of designs and millions of rolls of wallpaper while running three shifts per day. Latin American immigrants and Chicanos worked as printers. The Killingsworth-Brady (1964-67) showroom is like a light box with windows illuminating the interiors. The space is so comfortable on the human eye. The buildings could be preserved and re-used for commercial, residential, recreational, or public use. The showroom could be a community or a senior center or even a branch library, with proper CEQA documentation & public funding.

Because Atwater Village is not protected by the Griffith Park HCM nomination, I encourage the Survey LA - of Atwater District include:

- Christine Sterling who co-owned a ranch, 4000 Verdant Street in the 1930's;
- The Hom Family Restaurant on Los Feliz Blvd. & home on Chevy Chase
- The Nakamura's homes on Edenhurst and Chevy Chase
- Elaine Brock's family-owned horse properties
- Steve Chlavin's family owned ranch and stables
- Yvonne Haley's Edenhurst home, where Albert Van Luit lived for 30 years.
- Albert Van Luit Daylight factory and International Showroom Complex

For these reasons, and evidence, I urge you to consider designating the Van Luit Complex, a Historic Cultural Monument. In addition I hope you will vote to preserve the complex and provide guidelines and options for it's adaptive re-use.



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Emily Eisenberg <ezeisenberg@yahoo.com>

Tue, Nov 24, 2015 at 11:16 AM

Reply-To: Emily Eisenberg <ezeisenberg@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

As a part of the Ranch community since September, 2012, I write this letter in support of the Nomination of the Albert Van Luit Complex. My child is a client of The Children's Ranch Foundation (the "Ranch"), located at 4007 Verdant Street, LA 90039. He has participated in individual riding lessons there, as well as in the group programs Saddle Club and Ranch Hands. From the first moment he sat on a horse, we could see his entire demeanor change. His self-confidence bloomed and he felt so positive about himself. He learned how to groom the horses and tend to the to the other animals at the ranch, instilling in him a much-needed sense of responsibility and value. The group programs helped him develop social skills with his peers through activities and games. Throughout all of his experiences at the Ranch, our son has been treated with the utmost respect and kindness. The people who work at the Ranch are patient and knowledgeable about how to help children with learning and/or social and emotional challenges. The main word I associate with The Ranch staff is thoughtfulness. They take time to consider the needs of every child, every activity, every situation. Furthermore, they support the parents. During the group activities, parents meet with an amazing and well-respected therapist to share our struggles and learn valuable strategies to help our families. Parents are supported with kindness and so are our children.

The Van Luit Complex is a symbol of the special neighborhood that is home to the Ranch, one that maintains a delicate balance among residential, commercial and equestrian uses, which has become the defining characteristic of this unique urban equestrian village along the Los Angeles River. The neighborhood is a peaceful sanctuary within our city, and is one that allows the Ranch to provide its important services to children who are often very sensitive about their environment. There is no other place like it in all of Los Angeles, and it must be preserved.

For all of these reasons, I support the Nomination of the Van Luit Complex.

Sincerely,
Emily Eisenberg



Shannon Ryan <shannon.ryan@lacity.org>

Albert Van Luit Complex

1 message

Tom McGovern <TMcGovern@filekeepers.com>

Tue, Nov 24, 2015 at 11:50 AM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwartevillagealways@gmail.com" <atwartevillagealways@gmail.com>

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

C/O Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring St .Room 620

L.A., CA 90012

From:

Tom McGovern

4153 Tracy St.

L.A., CA 90027

RE: Historic-Cultural Monument Nomination: Albert Van Luit Complex

November 24, 2015

I am writing in support of the Nomination of the Albert Van Luit Complex.

My daughter has been a therapeutic riding client of The Children's Ranch Foundation, located at 4007 Verdant St., L.A. 90039, since 2009. I value this unique area of Los Angeles and believe that the Van Luit Complex deserves to be a Historic- Cultural Landmark.

Best regards,

Tom McGovern

Visit our website at www.filekeepers.com

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11/18/15

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012

November 14, 2015

Dear Mr. Barron,

I first became aware of this very special area when my daughter was just a year old. We stumbled upon it one afternoon and I remember what a delightful surprise it was for me, finding this gem of a neighborhood in a city as densely populated as Los Angeles.

To make matters even more magical, this was the same day I met Jackie Sloan the founder of The Children's Ranch Foundation in Atwater Village. On that day, she graciously invited us into The Ranch, introduced us to some lovely children who were there and proceeded to show us around. Five or so years later, my daughter Claire started riding at The Ranch and now, as a thirteen-year-old, she volunteers there two times a month.

The Ranch and its surrounding area has played a very important role in my daughter's life and in the lives of many and for this reason I am writing this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

Having spent a considerable amount of time at the Ranch, I can appreciate the Van Luit Complex's low key footprint which allows for a peaceful atmosphere for all of us as well as for the horses who call Atwater Village their home, and have been doing so for many many years. The open spaces are key to their survival and as a mother with psychoanalytic training, I know how important the healing qualities of peaceful and open spaces can be for us all.

The Van Luit buildings are charming and historic and in keeping with this very special and historic neighborhood. They need to be protected and I urge you to do everything in your power to keep them standing. This unique urban equestrian district deserves protection. I support the Nomination to preserve these important buildings."

Thank you for your consideration,

Lauren Malkasian
3648 Cadman Dr.
Los Angeles,
CA. 90027

NOV 17 2015

To:
Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Javier Del Angel.
Home: 3919 Rigali Ave, LA, CA 90039
Stable: Paddock Riding Club, 3919 Rigali Ave, LA, CA 90039
Email: Javier@thepaddockla.net

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 17, 2015

I've been the manager of the Paddock Riding Club since August 2009. I also live beside the Paddock, and have done so since October 1999. The Paddock is the preeminent stable in the historic Atwater Village Equestrian District, home to over 200 horses. I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

The Van Luit buildings sit right next to our public riding arena and the LA River Equestrian Trail and bridle paths. Myself and my daughters as well as many clients of the Paddock very often use the public arena and trails after it has rained, and our Paddock arenas are closed. The way the Van Luit buildings are set back from the riding area and property line has contributed to the safety of our urban equestrian district.

Having read about the history of the buildings, I now know that Mr. Van Luit designed them with equestrian safety in mind. Simply put, preserving the Van Luit Complex is essential to maintaining a safe equestrian district in this unique area along the LA River.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Javier Del Angel.

Javier Del Angel

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

Jennifer Volland <jennifermvolland@gmail.com>

Tue, Nov 17, 2015 at 2:49 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Dear Mr. Barron,

I am writing in support for the historic nomination of the Albert Van Luit Complex. I, along with Cara Mullo, authored the book *Edward A. Killingsworth: An Architect's Life* (Hennessey + Ingalls, 2013). I spent over a decade researching and writing this project, and consider myself to be one of a handful of experts on Killingsworth's life and work.

The Albert Van Luit & Co. Showroom was designed in 1965-67. This was at a time when Killingsworth's firm (first KBS, then KBA) was emerging on the international resort scene, following the heralded opening of the Kahala Hilton (1964) in Honolulu, Hawaii. However, having reviewed the historic Maynard Parker photos of the Van Luit building, the showroom clearly references Killingsworth's earlier residential and commercial work, including the KBS Office Building (1955), the Opdahl Residence (1957), the Cambridge Office Building (1960), Killingsworth's personal residence (1961), and Case Study House #25 (1962). Trademark Killingsworth elements used in the showroom include lightweight post-and-beam construction, indirect lighting, the integration of indoor-outdoor space, and sensitivity to the constraints of the site, including the thoughtful landscaping characteristic of all of his projects. It also includes what Killingsworth considered to be one of his self-described signature elements: the double high entry door. Killingsworth also enjoyed playing with light and shadow, which is apparent in the later-designed steel-framed entrance canopy (1967).

