

F. & W. GRAND SILVER STORE BUILDING

537 South Broadway
CHC-2017-3967-HCM
ENV-2017-3968-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—November 9, 2017](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-3967-HCM
ENV-2017-3968-CE

HEARING DATE: December 7, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 537 South Broadway
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Ord's Survey, Block 14, Lot FR 2

EXPIRATION DATE: January 2, 2018

PROJECT: Historic-Cultural Monument Application for the
F. & W. GRAND SILVER STORE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): 537 Broadway Associates LP
8820 Wilshire Boulevard
Beverly Hills, CA 90211

APPLICANT: Richard Shamoolian
King's Arch, Inc.
8820 Wilshire Boulevard
Beverly Hills, CA 90211

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
Commission/Staff Site Inspection Photos—November 9, 2017

FINDINGS

- The F. & W. Grand Silver Store Building "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent example of a commercial building in the Art Deco architectural style.
- The F. & W. Grand Silver Store Building is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as an excellent example of the work of Los Angeles-based master architects Albert R. Walker and Percy Eisen.

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.

SUMMARY

The 1931 F. & W. Grand Silver Store Building is a six-story commercial building located on South Broadway between 5th Street and 6th Street in Downtown Los Angeles' Broadway Corridor. It was constructed in the Art Deco architectural style by Los Angeles master architects Albert R. Walker (1881-1958) and Percy A. Eisen (1885-1946) for R.A. Rowan & Company, a Los Angeles real estate firm. F. & W. Grand Silver Stores Inc. occupied the building from 1931 until 1934, after which it was home to a series of other department stores and clothing stores.

Rectangular in plan, the subject property is of concrete and masonry construction with brick and terra cotta cladding and a flat roof. The rear of the building is only three stories in height and has several utility penthouses on the roof. The primary, east-facing elevation is divided into five vertical sections by banded terra cotta pilasters that start as tiered points at the second floor and continue to the top of the sixth floor. Between them, running from the second to sixth floors, are vertical brass-colored metal single light casement windows topped with transom windows. The windows are separated by decorative brass colored bands of spandrel panels below the second, fourth, fifth and sixth floors. Below the third floor and above the sixth floor are decorative terra cotta panels. The terra cotta pilasters and panels continue to the parapet. The windows on the second floor extend slightly out in the center, creating triangular bay windows, and feature stylized, brass-colored broken pediments and spikes that extend to the terra cotta panels above. The first floor consists entirely of floor-to-ceiling glazing with a horizontal beam separating the storefront from the decorative spandrel below the second floor. The north and south elevations are brick infill with bearing walls and floor plates visible in concrete; there are also painted signs at the top. Most of the interior features have been removed through various remodels and the interior is presently gutted; all that remains are terrazzo floors at the ground level and remnants of an original tile-covered wall.

Both Albert R. Walker and Percy A. Eisen were native Californians. Walker was born in Sonoma, California in 1881. He attended Brown University in Providence, Rhode Island in 1902. Following apprenticeships with firms that included Hebbard and Gill, Parkinson and Bergstrum, A.E. Rosenheim, and Hunt and Grey, Walker established his own practice in 1909. In 1919, Walker partnered with Percy A. Eisen to form Walker & Eisen Architects and Engineers. Eisen was born in San Francisco in 1885 and was trained alongside his architect father, Theodore Eisen. As early as 1908, Percy was in architectural practice with his father as Eisen and Son, Architects. Together, Walker & Eisen designed over 200 buildings and are responsible for such prominent landmarks as the Fine Arts Building (1927, Historic-Cultural Monument #125); the Texaco/United Artists Building (1927, Historic-Cultural Monument #523); the Oviatt Building (1928, Historic-Cultural Monument #195); the Beverly Wilshire Hotel (1928); the Normandie Hotel (1926, Historic-Cultural Monument #1013), and the Commercial Exchange Building (1924, HCM# 1145). The partnership dissolved in 1941.

The subject property has experienced multiple exterior and interior alterations over the years: the first floor of the primary elevation was alternately altered, demolished, and rebuilt five times between 1934 and 1959 and a series of interior remodels between 1934 and 2009 resulted in the removal of most original features and various floor and ceiling openings being in-filled. In 2009, the existing, original façade of floors two through six was repaired and restored.

The subject property is listed in the National Register of Historic Places and the California Register of Historical Resources as a Contributor to the Broadway Theatre and Commercial District.

DISCUSSION

The F. & W. Grand Silver Store Building successfully meets two of the Historic-Cultural Monument criteria.

The subject property “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction” as an excellent example of a commercial building in the Art Deco architectural style. From 1925 to 1940, Americans embraced the Art Deco architectural style as a change from the eclectic and revivalist sensibilities that preceded it. Hallmarks of the style, as expressed by the subject property, include an emphasis on verticality, metal casement and fixed windows, smooth wall surfaces, and the use of zigzags, chevrons, and other stylized and geometric motifs as decorative elements on the façade. Other distinguishing characteristics are the property’s use of richly-detailed terra cotta and the alternating bronze-colored metal spandrel panels with Art Deco reliefs below each of the windows on the primary, east-facing façade

The subject property is also “a notable work of a master builder, designer or architect whose individual genius influenced his or her age” as an excellent example of the work of Los Angeles-based master architects Albert R. Walker and Percy Eisen. The firm of Walker & Eisen Architects and Engineers was the preeminent architectural firm in Southern California during the 1920s and 1940s. They were especially prolific in Los Angeles designing many commercial buildings, apartment houses and hotels. Together with contemporary peer firms that included Allison and Allison, Parkinson and Parkinson, and Albert C. Martin and Associates, Walker and Eisen were responsible for significantly shaping the urban form of Los Angeles during the early 20th century. While in practice together from 1919 to 1941, they designed more than 250 buildings, primarily focused on larger scale commercial office buildings, apartment houses, hotels, and movie theaters. The subject property is significant as one of Walker and Eisen’s later Art Deco designs that

prominently used decorative metal on the primary façade, a departure from their earlier designs that relied more on the use of decorative concrete and metal trim.

Although there have been interior and exterior alterations over the years, the subject property continues to maintain a high level of integrity of location, design, materials, setting, workmanship, and feeling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 *“consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.”*