I am delighted to have learned that the Albert Van Luit Complex has survived and is beloved by its neighbors. I sincerely hope that the Cultural Heritage Commission takes the steps necessary to preserve this important landmark.

Should you have any questions, please do not hesitate to contact me at 310-567-4262.

Kind regards,

Jennifer M. Volland
Independent Curator and Writer
358 Flint Avenue
Long Beach, CA 90814
jmvolland@aol.com



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Joanne Sellar <joanne@ochofilms.com>

Tue, Nov 17, 2015 at 3:04 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: JoAnne Sellar/Daniel Lupi

2301 Nottingham Avenue

Los Angeles CA 90027

joanne@ochofilms.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

I am a film producer and have owned a horse for the last year and prior to that have leased horses for the last seven years for my daughter to ride. She has always ridden in the historic Atwater Village Equestrian District. We board our horse at San Rafael Riding Stables, 412 Verdant Street, LA 90039.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

My daughter has been riding in the public arena, the jumping arenas and on the LA River Equestrian trail for the last seven years and having the Van Luit Complex there provides a buffer zone in the area and makes it feel more safe. There have been times when it has been unsafe to ride on the river trails or in the public arena due to weather and on those days my daughter rides on the bridge path by the Van Luit Complex and the fact that the building is of low height and is well setback makes it easy to ride there.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

JoAnne Sellar

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination: Albert Van Luit Complex

1 message

Kim Aarons <Kim.Aarons@doj.ca.gov>

Tue, Nov 17, 2015 at 11:12 AM

To: "Shannon.ryan@lacity.org" <Shannon.ryan@lacity.org>, "lambert.glessinger@lacity.org"

<lambert.glessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>,"amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com"

<atwatervillagealways@gmail.com>

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Kim Aarons

416 E. Broadway, #227

Glendale, CA 91205

Sent via email to: shannon.ryan@lacity.org, lambert.glessinger@lacity.org,cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 17, 2015

Dear Mr. Barron,

I am writing in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex. I am employed as an attorney for the State of California, and I board a horse at San Rafael Hunt Club located in Atwater Village at 4012 Verdant Street in Los Angeles. I have been riding in the historic Atwater Village Equestrian District for over a year.

As an equestrian, I feel that the Van Luit Complex is important in maintaining a safe riding area. When riding, we always know what to expect in the public riding arena and trail beside the factory because of the limited way in which the Van Luit

Complex buildings are used for business. The factory building is set back from the bridle path sufficiently, allowing the buildings to shield the wind and rain while providing enough space to ride safely. We can also predict when vehicles will come in and out of the driveway, and we find the personnel to be respectful. The size and setback of the Van Luit Complex also provide a safe haven for horseback riding on days where the LA River Equestrian Trail is too windy or muddy.

In addition, the Complex has become a symbol of the neighborhood – representing the delicate balance among residential, commercial, and equestrian uses that has become the defining characteristic of this unique urban equestrian village along the Los Angeles River. This was not an accident. Rather, the original owner of the wallpaper factory, Albert Van Luit, was a horseman himself and specifically created a factory complex that exists harmoniously amidst hundreds of horses. Thus, for all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Kim Arons

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NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Albert Van Luit Complex

1 message

Jonathan Gutierrez <jongutierrez34336@gmail.com>

Tue, Nov 17, 2015 at 12:43 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org

Date: November 17, 2015

Our 12 year old son Joshua has been a client of The Children's Ranch Foundation in Atwater Village since 2012. He rides on Tuesday afternoons at The Ranch, and really looks forward to it each week. He is part of the therapeutic riding program at the Ranch. We write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

We appreciate how safe the riding atmosphere is in Atwater Village. It is surprising how the Van Luit Complex buildings fit into this historic equestrian area. They aren't too high, and they are set back from the riding trails and other properties. They protect the riding arena and the trail, both of which my son uses on his therapeutic rides.

The Van Luit Complex currently provides employment for scores of Los Angelenos like set designers, truck drivers, dock hands, technicians, and others who try to keep the television and movie industry alive in Los Angeles. The Complex is uniquely compatible with the equestrian heritage of the L.A. River and with the special needs of children whose lives are so immensely enriched on a daily basis by riding there. It is worth preserving, as is.

We support the Nomination to preserve these important buildings, in the heart of the Atwater Equestrian District.

Sincerely,
Jonathan and Nora Gutierrez

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination : Albert Van Luit Complex

1 message

joan tenner <jtenner@att.net>

Sat, Nov 14, 2015 at 12:03 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

James and Joan Tenner.

4338 Edenhurst ave

Los Angeles,

California 90039

Email: jtenner@att.net

Date: November 12, 2015

To whom it may concern,

As residents of Atwater Village, living at 4338 Edenhurst Ave., directly behind the Van Luit Complex, we are in support of preserving what Mr. Van Luit himself promised would be the "jewel of the neighborhood". In fact this is what he promised when he was in hearings regarding building this property. One of our elderly neighbours, Mrs. Dorothy Horn, who lives on Chevy Chase across from the office building, was involved in those hearings.

The city has already begun a beautification project of the river, the park, and the river walk in this area, with environmental concerns in mind. Certainly such a project as the preservation of the Van Luit Complex would be in line with the environmental emphasis on this area. There would be a negative impact in tearing down the Van Luit Complex, situated at the edge of the park, the river, and the horse stables which are the last ones remaining in Los Angeles, and are all part of this historic neighborhood and worth preserving.

We support the Nomination, and we hope you will consider the historical significance of this building and the part it plays in this unique area.

We thank you for your consideration,

James and Joan Tenner

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Albert Van Luit Complex

1 message

Danelle Taylor <waterq123@yahoo.com>

Sat, Nov 14, 2015 at 2:59 PM

Reply-To: Danelle Taylor <waterq123@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall, 200 N. Spring Street, Room 620
Los Angeles, CA 90012

Danelle Taylor
14646 Tustin St
Sherman Oaks CA 91403

11.14.15

To Richard Barron, AIA, Chair,

I am writing you to strongly encourage you to consider the nomination of the Van Luit Complex as a Historic Cultural Monument.

I have become familiar with the buildings and the surrounding areas from working with special needs children at The Children's Ranch. The Van Luit Wallpaper Factory has served as a framework surrounding the riding ring and maintained safe passage for riders to the surrounding trails.

I have many memories of leading children on horses through the streets to the riding ring or the trails. They rode safely and happily. The therapeutic value of this type of environment is a special need for all people.

I rode in that area walking in the shade of the tree lined path, leaving my day and the city behind me. This area is an important landmark in its history and the peace it provides those that visit it today.

Please preserve this area for all that use it now and for others to discover.

Thank you.

Danelle Taylor

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

NOV 17 2015

From: James Tiongson
4020 Chevy Chase Drive, LA 90039
jrtiong@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

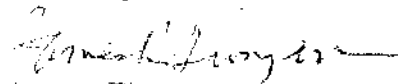
Date: November 11, 2015

I have lived in Atwater Village, at 4020 Chevy Chase Drive, for over 35 years. From my home, I can see both of the Van Luit Complex buildings. And, I can see the beautiful windows of the factory building that face north. It is such a beautiful view looking at those windows, and the trees they planted, with the Griffith Park mountain behind it.

I love in this community, where we can see horses. The Van Luit buildings keep the horses feeling safe too. I moved here because in those days this area was affordable, and I raised my children here, who are professionals now. They love this community, too. My children played in the park when they were little, and you could hardly see the factory. It was designed so well, with trees planted along the side. We didn't notice that there was a factory in our back yard.

I support preserving the Van Luit Complex, as an important part of our community, and as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,


James Tiongson

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

NOV 17 2015

From: Joyce Santiago-Tiongson
4020 Chevy Chase Drive, LA 90039
santiago_joyce@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com

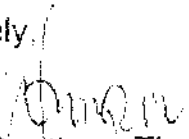
Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 11, 2015

I have lived at 4020 Chevy Chase Drive since 2014, with my daughter. The Van Luit Complex is directly behind our home. We can see the factory from our second floor. We also pass it as my daughter and I go to the park at the end of Chevy Chase Drive. The Van Luit buildings fit nicely into the neighborhood, and I hardly notice them.

I've heard about the historical significance of the Van Luit buildings, too. I support preserving the Van Luit Complex, as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,


Joyce Santiago-Tiongson



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Yvonne Haley <yvonne@aol.com>

Sun, Nov 15, 2015 at 10:34 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Yvonne P. Haley and Dawn Haley
4410 Edenhurst Avenue
LA, CA 90039

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument nomination for the Albert Van Luit Complex

Date: November 15, 2015

My daughter Dawn and I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex as long time residents of Atwater Village, and more specifically, as the current owner of Albert Van Luit's home, which is adjacent to the Van Luit Complex. My daughter and I have lived in Van Luit's former home for the past 31 years.

Even though our back yard borders on the Van Luit Complex, when we look out from our back yard, we can still clearly see the hills of Griffith Park. When they designed the factory, it was done with consideration of the people and the neighborhood, so we can see the hills and the sky. And it is set back from the property lines, and the stable is between our home and the factory and offices.

The owners have always kept the property clean and nice. My daughter and I have always felt safe. People never came in and out of the Van Luit Complex all night long. All activities have always stopped at dark.

Van Luit used to walk to work from his house. He used to have lots of parties in the house in the 60's and 70's. A man from the gas company came once and said he used to attend the parties, and told me about the gas lights that Van Luit had outside in the back yard.

In my back yard I have a huge bonsai pine with a fountain system. It borders Van Luit's former horse stable, which is just to the north. Our guest house was Van Luit's pool house. He entertained back there.

As I said, from our back yard, we can see the factory and the hills. We felt the stable should have stayed a part of our property. I tried to buy it, but they wouldn't sell it to me. The bridge trail from Verdant to the factory passes in back of my property, and should have still gone all the way through to Chevy Chase. I tried to keep access to the trail open.

In 1983, I was driving the neighborhood looking for a home to buy and saw the for sale sign in front of 4410 Edenhurst Avenue. I saw this lovely Japanese woman, Chio Watson, who lived next door, and I said, "I'm going to be your neighbor." She went and got ladders from her home and brought them over so we could climb over and look at the property. When I called about the house, they said it was in escrow. But it fell out, so I was able to buy it. Chio was friends with Van Luit. She used to sing while her husband played piano at Van Luit's parties. Van Luit would bring guests to the parties in vans, and all the neighbors were part of it. They all had ponds and Bhuddas in their back yards. The statues were passed from yard to yard.

Toni Gothard, and her husband Joe, lived across the street, and owned a restaurant on Melrose that had no name. Famous musicians and politicians ate there, even the president of the United States. I have the piano from the restaurant in my home now, with the original cigarette burns on the keys. Joe was a tennis teacher and taught Van Luit tennis. Toni and Joe provided the food for many of Van Luit's parties. They were part of the clique of neighbors who enjoyed the Van Luit parties.

My daughter likes to tell the stories of how we used to go to famous houses in Los Feliz, and the owners of the homes would say, "Look, we have Van Luit wallpaper. That's what makes this house so valuable." My mom would smile and tell them, "Well, we *live* in the Van Luit Estate."

Dawn adds, "Growing up, I didn't feel like I lived by a wallpaper factory. There were trees that covered the buildings, and the street are lined with trees on both sides."

As I said, we've lived here for approximately 3 decades. I always had a solid relationship with the property owners. Any time I had issues, such as with electrical or plumbing, they were always nice. They always invited us over for the holidays for cocoa, cookies, coffee and wine. For a while, they even stored paintings in the complex, and we'd go and view them. I've loved living in the Van Luit house.

I've even met Van Luit's lover, who has come to visit me at my house. He had bought a home off the 210 freeway, but he really wanted this house, because it was Van Luit's. He had done all the designs of the ponds and landscaping, including outside walls, garage, plantings and trees. He did things well.

The Van Luit Complex buildings were made so well, and have withstood the test of time, even earthquakes. They also fit seamlessly into the surrounding community, and are set back so respectfully from the residences and other stables, and horse arenas around them.

The idea of these buildings remaining in our community makes me feel safe. For all of these reasons, we feel The Van Luit Complex should be preserved as a historic monument for the City of Los Angeles.

Sincerely,

Yvonne P. Haley and Dawn Haley

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

anette eriksson <pippi_red1@yahoo.com>

Sun, Nov 15, 2015 at 12:08 PM

Reply-To: anette eriksson <pippi_red1@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Anette Hughes and David Ambrose
Home: 2224 Kenilworth Ave, Los Angeles, CA 90039
Email: pippi_red1@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I am a Creative Director, and I have lived near the historic Atwater Village, near the Van Luit Complex since 1999 with my husband and son. My home is a couple of miles from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

My son has taken riding lessons and volunteered at the Children's Ranch. This historic area of the city has been like an oasis to our family and we have loved walking around the paths, the park, the beautiful Van Luit Complex which fits perfectly into this environment. It is a peaceful part of our busy city and it's a place we can all come to and feel the rich history of our neighborhood and an important part of this history is the Van Luit Complex.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Anette Hughes



NOV 17 2315

Shannon Ryan <shannon.ryan@lacity.org>

(no subject)

1 message

Lukas Ambrose <ambroselukas@yahoo.com>

Sun, Nov 15, 2015 at 12:11 PM

Reply-To: Lukas Ambrose <ambroselukas@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>, "christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Lukas Ambrose

Home: 2224 Kenilworth ave

Email: ambroselukas@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, a
my.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I am a student, and I have lived in historic Atwater Village, near the Van Luit Complex my whole life. My home is a couple of miles from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

Why I feel Its Important to Preserve the Van Luit Complex

- *I don't have a direct view of the buildings from my house, but when ever I come to The Children's Ranch, I worry that if there was any construction near the horses and other animals, they would have to shut down the ranch. The toxins and noise would be too much for the horses, which means that they would have to be boarded at other ranches further away, which would cause the therapeutic riding to be halted.*
- *I also worry that the great views of the hills and of the mountains will be obstructed by the large buildings being built, because the Van Luit Complex is such a beautiful building and adds so much character to the surrounding area.*
- *Riding on the LA river would have to stop as well because there would be too much*

commotion for the horses to handle.