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

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

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

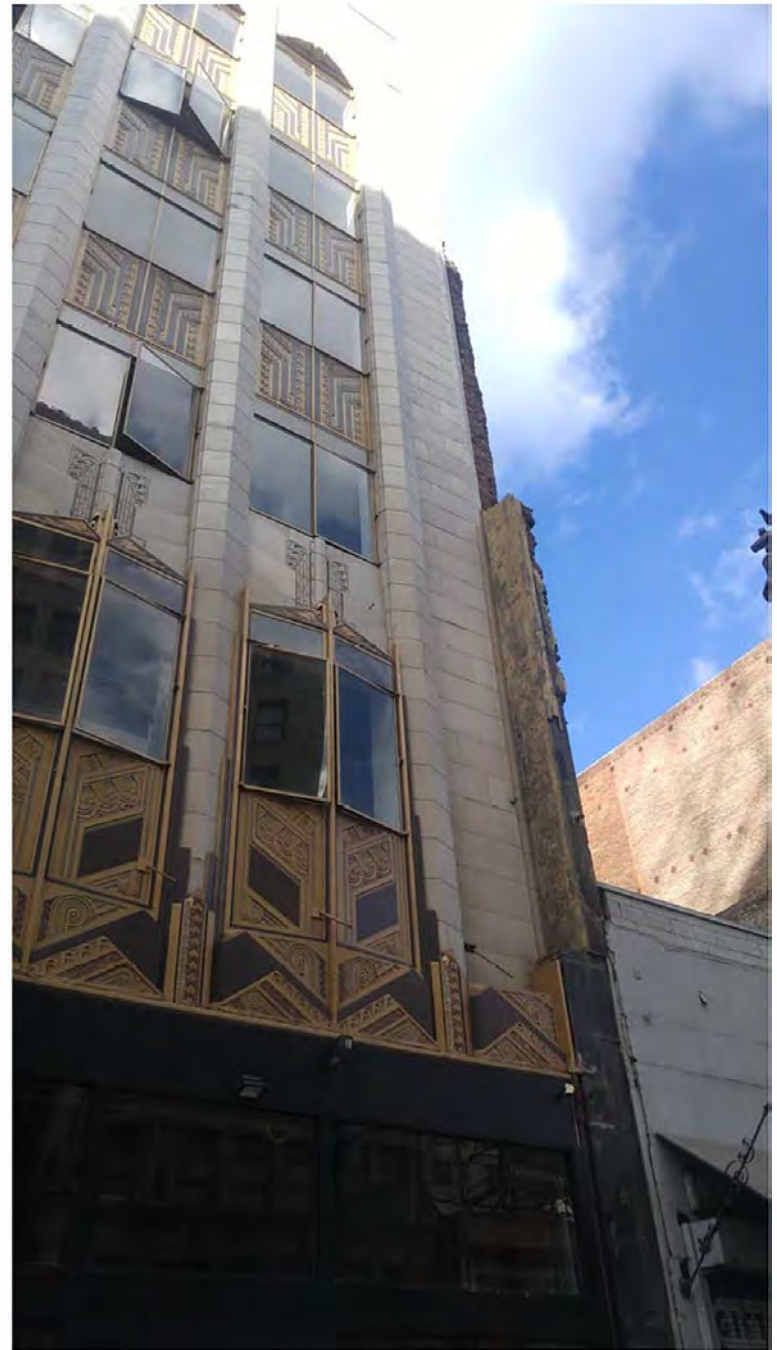
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the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

Categorical Exemption ENV-2017-3968-CE was prepared on November 14, 2017.

BACKGROUND

On October 19, 2017, the Cultural Heritage Commission voted to take the property under consideration. On November 9, 2017, a subcommittee of the Commission consisting of Commissioners Barron and Kanner visited the property, accompanied by staff from the Office of Historic Resources.





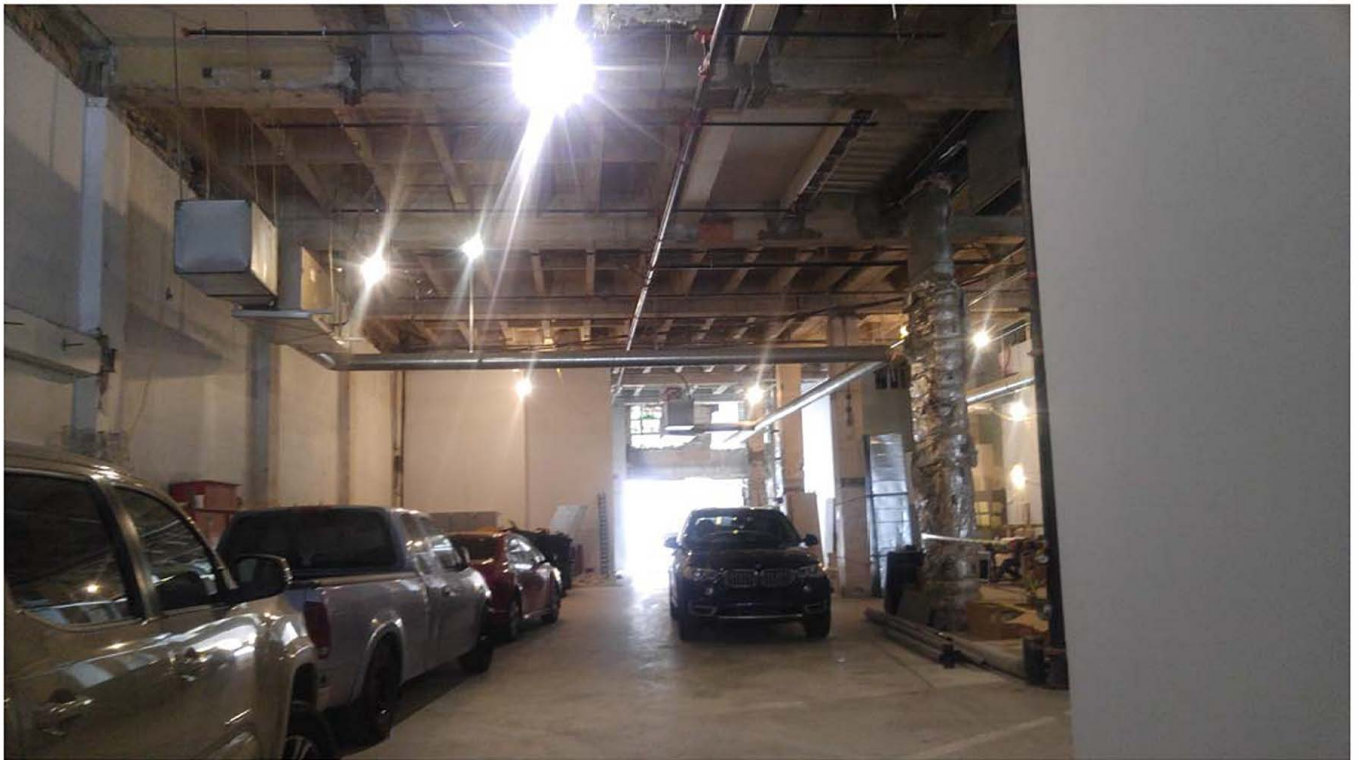
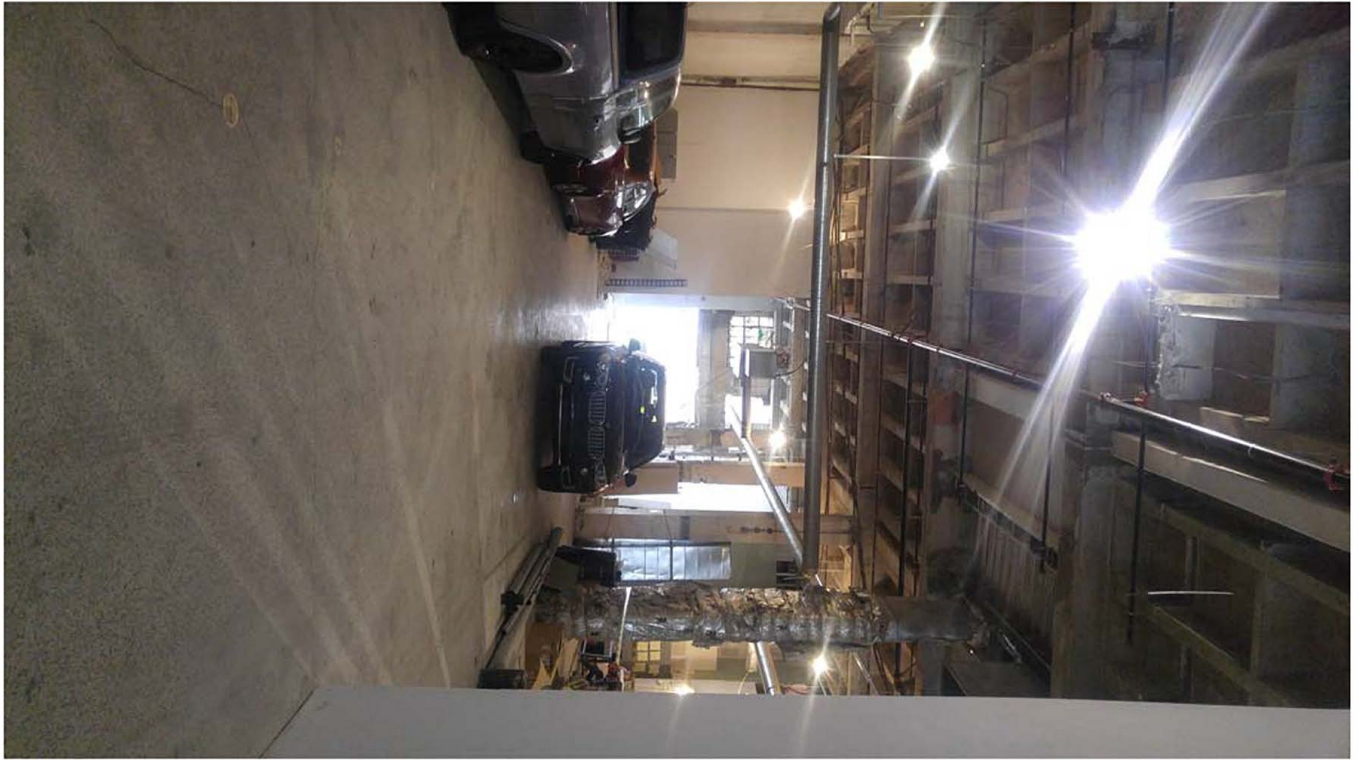




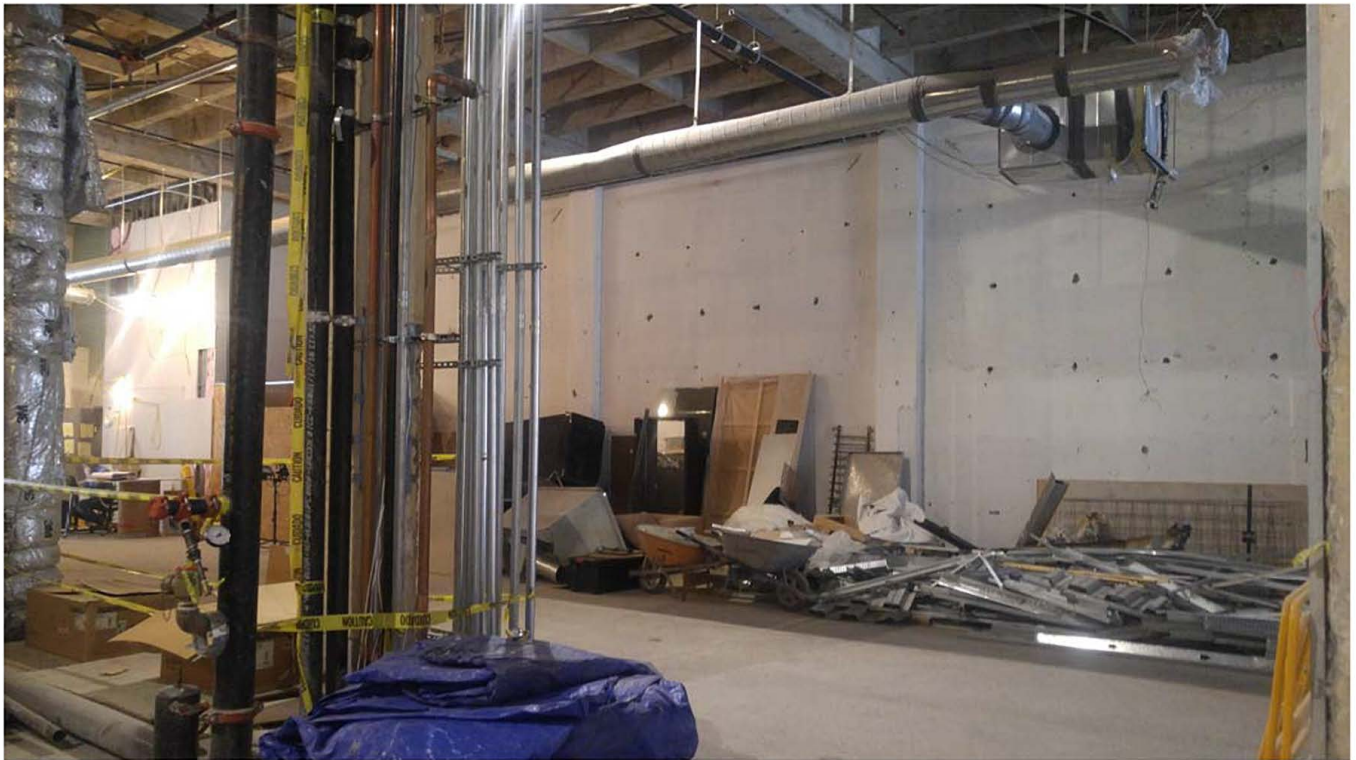


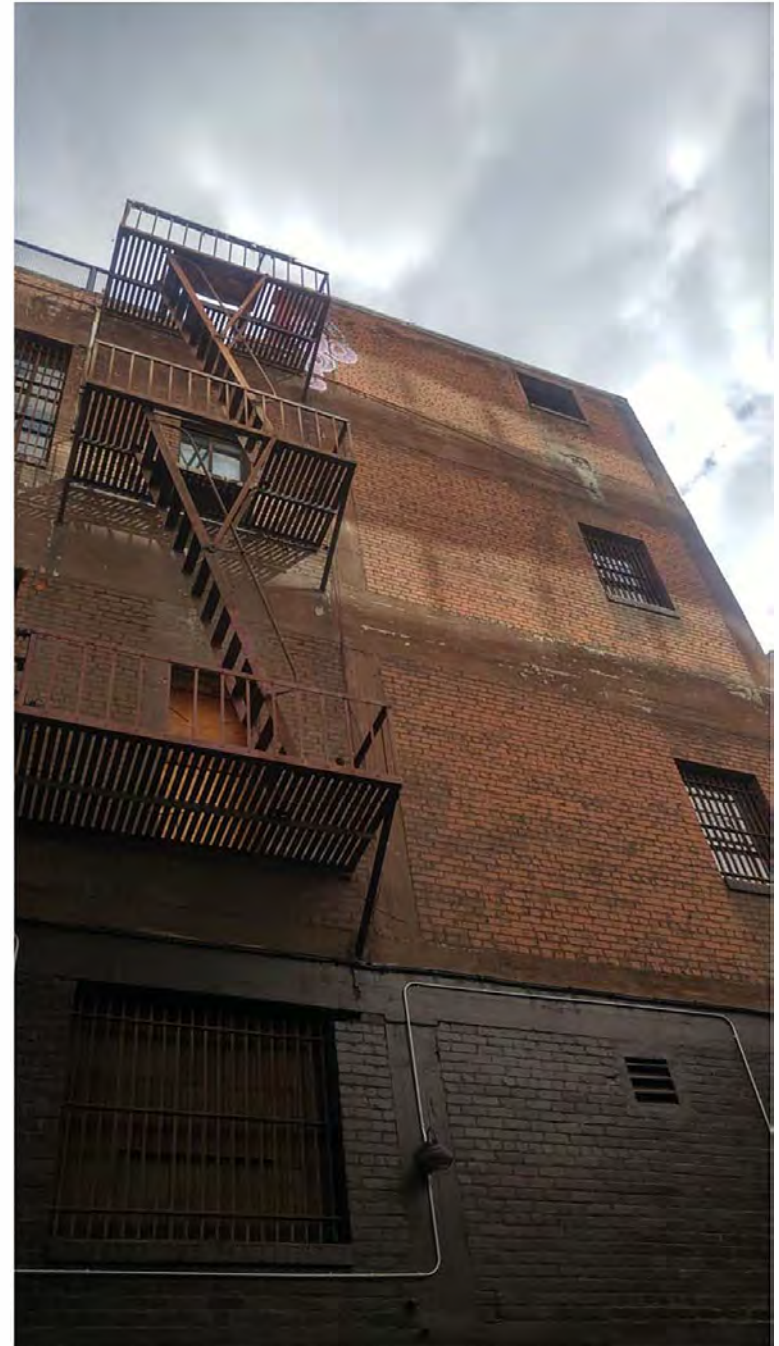










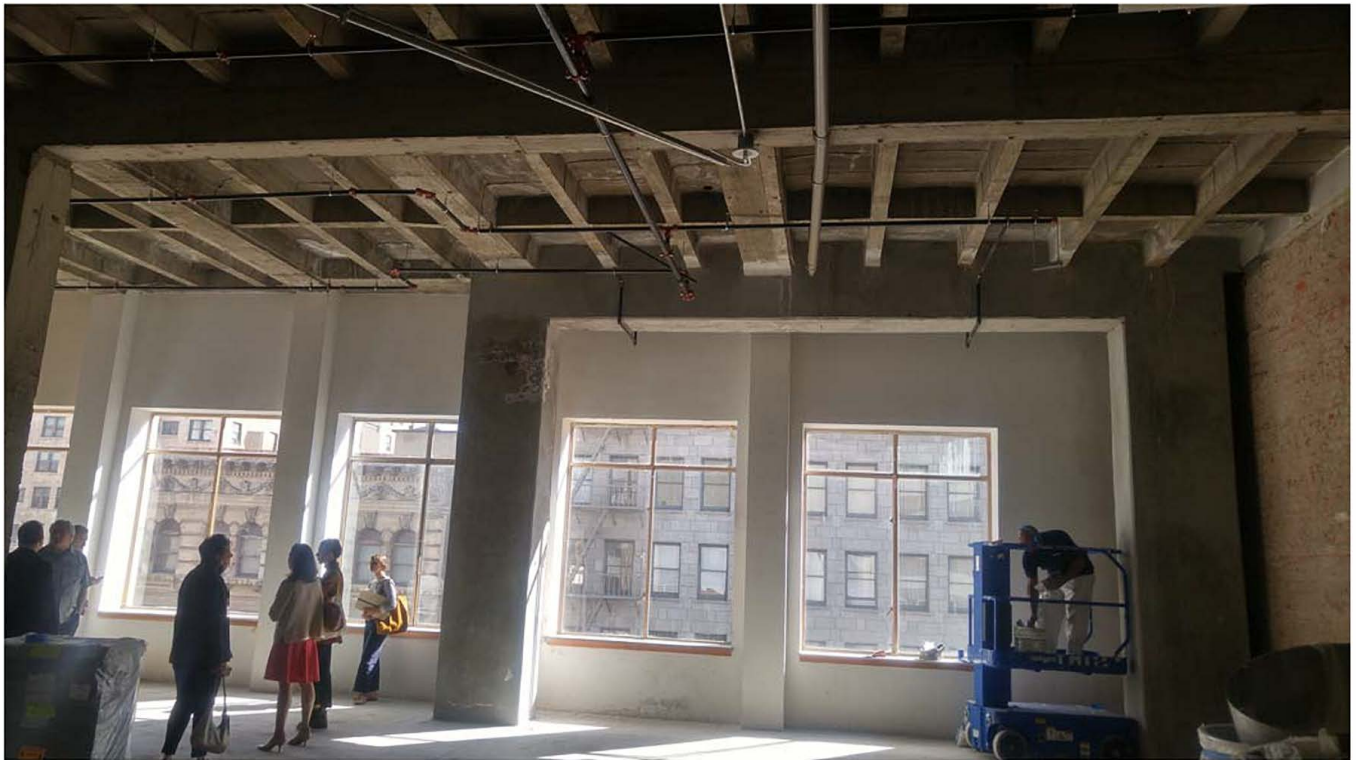




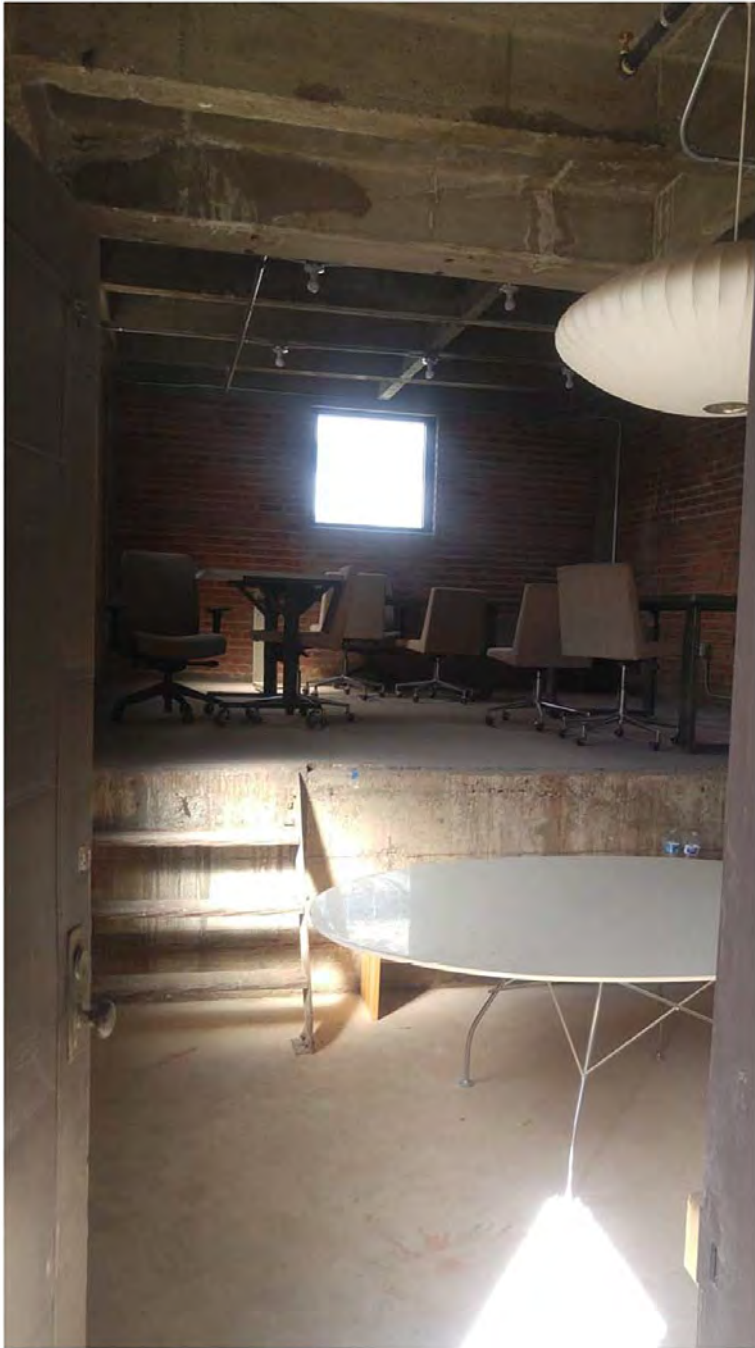


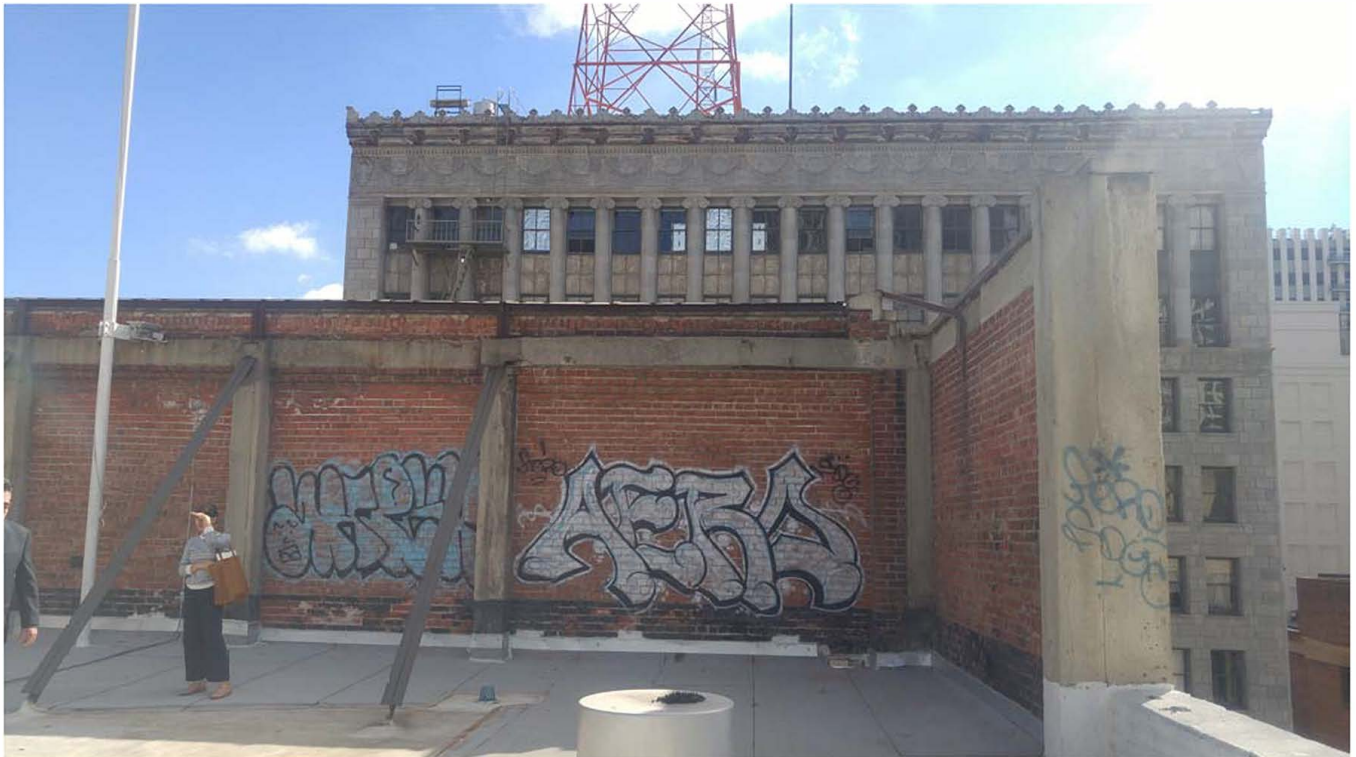