- *Currently all of the houses are relatively small and fit in very well with all of the trees and wildlife, and if these huge building were to be built it would throw off the look of Atwater village as a whole.*
- *Also, if they were to start the construction, the traffic of all of the large trucks would make it too dangerous to ride for both the horses and the Children.*

For all of these reasons, including the fact that it adds a lot to the city around it because of its rich history, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Lukas Ambrose

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Jen Friedman <jennifer.lynn.friedman@gmail.com>

Sun, Nov 15, 2015 at 1:17 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: chc@lacity.org, atwaterillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Jennifer Friedman

Home: 4308 Brunswick Avenue, Los Angeles, 90039

Email: jennifer.lynn.friedman@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwaterillagealways@gmail.com, christine.peters@lacity.org,
amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I am a Librarian at O'Melveny & Myers in downtown LA, and I have lived in historic Atwater Village, near the Van Luit Complex since 2015. My home is two blocks from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I was born and raised in nearby Glendale and my father worked for Systems & Methods Printers on Chevy Chase, just a few blocks from the Van Luit building, for more than 30 years. As a child I was frequently in the area to visit him at work. It is interesting that as an adult, I ended up moving just a few streets away to live with my boyfriend who is a lifelong Atwater Village resident.

When I moved here, I immediately became aware of how special and distinctive this area is. I currently walk my dog past the Van Luit building nearly daily on our way to the LA River path. We often see horses walking on the bridle path and love the unique equestrian feel of the neighborhood. I enjoy the peace and serenity of the river path, and appreciate seeing the views of the Griffith Park mountains across the freeway.

The current Albert Van Luit buildings are unobtrusive and fit into the neighborhood well. As a resident I am appreciative of how the buildings are set back from the road and blocked with foliage. Although industrial, the buildings blend in with the nearby homes and do not have a negative effect on the neighborhood.

Having learned about the history behind the former wallpaper factory and the Killingsworth-designed showroom, I have come to appreciate these buildings even more. In my profession as a law librarian, I

spend significant amounts of time doing research and I love to learn about the history of buildings and neighborhoods. As a native Angeleno, I believe that it is important to maintain the historical integrity of Los Angeles and honor our old buildings and their rich history. I believe that Atwater Village is a special area, which the Van Luit buildings are a vital part of. It is my belief that we should restore these buildings, not knock them down to put up something new.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Jennifer Friedman

NOV 17 2015

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Robert Garafolo
Home: 4308 Brunswick Ave.
Los Angeles, CA 90039
Email: bobbygarafolo@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org,
amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I am a freelancer working for the Hollywood Studios in Set Decoration. I am also a working musician and property manager. I have lived in historic Atwater Village, near the Van Luit Complex since 1983 when I was born. I have lived in Atwater Village my entire life. My home is two blocks from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I have been walking to the park with my dogs ever since I was a child taking long strolls down the river walk. I didn't really notice the building growing up. There was a fence with rows of trees and ivy but I noticed the scenery and walls that were stored there. I began to notice the Van Luit building as I grew older seeing the Scenic Expression Trucks haul in set walls and other constructs from familiar shows. As I played with my dog in the park I saw the interesting saw-tooth roof design. Once I became part of Atwater Village Always, and I was presented with the history of the Wallpaper Factory and its architect I realized that it was important to preserve the building and its history.

I feel that it would be a better idea to renovate and repurpose the Van Luit building in similar fashion that the Van De Kamp factory on Fletcher and San Fernando was turned into the school maintaining the iconic façade. I would like to preserve the whole Van Luit building. I've walked around the factory grounds and noticed that it was designed to be away from adjoining properties and houses. It gives space to the community while being low enough that neighboring views are not blocked to the nature around it.

I love seeing the Griffith Park mountains. The view and landscape as the sun hits them

has been one of my favorite aspects of Atwater Village. I can see the largest peak, Beacon Hill, from my yard. I've seen the hills on fire during the dry season, I see the joggers, the bright lights as they film, etc. I feel that the design of the building fits well into the neighborhood. The height of the buildings and the way the ivy around the perimeter fence blends into the park motif.

Every time I tell people where I live I tell them, with pride, I grew up and reside in Atwater Village close to the horse stables. The horse stables are a wonderful part of the neighborhood community. It's a joy to walk by the arenas and say hello to the horses as I walk my dog. They are a sight to see walking down Brunswick Ave. and the river walk. They are a pleasant surprise for the tenants that rent in front of my mothers house at 4322 Brunswick. The horse stables, park, river, and proximity to Griffith Park are the main amenities of living in Atwater. I'm hoping the stables continue to be a part of the neighborhood and feel that there is a danger that bridle paths and such may be changed or affected in a negative way. I'm worried about traffic as it becomes a danger to horses as well as people.

I love the design of the Van Luit building and feel the layout is beautiful and appropriate for courtesy to the community. Artistically and aesthetically it fits into the neighborhoods architecture and style. It is not a distraction, it's not an eyesore, it is not big or even very noticeable; it is part of the neighborhood that I grew up in. I love history and art and this building encompasses both of those aspects.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Robert Garafolo
4308 Brunswick Ave.
Los Angeles, CA 90039

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Margie Rosenblum <margie_rosenblum@hotmail.com>

Sun, Nov 15, 2015 at 1:27 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org"

<lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <chc@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>,

"christine.peters@lacity.org" <christine.peters@lacity.org>, "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Margie Rosenblum

Home: 4026 Sequoia Street

Los Angeles, CA . 90039

Email: margie_rosenblum@hotmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org,

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15 , 2015

I am a retired legal secretary and currently teach yoga part-time. I live on 4026 Sequoia Street, three blocks from the Van Luit Complex.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I have lived in this area for 70 years, almost my whole life. I grew up in Los Feliz as a child, and often visited Atwater Village playing with the pollywogs and frogs in the river. My favorite thing as a child was to ride horses, starting with the ponies in Griffith Park, then horse-riding in the park itself. I remember the Onodarka Stables on Riverside Drive and the California Stables on Los Feliz Boulevard that are no longer there.

I moved to historic Atwater Village in 1977 when I moved to the Rancho Los Feliz apartments, (the former site of the California Stables), where I lived for 19 years. During this time I was a legal secretary, taught yoga, jogged along the river, took riding lessons at San Rafael Hunt Club, and played softball at the Chewy Chase Park. After I retired as a secretary I moved to a house owned by my mother on Sequoia, three blocks from the Van Luit Complex, where I've lived for 19 years (thus a total of 38 years in Atwater Village). When I moved to Sequoia Street I got a dog and since then I've been walking with my dog past the complex on the way to the LA River. Even though I passed it every day, I never really noticed buildings, or the complex until recently when I learned from Atwater Village Always of its historical significance. I am so happy to have discovered this beautiful gem in my own neighborhood. Now I love it!

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Margie Rosenblum

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex - on behalf of Hector Caresia (with historic photos)

1 message

Jackie Sloan <atwatervillagealways@gmail.com>

Sun, Nov 15, 2015 at 1:31 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

On behalf of Hector Caresia, who does not have email access, we are forwarding his letter of support for the Van Luit Complex below, and attaching his personal photos of working in the Van Luit Factory.

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Hector Caresia

203 N. Catalina Street.

Los Angeles, CA 90004

Email: roxanacaresia@hotmail.com

Previous Address: 1406 ½ N. Manzanita St. LA CA 90027

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I remember being at the site, on February 9, 1971 during an earthquake. I had never felt an Earthquake. It was early in the morning. My wife and daughter were on a trip to Argentina, when we felt that Earthquake. I started working at The Albert Van Luit factory in 1969. I never met the owner. But I heard he was very nice. My friends knew Mr. Oscar and Daniel had been working at the factory longer than I had. Oscar and another man, Manuel Romero, were "colorists." Daniel was the printer. I was a printer's assistant and then I became a printer, where I made \$8.00 per hour in 1970. Alfredo Bernal was another co-worker, he was a printer, and then he became Supervisor. I have attached a photograph of me and my co-workers taken the 1970's.