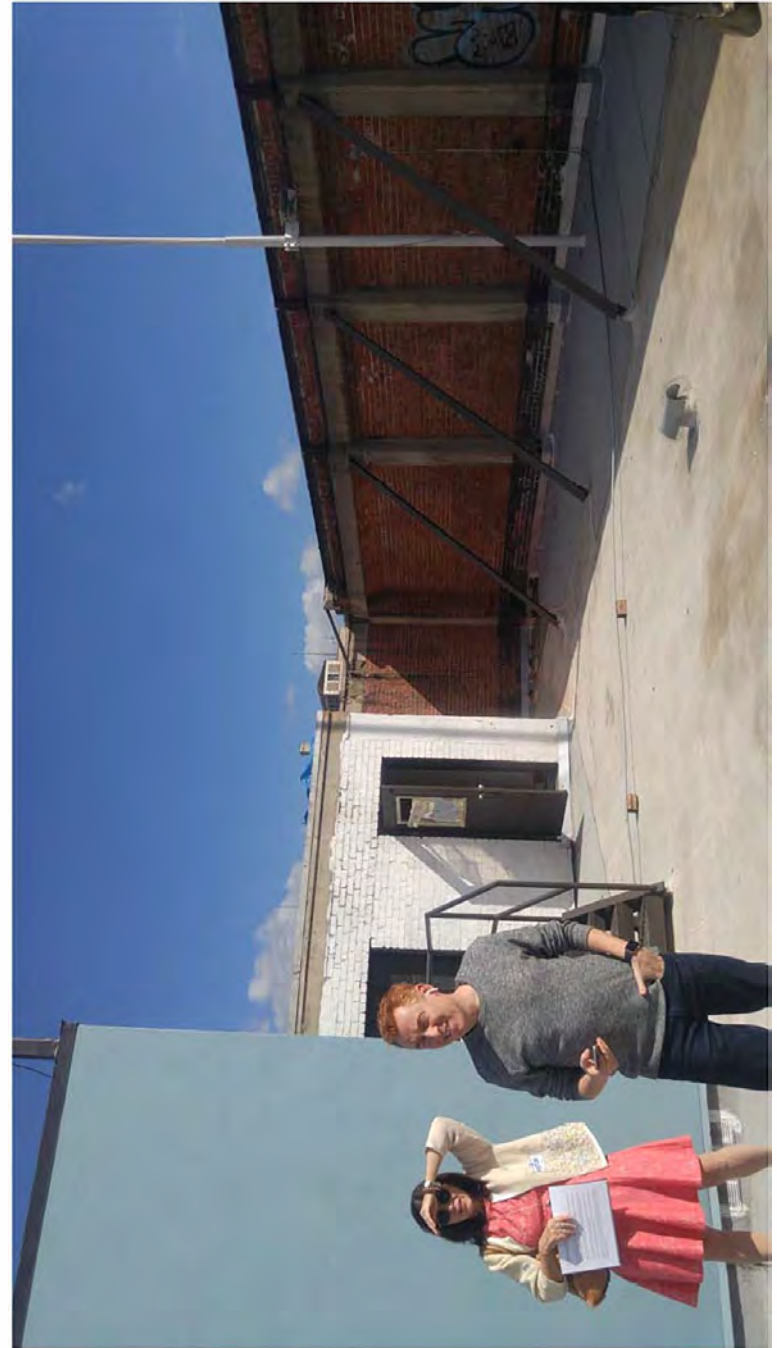


























COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 14
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PROJECT TITLE F. & W. Grand Silver Store Building	LOG REFERENCE ENV-2017-3968-CE CHC-2017-3967-HCM
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PROJECT LOCATION
537 South Broadway, Los Angeles, CA 90013