I remembered that there were lots of windows in the factory; we needed a lot of light. And there were heaters also, to dry the glue and paint. I moved the paint over the silk screens, and then I entered the big rolls of paper, into a dryer. The dryers were very noisy. My Supervisor was Mr. Mendez, a Mexican-American. There was no air conditioning, but lots of windows. We would eat inside the building in their cafeteria. We had two breaks, ten minutes each and one lunch of 30 minutes. At first I was a laborer and then I used semi-automatic machines. For all of these reasons, we support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely

Hector Caresia

4 attachments



PHOTOS_AVL-1.jpg
844K



PHOTOS_AVL-2.jpg
843K



PHOTOS_AVL-3.jpg
774K



PHOTOS_AVL-4.jpg
978K

NOV 17 2015



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex - on behalf of Roxana and Maria Teresa Caresia

1 message

Jackie Sloan <atwatervillagealways@gmail.com>

Sun, Nov 15, 2015 at 1:38 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

On behalf of Roxana and Maria Teresa Caresia, who do not have email access, we are forwarding their letter of support for the Van Luit Complex below.

To:

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From:

Maria Teresa Caresia

203 N. Catalina Street.

Los Angeles, CA 90004

Email: roxanacaresia@hotmail.com

Previous Address: 1406 ½ N. Manzanita St. LA CA 90027

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I graduated from Marshall High School in 1987, and have lived in the area most of my life. I remember that my Dad took me to the Van Luit factory where he worked, when I was 3 or 4 years old. My dad worked at the factory before I was born, in 1968. He worked the graveyard shift when he started, and continued as a wallpaper printer for several years.

I remember he used to show me off to his co-workers when I was small. (I still have photographs of my dad with his co-workers). I remember seeing horses near the factory. I remember my dad being happy with his job and his co-workers. My mom remembers, that she would ask my dad, to please take us to visit the horses, partly because she liked them, but also because I did. We would visit Griffith Park and ride the small train too.

The Albert Van Luit factory was a very good place for my dad. His co-workers were friends during the years they worked together and after. Oscar Caballero, was Cuban, he lived in Glendale with his family and he worked with my dad. He and his wife and their two sons, lived on Doran Street. Daniel Torres, was another co-worker of my Dad's who worked at the Van Luit Complex. We were really sad, when the company was sold, and the operations were sent back to New York.

We used to come back to the factory, every other year, to see the horses, and the factory and this whole area. We would come by the horses, and remember the good times, when my Dad was working here. We always felt marvelous on our visits.

Very recently, we came back to the neighborhood, to find a home for a stray rabbit. My mom suggested, after years of taking care of that bunny that he needed to be with other rabbits. So, we thought maybe one of the farms with horses in Atwater Village, might also have rabbits. When we arrived, we met Jackie and the neighbors and discovered a group of people who shared our feelings about how special this place is.

For all of these reasons, we support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely

Roxana and Maria Teresa Caresia



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Fwd: Ava

1 message

Booker Harrap <bharrap@gmail.com>

Sun, Nov 15, 2015 at 1:50 PM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Booker Harrap
Home: 4001 Verdant st. Los Angeles CA, 90039
Email: bharrap@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 15, 2015

I am a plant specialist, and I have lived in historic Atwater Village, near the Van Luit Complex since 1996. My home is on the same block as the Van Luit Complex. I grew up playing basketball at the park and enjoying the river with my dog. I've heard that developers are using the notion that the complex is an eyesore as an excuse to tear it down and build a large residential complex. It most surely is not an eyesore. It's only 2 stories tall and it's just a part of the neighborhood, almost un-noticable. Most residents I think would surely agree. I believe it would be a much better decision to re-purpose the building than to tear it down. Aside from the history that would be destroyed, they would also be destroying the North Atwater park that the lot is adjacent to by making it the backyard to 60 units, virtually making it their park. And the traffic!

Please excuse my ranting. The purpose of this letter is to convey my affection for the Van Luit complex and my distress that this historical landmark may be taken down and replaced with yet another irresponsible housing development that forever changes the fabric of its surrounding community.

LA as a whole is undergoing a massive development surge which may be unavoidable. It is unavoidable. However, if we as Los Angeleno's, and more specifically as our particular neighborhoods come together, we can shape this development into something that fits into the existing community's fabric. This way, LA can keep some of its identity as development takes place.

The warehouse portion of the Van Luit complex could serve well as some form of loft housing, creating a beneficial situation for everyone: Population density will remain reasonable, LA's history will be honored and preserved, and unique housing with character will be provided.

History is an important and fascinating part of our lives. The closer to home it is, the more real it is to each of us, and the more it connects us with our surroundings, in time, and in space. The Van Luit complex has a rich history that connects me to the land I live on in ways I didn't know were possible until I began to learn about it. I'm sure it would serve the community well to preserve this historic landmark, and to even install a plaque outside it outlining the rich history of the area and Van Luit's contribution to it. My experiences on Olvera street learning

about the historical buildings in that area and the history of the city itself via the plaques placed around the area was one of the most enriching "Los Angeles" experiences I've had. It's a great tradition to continue.

Sincerely,
Booker Harrap

--

Booker Harrap
bharrap@gmail.com
818.631.4051

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

NOV 17 2015

From: Arlene Morse
Home: 4014 & 4020 Verdant St., LA, CA 90039

Also sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 12, 2015

I graduated from Marshall High School and have lived in and owned my equestrian property at 4014 & 4020 Verdant since the 1970s. I moved into this house, previously owned by my parents, after my mother passed away. My home here in Atwater Village sits several hundred feet away from the Van Luit Complex.

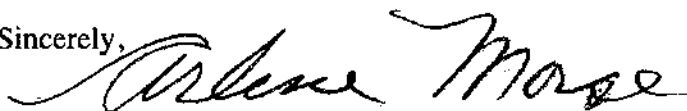
My father came to Atwater Village when he was 20 years old. Before he died, ten years ago, my dad shared stories with me about riding at Saddle & Sirloin—the ranch located around the corner from me—back in the 1930s. Horses have been in this area even before then.

All of these homes have been horse property since before I was born. I am for improving the neighborhood, but I like the current atmosphere. I'm for keeping the horses. I like being surrounded by horses. I'm in the city but feel like I'm in the country. It's country living in the middle of the city. I've always thought you should treat people how you want to be treated. For example, I like how my neighbor Alex Chavez bought the Paddock and kept it equestrian. This neighborhood is zoned for equestrians and is special because of that.

All the decades I've lived here, it's mostly like the Van Luit factory didn't even exist because it's always been so quiet. I knew it was a wallpaper place and that's it. For a while, we ran a neighborhood watch. This was in the early 1990s and we'd meet in a large room in the Van Luit factory. Members of the LAPD would join us. But I can't even see the building from my house. And it's so quiet that I don't notice it.

For all of these reasons, I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

Sincerely,



Arlene Morse



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

Devon Gonzalez <happyfrontier@yahoo.com>

Fri, Nov 13, 2015 at 10:09 AM

Reply-To: Devon Gonzalez <happyfrontier@yahoo.com>

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

To:

Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From:

Devon Gonzalez

Home: 447 S. Griffith Park Drive, Burbank, CA 91506

Client of: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: happyfrontier@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 13, 2015

My 12 year old daughter Catherine has been a client of The Children's Ranch Foundation in Atwater Village since 2008. She is part of a therapeutic riding program at the Ranch and rides there each week. I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

As the mother of a child who rides at The Children's Ranch, I appreciate how the Van Luit Complex buildings are just there. They don't scream at you. They are discreet. If the atmosphere is too busy, it aggravates Catherine and increases her anxiety, making horseback riding difficult and even dangerous. The open space and the quiet that the Van Luit buildings provide makes Catherine's therapeutic rides along the trails next to the complex so enjoyable. She loves them so much that she literally runs into the Ranch each week, eager to get on her horse. She struggles to communicate verbally, but when I tell her it is a Ranch day, she says "horse, horse!" as she jumps up and down with excitement.

The Van Luit buildings are an integral part of what keeps my daughter safe on her therapeutic rides at the Ranch. This unique urban equestrian district deserves protection. I support the Nomination to preserve these important buildings.

Sincerely,

Devon Gonzalez

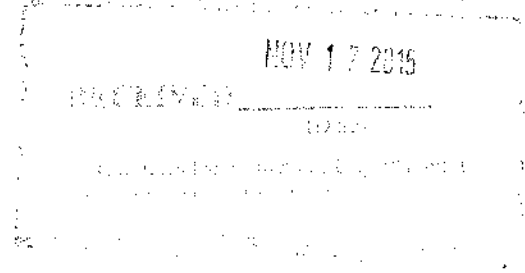


3371 Glendale Blvd.
Unit 105, Los Angeles, CA 90039
Email: Board@AtwaterVillage.org
Phone: 323 230-3406
www.AtwaterVillage.org



AVNC Officers: Co-Chairs: Torin Dunnivant; Courtney Morris • Treasurer: Julia Mewbourne • Secretary: Karen Knapp

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012



Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 12, 2015

Dear Mr. Richard Barron, AIA

On behalf of the Atwater Village Neighborhood Council, we urge you to support the designation of the Albert Van Luit Complex, located at 4000 E. Chevy Chase Drive, Los Angeles, CA 90039, as a Historical-Cultural Monument to the City of Los Angeles.

The Albert Van Luit Complex ("Complex") has particular historic significance to the City of Los Angeles. Albert Van Luit was well-known for his innovations in the wallpaper industry in the period following World War II. Moreover, important historic resources make up the Complex, comprised of a Post-War Daylight Factory designed by renown architect JR Wyatt (1950) and an International Style office-showroom designed by multiple award-winning Edward Killingsworth and his colleague Jules Brady (1965).

Killingsworth utilized the International Style to highlight Van Luit's innovative wallpaper designs, integrating interior and exterior space to create a more unified whole, and to allow a more natural way to view the various wallpaper designs on display.

Daylight factory-type buildings have also been identified by the City of Los Angeles's Office of Historic Resources as a significant property type. Daylight factory designs feature large unobstructed floor spaces and exposed concrete exterior frames, which can be filled with large windows to admit light and air. The windows are a key element for allowing natural light to come into the building, saving energy use.

Given the historic and architectural significance of the Complex, we submit this letter requesting the Council's support of designating this site as a Historical-Cultural Monument.

Sincerely,

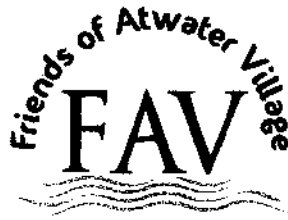
A handwritten signature in black ink, appearing to read "Torin Dunnivant".

Torin Dunnivant
Co-Chair

A handwritten signature in black ink, appearing to read "Courtney Morris".

Courtney Morris
Co-Chair

NOV 17 2015



To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Date: November 13, 2015

From: Netty Carr and Sandra Caravella
Friends of Atwater Village, P.O. Box 39A55, LA, CA 90039
Email: disly512@sbcglobal.net, kumquatse@earthlink.net

Also sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,
cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

On behalf of Friends of Atwater Village, we write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I, Sandra Caravella, have lived in Atwater Village for over 60 years. And I, Netty Carr, have lived in Atwater Village for over 43 years. We are both native Angelenos. We formed Friends of Atwater Village as part of a preservation movement with respect to saving the Van De Kamps Bakery building, which stands today. Our preservation efforts led to writing a book about Atwater Village, Atwater Village (Images of America) (Arcadia publishers) and its rich history, including its unique equestrian area.

In researching our book, we explored the historic Atwater Equestrian District, and neighboring North Atwater Park, arenas and trails, and never discovered the Van Luit Complex. It is such a well-hidden jewel, fitting seamlessly into the surrounding equestrian landscape. This area, after all, was originally the Santa Eulalia Rancho, owned by the Verdugo Family and subsequently, in 1868, purchased by W.C.B Richardson. This area was run as a ranch until it was annexed to Los Angeles in 1910.

It was exciting to learn about the rich historical significance of the Van Luit Complex, Edward Killingsworth, the importance of these daylight factories, and Van Luit's innovative contributions to the wallpaper manufacturing industry. The Van Luit Complex is a wonderful example of the way Atwater Village commercial buildings were designed -- with respect for the adjacent residences, and in harmony with the equestrian roots of the area.

For all of these reasons, we support the Nomination.

Sincerely,
Netty Carr and Sandra Caravella



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

Joyce Chan <choicecarolchan@gmail.com>

Tue, Nov 17, 2015 at 6:32 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Joyce Chan

1731 N. Dillon St., Los Angeles, CA 90026

Email: choicecarolchan@gmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com, christine.peters@lacity.org, amy.ablakat@lacity.org

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 17, 2015

I have lived in Silver Lake for all of my life. Even though I live in Silver Lake, I spent much of my childhood and my child has spent much of her time using the facilities near and around the Van Luit Complex. We spent a lot of time admiring this building, and have a true affinity for this secret jewel of Atwater Village. This building is historic, and should not be torn down. It offers an incredible historical perspective to Atwater Village, and should be preserved. A good example of Atwater buildings that have been preserved and cultivated is Atwater's ATX Building Complex. Can we create something similar, but with the added historical perspective, to the Van Luit Complex? The complex is quite a beautiful building which offeres natural lighting, and the show room is amazing. I would love to see the complex cultivated into a place that

offers history and serves the community even more than it does now.

I am a Farmers' Market Manager for the City of Torrance and I started the Atwater Village Farmers' Market with Mayor Garcetti 10 years ago, as an employee of Sustainable Economic Enterprises of Los Angeles. I was very happy and deeply encouraged when working with the Atwater Community in the beginning stages of the farmers' market. The Atwater Village community carried forth an all-inclusive nature, and passion for the neighborhood that Albert Van Luit did. He had the forthought to build a business that also considered the neighbors and natural habitat around his complex, and that is exactly what Atwater Village still does on today, which makes the area so special.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Joyce Chan



NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Atwater Village - Van Luit Complex

1 message

Monica Pa Moya <monicapa4@gmail.com>

Tue, Nov 17, 2015 at 9:43 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, Jackie Sloan <atwatervillagealways@gmail.com>, christine.peters@lacity.org, amy.ablakat@lacity.org

To: Richard Barron, AIA, Chair
The Cultural Heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

From: Monica Pa Moya
Home: 3810 W. Clark Ave., Burbank CA 91505 (own home on 4420 Edenhurst Ave.,
Los Angeles CA 90039
Email: monicapa4@gmail.com

I am an attorney for the Walt Disney Company, and I own a home in historic Atwater Village, near the Van Luit Complex since 2012. My home is immediately adjacent to the Van Luit Complex. My family moved from our home in Atwater to Burbank in March 2016, but we continue to own and rent out the house located on Edenhurst Avenue and I write to you because of my concern that this structure is in jeopardy.