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the F. & W. Grand Silver Store Building as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **F. & W. Grand Silver Store Building** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE November 14, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2017-3967-HCM
ENV-2017-3968-CE**

HEARING DATE: October 19, 2017
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 537 South Broadway
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Ord's Survey, Block 14, Lot FR 2

PROJECT: Historic-Cultural Monument Application for the
F. & W. GRAND SILVER STORE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): 537 Broadway Associates LP
8820 Wilshire Boulevard
Beverly Hills, CA 90211

APPLICANT: Richard Shamoolian
King's Arch, Inc.
8820 Wilshire Boulevard
Beverly Hills, CA 90211

PREPARER: Charles J. Fisher
140 S. Avenue 57
Highland Park, 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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The 1931 F. & W. Grand Silver Store Building is a six-story commercial building located on South Broadway between 5th Street and 6th Street in Downtown Los Angeles' Broadway Corridor. It was constructed in the Art Deco architectural style by Los Angeles master architects Albert R. Walker (1881-1958) and Percy A. Eisen (1885-1946) for R.A. Rowan & Company, a Los Angeles real estate firm. F. & W. Grand Silver Stores Inc. occupied the building from 1931 until 1934, after which it was home to a series of other department stores and clothing stores.

Rectangular in plan, the subject property is of concrete and masonry construction with brick and terra cotta cladding and a flat roof. The rear of the building is only three stories in height and has several utility penthouses on the roof. The primary, east-facing elevation is divided into five vertical sections by banded terra cotta pilasters that start as tiered points at the second floor and continue to the top of the sixth floor. Between them, running from the second to sixth floors, are vertical brass-colored metal single light casement windows topped with transom windows. The windows are separated by decorative brass colored bands of spandrel panels below the second, fourth, fifth and sixth floors. Below the third floor and above the sixth floor are decorative terra cotta panels. The terra cotta pilasters and panels continue to the parapet. The windows on the second floor extend slightly out in the center, creating triangular bay windows, and feature stylized, brass-colored broken pediments and spikes that extend to the terra cotta panels above. The first floor consists entirely of floor-to-ceiling glazing with a horizontal beam separating the storefront from the decorative spandrel below the second floor. The north and south elevations are brick infill with bearing walls and floor plates visible in concrete; there are also painted signs at the top. Most of the interior features have been removed through various remodels and the interior is presently gutted; all that remains are terrazzo floors at the ground level and remnants of an original tile-covered wall.

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The subject property has experienced multiple exterior and interior alterations over the years: the first floor of the primary elevation was alternately altered, demolished, and rebuilt five times between 1934 and 1959 and a series of interior remodels between 1934 and 2009 resulted in the removal of most original features and various floor and ceiling openings being in-filled. In 2009, the existing, original façade of floors two through six was repaired and restored.

The subject property is listed in the National Register of Historic Places and the California Register of Historical Resources as a Contributor to the Broadway Theatre and Commercial District.

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: F. & W. Grand Silver Store Building		Former name of property	
Street Address: 537 S. Broadway		Zip: 90013	Council District: 13
Range of Addresses on Property: 537-541 S. Broadway		Community Name: Downtown	
Assessor Parcel Number: 5149-033-003	Tract: Ord's Survey	Block: 14	Lot: NW 59.66 Ft of 2
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/ Open Space	<input type="radio"/> Natural Feature

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1931	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened?: None
Architect/Designer: Walker and Eisen	Contractor: Bavin and Burch		
Original Use: Retail store and office building	Present Use: Same, presently vacant		
Is the Proposed Monument on its Original Site?:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> Unknown
	If "No," where?:		

3. STYLE & MATERIALS

Architectural Style: Art Deco		Stories: 6	Plan Shape: Rectangular
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: Concrete, masonry unit	Type: Steel	
	Cladding Material: brick	Cladding Material: Paint	
ROOF	Type: Flat	Type: Flat	
	Material: Rolled asphalt	Material: Concrete	
WINDOWS	Type: Casement	Type: Floor-to-Ceiling	
	Material: Metal	Material: Metal	
ENTRY	Style: Centered	Style: Recessed	
	Material: Glass	Material: Glass	

4. HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state or community
<input type="checkbox"/>	Is identified with historic personage(s) or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction
<input checked="" type="checkbox"/>	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.	1948-2009	Several remodels of storefront and interior. See building permit list.
2.		
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

<input type="checkbox"/>	Listed in the National Register of Historic Places	
<input type="checkbox"/>	Listed in the California Register of Historical Resources	
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/>	Located in a Historic Preservation Overlay Zone (HPOZ)	<input type="radio"/> Contributing feature <input type="radio"/> Non-contributing feature
<input type="checkbox"/>	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): Listed as contributing structure for Broadway Theater National Register District		

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: Richard Shamoolian		Company: King's Arch, Inc.	
Street Address: 8820 Wilshire Boulevard		City: Beverly Hills	State: CA
Zip: 90210	Phone Number: 310-659-7577	Email: richard@kingsarch.com	

Property Owner

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

Name: 537 Broadway Associates, L. P.		Company: King's Arch, Inc.	
Street Address: 8820 Wilshire Boulevard		City: Beverly Hills	State: FL
Zip: 90210	Phone Number: 310-659-7577	Email: richard@kingsarch.com	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	

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

Charles J. Fisher

Name:

9-29-2016

Date:

Charles J.
Fisher

Signature:

Digitally signed by Charles J. Fisher
DN: cn=Charles J. Fisher, o, ou,
email=arroyoseco@hotmail.com, c=US
Date: 2016.10.25 02:00:21 -07'00'



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

*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

F. & W. Grand Silver Store Building Architectural Description

This six story Art Deco commercial building, with a richly detailed terra cotta facing, has a symmetrical front facade design with bands of brass colored metal single light casement windows topped with clerestory windows on each of the 2nd to the 6th floors. Decorative brass colored bands of spandrel panels are under the 2nd and 4th through 6th story windows, with decorative terra cotta between the 2nd and third story windows. Banded vertical terra cotta pilasters are between each of the windows, beginning as tiered points at the 2nd story level and carrying to above the tops of the 6th story windows.

The side walls are brick infill, with bearing walls and floor plates clearly visible in concrete, designed to be adjacent to other buildings. The building to the North, which had the upper 4 floors removed in 1986, leaves a scar in the brick edge of the facade. It also reveals a sign for an early tenant in the subject building that was covered up early in its existence, as well as at least one window that was bricked up at the time the adjacent building was constructed. The rear of the building drops down to three stories with several utility penthouses situated on the flat roof. The South wall has a painted sign at the top at the front of the building. A single vertical flagpole is located at the center of the roof toward the front of the building.

The front storefront has been reworked numerous times and has been removed for the most part and it is presently boarded up at the street level.

Most of the interior features have been removed through various remodels and the interior is presently gutted, but there are still some terrazzo floors remaining at the ground level as well as parts of a tile-covered wall on the South face, where a soda fountain was installed at the time of construction. Original non-bearing interior walls were constructed of hollow clay tile, some of which remains at the perimeter.

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F. & W. Grand Silver Store Building

537-41 S. Broadway

Significance Statement

Built in 1931, this 6-story Art Deco building was designed by the architectural partnership of Albert R. Walker and Percy A. Eisen, one of the talented and prolific building design firms in Los Angeles during the 1920s and 1930s. The partnership was established in 1919 and one of its first projects was a remodel of the home of banker James N. Irving, now known as the Heerman Estate (HCM 943). The firm did not continue with residential work, but went into an almost exclusive practice designing large buildings in urban settings.

The partnership created such iconic buildings as the “Taft Building” (HCM 666) at Hollywood and Vine, in 1923, “The Signal Oil” or “Haventrite” Building, also known as the “Fine Arts Building” (HCM 125), at 7th and Hope in 1924, the Hollywood Plaza Hotel (HCM 665) in 1924, the “Edwards and Wildey Building” (HCM 786), in 1925, the Normandie Hotel at 6th Street and Normandie Avenue (HCM 1013), in 1926, the "James Oviatt Building" (HCM 195) in 1927, and the “Texaco/United Artists Theatre Building” (HCM 523), on Broadway in 1927. The "Beverly Wilshire Hotel" (Beverly Hills Landmark No. 18) was completed in 1928. The F. and W. Silver Store Building is notable as one of the firms later Art Deco designs, with the heavy use of decorative metal in the full facade, which was a departure from the firms earlier designs, which relied more on the use of decorative concrete and metal trim.

The F. & W. Grand Silver Store, one of several national chains of “five and dime” stores was the first of several major retail stores to occupy the building which was constructed for the R. A. Rowan & Company which was a real estate firm, founded by Robert Arnold Rowan, at the age of thirty, in 1904. Rowan was apparently the first Los Angeles developer to exploit the potential of a financial practice previously unused in Southern California. The ingenious technique involved establishing a separate corporation for each new building venture, then transferring the construction site to the corporate entity, in exchange for the capital stock. The company then sold long-term mortgage bonds to pay for the construction of the building.

When Robert A. Rowan unexpectedly died just thirteen years later, his company was one of Los Angeles, largest enterprises, having developed much of the city's downtown business center and raised half a dozen skyscrapers. R. A. Rowan & Co. built the grand Alexandria Hotel (HCM 80), the Los Angeles Athletic Club

(HCM 69), the Rosslyn Hotel and a number of other historic Spring Street buildings. Rowan also initiated a unique residential development and called it Windsor Square.

The "Square" ran from Wilshire Blvd. to Third Street, and from Irving Blvd. to Plymouth Blvd. This constituted a private square in which the property owners would own the streets as well as their homes. Deed restrictions set a minimum cost of \$12,550. on each home to be built, in order to assure handsome homes in an exceptionally beautiful setting. At the time of its creation there were dense groves of bamboo in the area which needed to be removed before trees and gardens could be cultivated. Intervening walls or fences were discouraged so that one garden ran into another creating a park-like setting. Windsor Square was the first area in the city to have the power lines below grade, an extraordinary innovation for 1911. Today Windsor Square is one of the city's Historic Preservation Overlay Zones.

Rowan's father, George Doddridge Rowan, a Los Angeles real estate developer originally bought the subject lot in 1897 and, along with a partner, Milton Y. Kellam, built a four-story hotel and commercial building on the land. After his death in 1914, Robert Rowan and his mother, Fannie F. (Arnold) Rowan, retained their ownership. The company continued to manage the property after his death. By 1931, the property was still under the ownership of the Rowan and Kellam heirs.

The existing building, known as the Milton Hotel, after Rowan's partner, was demolished and the new six-story building was constructed for a cost of \$215,000.00 to meet the specifications of the F. & W. Grand Silver Stores. It may have been the lessee that hired the architects, as they had already designed at least one building for the retailer the previous year.

Walker and Eisen had become one of the best firms for Art Deco styling, having already used it in many of their recent designs. A creative but short-lived movement, Art Deco not only influenced the architecture of most American cities but had an impact on fashion, art, and furniture, as well. From 1925 to 1940, Americans embraced Art Deco as a refreshing change from the eclectic and revivalist sensibilities that preceded it. The style takes its name from the Exposition Internationale des Arts Decoratifs held in Paris in 1925 as a showcase for new inspiration. The style was essentially one of applied decoration. Buildings were richly embellished with hard-edged, low-relief designs: geometric shapes, including chevrons and zigzags; and stylized floral and sunrise patterns. Shapes and decorations inspired by Native American artwork were among the archetypes of the Art Deco lexicon.

Although some buildings utilized expensive hand-crafted decoration, others made do with machine-made repetitive decorations. To keep costs down, ornamental treatment was often limited to the most visible parts of the building. Art Deco projects produced dynamic collaborations between architects, painters, sculptors, and designers—sometimes resulting in complete Art Deco environments like Old Miami Beach, Florida. In its day, some of what we now refer to as Art Deco was often called Moderne, or Art Moderne, a term used to describe the most advanced design ideas of the 1930s through to the end of World War II. Being close cousins, Art Deco and Art Moderne shared stripped-down forms. But Art Moderne had a horizontal rather than vertical emphasis, rounded rather than angular corners, and little surface ornamentation. Art Deco was first applied to public and commercial buildings in the 1920s. Although individual homes were rarely designed in the Art Deco style, architects and developers, especially in Greater Washington, DC, found that the style adapted quite well to apartment buildings. Most of these buildings are still in use, a testament to that city's richly varied architectural history. In Los Angeles, classic Art Deco is found mostly in commercial buildings, whereas the more horizontal Moderne style is often found in domestic as well as commercial architecture.

The F. & W. Grand Silver Store Building was built at the beginning of the Great Depression with marked the end of the more lavish Art Deco designs. As the Depression set in during the 1930s, the less adorned Moderne designs became more popular, including the PWA Moderne found in many government buildings. Named for the "Public Works Administration" where the government financing came from, these buildings frequently incorporated the use of specific art works in such mediums as friezes and murals.

For all its panache, Art Deco was immensely practical in execution. For projects on a tight budget, the simple box could be decorated with motifs and embellished with appendages that made a conceptually rudimentary structure appear fashionable and up to date. Visual interest could be further enhanced by stretching linear forms horizontally and vertically throughout the building. This was frequently done with bands of brick, canopies, or copings. In the subject building, this was done with a lavish use of brass in both the windows and the decorative bands on the facade.

With the exception of the first floor storefronts, which have been remodeled several times, the facade has survived intact since the original construction. A 1949 remodel used Albert Walker's new Post War architectural firm of Walker, Kalionzes and Klingerman, best known for the design of St. Sophia's Greek Orthodox Cathedral (HCM 120), which was completed in 1952.

When the store was built, the Rowan Company signed a 50 year lease with a \$72,000.00 annual rental agreement with the F. & W. Grand Silver Stores, which was almost as much as the improved property was worth in 1898, when the senior Rowan entered into his partnership with Kellam. By 1934, the building was the home of the National Dollar Store, until after World War II, when it was taken over by the Cleveland-based Richman Brothers Clothing Stores and by the 1960s, Hartman Stores, the owner of the former Zody's Discount Store chain. There were also smaller businesses that used the additional storefronts, such as shoe stores and bridal shops. Today the building is vacant awaiting a full rehabilitation and restoration project.