I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex. We are able to view the Van Luit Complex from our property, and a key feature when we purchased our home was our ability to see the mountains of Griffith Park since we have an unobstructed view. The low height and ample set back of the Van Luit Complex buildings makes them fit into the neighborhood so that all the neighbors can share in the mountain views. The neighborhood benefits from the quiet and modest structure, since the trees and plantings make the buildings blend into the nearby residences and park.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,
Monica Pa Moya



RECEIVED NOV 17 2015

Shannon Ryan <shannon.ryan@lacity.org>

Please Consider Preservation of the Albert Van Luit Complex

1 message

Douglas Hill <douglas@doughill.com>

Tue, Nov 17, 2015 at 12:35 AM

To: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

Cc: CHC@lacity.org, christine.peters@lacity.org, amyablakat@lacity.org, atwaterillagealways@gmail.com

Cultural Heritage Commission
City Hall, room 1010
200 N. Spring Street
Los Angeles, CA 90012

To whom it may concern,

In my capacity as an architectural photographer for the past 45 years I have had occasion to document many projects in Los Angeles, both contemporary and of historical significance.

Preservation of Los Angeles' architectural heritage has always been a concern of mine, lest the common observation that ours is a city with no regard for its past proves to be true.

I was first introduced to the Albert Van Luit Complex in the 1980s when I was asked to provide the company with a quote for my services to photograph some of their wallpaper installations. Nothing came of this business proposition, however, I was duly impressed by Edward Killingsworth's innovative design for the showroom, as well as the factory with its fine sawtooth roof. As memorable as the architecture was, the facility's location at the edge of a residential neighborhood and it's proximity to the Los Angeles River, in my estimation, made it unique.

I had the opportunity to visit the complex again recently, and to photograph it. Although the buildings show some of the ravages of time, what made them memorable originally was still intact. While there, I was also impressed by the level of interest shown by those who live in the community and their interest in seeing the Van Luit Complex be preserved.

Too much of what represents Los Angeles' rich history has been relegated to archival file drawers when simply preserving the physical places was a simpler and much more effective solution. It's my fervent wish that the Albert Van Luit Complex remain standing where it is.

Very truly yours,

Douglas Hill
Photographer

2324 Moreno Drive
Los Angeles, CA 90039

douglas@doughill.com
213-819-5856

Erin Engman

14646 Tustin Street, Sherman Oaks, CA 01403

erinengman@earthlink.net

NOV 17 2015

Office

Los Angeles Department of City Planning
100 North Spring Street, Room 620

November 12, 2015

Richard Barron, AIA, Chair
The Cultural heritage Commission
c/o Shannon Ryan, Planning Associate
Los Angeles City Hall
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Re: The Van Luit Complex

Dear Mr. Barron,

I would like to express my support for the historic preservation of the Van Luit Complex.

Ever since I moved to Los Angeles in 1986, I have always been in awe over the unique Atwater Equestrian District. In a city made famous by film making, this area stood out as a real-life movie set.

Over the recent years, I have enjoyed attending functions at The Children's Ranch and have great appreciation for the work they do with special needs children. Places like The Children's Ranch can't flourish without the preservation of places like the Van Luit Complex.

Please help to make this community continue to exist as the unique place that it is.

Best regards,

Erin Engman

NOV 17 2015
10:11 AM PST
Post

Shannon Ryan <shannon.ryan@lacity.org>

Historic-Cultural Monument Nomination for the Albert Van Luit Complex

Norman Nakamura <Norman.Nakamura@unionbank.com>

Mon, Nov 16, 2015 at 2:14 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org"

<lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "christine.peters@lacity.org" <christine.peters@lacity.org>,"amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "atwatervillagealways@gmail.com"

<atwatervillagealways@gmail.com>

<atwatervillagealways@gmail.com>

Norman Nakamura

4015 Chewy Chase Drive

Los Angeles, CA 90039

November 16, 2015

Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org

cc: CHC@lacity.org, christine.peters@lacity.org, amy.ablakat@lacity.org, atwatervillagealways@gmail.com

Subject: Historic-Cultural Monument Nomination for the Albert Van Luit Complex

I am writing this letter to support the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I am a Systems Analyst at Union Bank. My home is at 4015 Chewy Chase Drive, which is across the street from the Van Luit Complex. Except for 2 years in the Army, I have lived there since 1958. I have actually lived in Atwater Village for almost 70 years.

Upon returning to Los Angeles in 1946 from Manzanar Relocation Center where I was born, my parents rented the back house at 4417 Edenhurst Avenue. This was across the street from the Van Luit residence at 4410

Edenhurst Avenue. Then, in 1958, my parents built their home nearby on Chewy Chase across from the Van Luit factory. So the Van Luits and the Van Luit Complex have always been a part of the local neighborhood for me.

Along with the LA River and Griffith Park on the west side, the neighborhood is an interweaving of many kinds of people, animals, modest homes, small apartments, stables and light manufacturing. The homes, apartments and light manufacturing give a working-class feel to the neighborhood. The river, horses and stables also provides a rural feel. The Van Luit Complex is an integral part of this unique neighborhood.

I am sure that Mr. Van Luit took extra care in selecting the placement and design of the factory, since the factory was basically in his backyard. He lived on Edenhurst, and the factory was on 4000 Chewy Chase Drive with the east side next to his backyard. The 2-story factory was placed on the west side of the parcel, so it did not place any of the homes in shadow. The factory is basically gray and blends into the local neighborhood landscape.

The factory is distinctive in a quiet way. It is a daylight factory that incorporates the use of daylight in its design instead of relying solely on electricity for lighting. From Chewy Chase, you can see the north side of the factory with two rows of continuous large steel sash windows, which identifies this as a daylight factory. From the east side, you can see the saw-tooth roof outline with skylights that also identifies this as a daylight factory. Although this factory was built in the 1950's, its use of daylight instead of electricity is today's "Green".

As I recall, the factory was one large room. With daylight coming down through the skylights and high sash windows, machines and equipment of any size could be placed anywhere on the factory floor. It had a stark utilitarian feel. You could see the structure of the building because there was no ceiling and no wall panels. The pipes, ductwork, steel beams and roof struts were there to be seen. Showing the building structure with natural daylight may have even been part of the overall design.

The factory is a well-constructed daylight factory that merits acknowledgement and preservation. I gained an appreciation of construction when I was in the Army. I was in a construction battalion in the 20th Engineer Brigade in Viet Nam. We worked on the larger support bases by rapidly constructing barracks, evac hospitals, maintenance yards, chopper pads and roads.

The Van Luit showroom and office building must be preserved and recognized as an Edward Killingsworth building. I did not know that this was a Killingsworth building until recently, but I did know that Killingsworth was a Case Study House designer.

My brother, Bob, worked for many years as a photographer for Ray and Charles Eames. It was through my brother that I learned about the Case Study House program, which included Charles Eames, Eero Saarinen, Richard Neutra and Edward Killingsworth. I even visited the Eames House in Pacific Palisades, which is a Case Study House. I also recall seeing a Killingsworth building on Long Beach Boulevard.

When the showroom/office building was opened, Mr Van Luit invited the neighborhood. On Chewy Chase, you could only see a windowless wall with trees, plants and rocks. From the driveway, you could see the entrance on the west side. It was only when you were in the factory compound that you could really view the showroom. I was impressed with its simple elegance.

Mr Van Luit also gave us sample rolls of his wallpaper at the opening. This was the first time that I had seen the wallpaper. I was again impressed because they reminded me of William Morris designs.

As is usually the case when something is close at hand, I took the Van Luit Complex for granted. Now that its existence is being threatened, I must advocate for its preservation as an integral part of this neighborhood. Now that I know that the showroom/office building was designed by Edward Killingsworth, it must be preserved as part of the architectural heritage of Los Angeles. Now that I know that this is a daylight factory, it must be seen as part of the Green future for California.

Yours,

Norman Nakamura, Atwater Village Resident

This communication (including any attachments) may contain privileged or confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this communication and/or shred the materials and any attachments and are hereby notified that any disclosure, copying, or distribution of this communication, or the taking of any action based on it, is strictly prohibited.

Thank you.



NOV 12 2015

Shannon Ryan <shannon.ryan@lacity.org>

Albert Van Luit Complex

1 message

Elaine Brock <tractormama1@yahoo.com>

Wed, Nov 11, 2015 at 10:40 AM

To: "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Elaine Brock

Home: 4010 Verdant Street, LA 90039

Business: San Rafael Stable, 3949, 4010-4012 Verdant Street, LA 90039

Email: tractormama1@yahoo.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex**Date:** November 11, 2015

I am a longtime resident of Atwater Village. I have lived here since 1965. Since 1967, I have been the proprietor and business owner of San Rafael Stable, a long established equestrian boarding stable in the historic Atwater Village Equestrian District. I am referred to by locals as "grandma."

When my clients use the riding rings adjacent to the Van Luit Complex, horseback riding feels safe, because of the ample set back of the factory from the bridle path and jumping arena along the property lines. The lighting, structure and ambiance of the buildings on the complex give a positive feeling for the people in the Atwater community, including the equestrians that use the riding rings and trails. Equestrians understand the vehicular traffic coming in and out, because it is so predictable, which keeps riding in the area safe. The staff members on the complex have also been friendly to the equestrians over the years, which I appreciate.

Upon entering the complex and seeing the showroom building, you get such a warm and friendly feeling that is in synch with the surrounding Atwater community. The buildings are unique in their design and character, just like our historic neighborhood.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Elaine Brock

Elaine Brock
San Rafael HuntClub
Tractormama1@yahoo.com
Sent from my iPad



NOV 12 2015

Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

chona labtic <labchona@hotmail.com>

Tue, Nov 10, 2015 at 6:56 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Chona Labtic-Austin

4416 Edenhurst Avenue

LA, CA 90039

labchona@hotmail.com

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 10, 2015

I have lived in historic Atwater Village, near the Van Luit Complex for 15 years, since 2000. My back yard abuts the Van Luit Complex. The large Van Luit factory building is right behind my home, set back graciously so that I still have a beautiful view of the mountains and the park.

I am a CPA, and I raised my two sons in this home, located at 4416 Edenhurst Avenue. This house will be for my sons someday when I am gone. When my sons were young, we would walk to the park and pass the Van Luit buildings. The buildings were always discreet, since the planted trees along the street. My sons used to ride horses in the public arena and the trail in front of the Van Luit

Complex. I would rent the horses for them by the hour. My sons played basketball, baseball, and volleyball with friends in North Atwater Park, right in front of the Van Luit Complex. When they were at Marshall high school, they had their PE class at the park.

Preserving the Van Luit Complex is important to our neighborhood. I feel that the buildings kept us safe all these years, since there is no alley, and good security. For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Chona Labtic-Austin

nasba

From

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11/10/15



Shannon Ryan <shannon.ryan@lacity.org>

Van Luit Complex

1 message

kslayton@charter.net <kslayton@charter.net>

Tue, Nov 10, 2015 at 12:10 PM

To: "shannon.ryan@lacity.org" <shannon.ryan@lacity.org>, "lambert.giessinger@lacity.org"

<lambert.giessinger@lacity.org>

Cc: "CHC@lacity.org" <CHC@lacity.org>, "atwatervillagealways@gmail.com" <atwatervillagealways@gmail.com>

To: Richard Barron, AIA, Chair

The Cultural Heritage Commission

c/o Shannon Ryan, Planning Associate

Los Angeles City Hall

200 N. Spring Street, Room 620

Los Angeles, CA 90012

From: Karen Slayton

Home: 240 Spencer Street, Glendale, CA 91202

Business: The Children's Ranch Foundation, 4007 Verdant Street, LA, CA 90039

Email: kslayton@charter.net

Sent via email to: shannon.ryan@lacity.org, lambert.giessinger@lacity.org,

cc: CHC@lacity.org, atwatervillagealways@gmail.com

Re: Historic-Cultural Monument Nomination: Albert Van Luit Complex

Date: November 10, 2015

I am a therapeutic riding instructor at The Children's Ranch in Atwater Village, and I lease a horse for my private use at San Rafael Stables, 4010-12 Verdant Street, LA 90039. I write this letter in support of the Historic-Cultural Monument Nomination of the Albert Van Luit Complex.

I have been riding in the historic Atwater Village Equestrian District for over 25 years, and I have been teaching at The

Children's Ranch since 2006. I previously boarded a horse at the Paddock Riding Club, located at 3919 Rigali Ave, LA 90039.

As an equestrian, I appreciate how the Van Luit Complex has expanded the safe riding area in the Atwater Equestrian District, without encroaching upon the residents. When riding, we always know what to expect in the public riding arena and trail beside the factory, because of the limited way in which the Van Luit Complex buildings are used for business. We can predict when vehicles will come in and out of the driveway, and we find the personnel to be respectful. The size and setback of the Van Luit Complex also provide a safe haven for horseback riding on days where the LA River Equestrian Trail is too windy or muddy. The factory building is set back from the bridle path sufficiently, allowing the buildings to shield the wind and rain, while providing enough space to ride safely in their proximity.

As a therapeutic riding instructor, I would add that the Van Luit buildings keep us safe by shielding us from unpredictable activity near our public riding rings and trails. Interestingly, the buildings serve as a destination for trail rides with kids who are developmentally challenged. These students benefit from a concrete destination when riding, since time can be hard for them to understand, which causes increased anxiety. We call the buildings "the scene shop." All I have to say to a rider is, "step one: ride to the scene shop," and the student knows just where we are going, alleviating anxiety. The activities that go on in the Van Luit Complex are also inherently interesting to the students, and they can view from horseback as the scenery and sets come in and out of the site.

Having recently learned about the rich history of the Van Luit Complex, I find the site even more interesting as both a riding instructor, and as a native of Los Angeles. Working near the Van Luit Complex makes me feel more connected to the City, as so many of our historic buildings are being torn down, thereby robbing the citizens from a tie to their past. The Van Luit buildings offer the residents of Los Angeles a link to their past – to a time when businesses built commercial buildings that seamlessly fit with the surrounding residences, stables, arenas, trails and parks.

For all of these reasons, I support the Nomination of the Albert Van Luit Complex as a Historic-Cultural Monument in the City of Los Angeles.

Sincerely,

Karen Slayton

Karen Slayton