The R. A. Rowan Company, representing the Kellam and Rowan Estates, retained ownership of the property until July 1, 1937, when it was deeded to James Mac Murray, who passed away in 1944, leaving it to his wife, Katheryn, who put it in a trust in 1946, which was later administered by Union Bank and Trust Company until 1962, when it was deeded to Parmenter-Zokel, a local real estate partnership. They deeded it to Rudolph Martin on September 30, 1964. Martin transferred it to Western Management Corporation and Roland R. Smith on June 30, 1965. Smith signed over his interest on September 1st of the following year. It was then deeded to Elie J. "Jack" and Rachel Gindi on May 18, 1967.

Jack Gindi was real estate developer, lawyer, and an important philanthropist, known primarily as a benefactor with American Jewish University (formerly the University of Judaism), where an auditorium bears his father's name, Gindi gave to a variety of Jewish educational and service organizations around Southern California.

Gindi was born in Brooklyn's Syrian Jewish community in 1923. At the age of 12, he and his family moved to Detroit. After graduating from the University of Michigan, Gindi served more than three years in the U.S. Air Force. According to a 2004 Jewish Community Foundation profile, Gindi met Rachel Harary during one of many weekends spent at his uncle's home in Brooklyn. Following his military service, Gindi entered University of Michigan's law school and completed his degree in 1948. Gindi and Harary married soon after and moved to Los Angeles, where he began a highly successful career in business and real estate. Gindi became involved with the University of Judaism in 1963, spending more than 40 years with the institution, most of that time as a board member.

On July 15, 1973, the Los Angeles Times announced that the Hartfield Store had been sold to a private investor for \$850,000.00. That investor was actually Franelena, Incorporated, which had been set up by Ben H. Rudnick on June 4th of that year, just prior to the June 29th closing of escrow. Franelena was established

as a holding company for the building and was dissolved shortly after it was sold to Mideb Nominees, Inc. on March 12, 1996. A property management company established in Nevada in 1987, the company set up their offices on the second floor of the building (541 S. Spring Street, Unit 204), Mideb Nominees is mostly in the apartment management business. On April 17, 1996, Mideb established Begonia Development, Inc. as a subsidiary corporation and transferred the building to it on May 13th. The Hartfield Store had closed by 1986 after a bankruptcy which eventually took out all of the stores in the chain, mostly Zody's stores. After that the building was used for retail at the first level and office space.

In 2009, Begonia set out on an interior remodel to create new office space in the building. The interior was subsequently gutted to perform the remodel, but the work stalled and the building was eventually sold to the current owners on November 4, 2014 for \$7,500,000.00 and have announced plans to refurbish the currently vacant building for retail and office use, preserving and restoring the remaining historic fabric. An interesting note is that the last several owners have continued the Rowan Company's practice of setting up a separate corporation to run the building.

The building qualifies as a Los Angeles Historic Cultural Monument under two categories:

- 1) As a representation of an architectural type specimen for its Art Deco design.
- 2) As a notable design by the master architectural firm of Walker and Eisen, well known for its work in Art Deco, this building is notable for a much more prominent use of decorative metal in its design than earlier buildings by these architects.

F. & W. Grand Silver Store Building

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

60. Woolworth's (719 S. Broadway): 1920; 3-story reinforced concrete structure by Weeks & Day, facade altered to an Art Deco-Zig Zag Moderne style in 1941 and building next door added to it.
61. United Building (703 S. Broadway): 1920; 12-story concrete theater and office building by Weeks & Day in Spanish Renaissance styling with patterned brick and terra cotta ornamentation including Moorish windows and a rounded building corner.
62. Bullock's (641 S. Broadway): 1906; 7-story brick structure by Parkinson & Bergstrom with terra cotta facade details including a heavy cornice; has several additions and the interior has been completely remodeled.
63. Bullocks-Hollenbeck (639 S. Broadway): 1912; 10-story brick and concrete structure by Morgan & Walls with a brick and terra cotta facade that is almost identical to Bullocks next door.
68. Mailing's (617-19 S. Broadway): 1930; 2-story concrete structure in French Renaissance design by S. Charles Lee that was the southern flank of the Los Angeles Theater next door; alterations to street level.
69. Los Angeles Theater (615 S. Broadway): 2-story theater of concrete and terra cotta in French Renaissance design by S. Charles Lee; features fluted columns with urns, eagles, etc.; has a new marquee.
72. Norton Building (601-5 S. Broadway): 1906; 6-story brick and concrete office building; the facade was completely altered in 1940 with new design but the structure blends very well with the district and is not out of the time period.
73. Wood Brothers Building (315 W. 6th Street): c. 1922; 3-story concrete and brick structure with terra cotta decoration which blends very well with the district.
74. Sweldom Building (NW 6th and Broadway): 1920; 3-story retail building in Italian Renaissance design by Pierpont and Walter S. Davis, reinforced concrete with glazed terra cotta facade; cast iron roof trim removed.
75. Metropolitan Annex (553 S. Broadway): c. 1923; 6-story concrete and brick structure with terra cotta details; alterations to the street-level frontage.
77. Hartfields (537 S. Broadway): 1931; 6-story reinforced concrete and brick structure in Art Deco styling; very little alteration.
79. Reed's (533 S. Broadway): 1931; 2-story reinforced concrete structure features a "marble" facade with reliefs; little apparent alteration.



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Walker & Eisen

Albert R. Walker and Percy A. Eisen were both native Californians, born in the 1880s. Their partnership began in 1919 and lasted until 1941. A prolific firm, Walker and Eisen designed such notable buildings as the Fine Arts Building (1927) and the Oviatt Building (1925).

➔ [Oviatt Building](#) [\(/locations](#)

[/oviatt-building\)](#)

[Walker & Eisen](#) [\(/architects](#)

[/walker-eisen\)](#)

Formerly the headquarters of one of the most prestigious haberdasheries in the city, the 1928 Oviatt Building features Art Deco fixtures and literally tons of Lalique glass.



[\(/locations](#)

[/oviatt-
building\)](#)

Photo by Annie Laskey/L.A.
Conservancy

➔ [Ace Hotel Downtown Los Angeles and The Theatre at Ace Hotel](#)

[\(/locations/ace-hotel-downtown-](#)

[los-angeles-and-theatre-ace-hotel\)](#)

[Walker & Eisen](#) [\(/architects](#)

[/walker-eisen\)](#)

[C. Howard Crane](#) [\(/architects](#)

[/c-howard-crane\)](#)

The former United Artists Theatre and office tower now enjoy new life as an Ace Hotel with a beautifully rehabbed theatre, ushering in a



[\(/locations
/ace-hotel-
downtown-
los-angeles-
and-theatre-
ace-hotel\)](#)

Photo by Spencer Lowell

whole new era of entertainment.

➔ Beverly Wilshire

[\(/locations/beverly-wilshire\)](/locations/beverly-wilshire)

[Welton Becket & Associates](#)

[\(/architects/welton-becket-associates\)](/architects/welton-becket-associates)

[Walker & Eisen](#) [\(/architects](/architects)

[/walker-eisen\)](/walker-eisen)

This luxurious hotel rose on the site of a racetrack.



[\(/locations/beverly-wilshire\)](/locations/beverly-wilshire)

Photo by Abir Anwar on Flickr

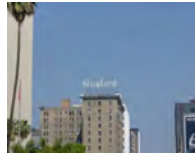
➔ The Gaylord and HMS Bounty [\(/locations](/locations)

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[Walker & Eisen](#) [\(/architects](/architects)

[/walker-eisen\)](/walker-eisen)

One of the most prominent historic buildings on Wilshire.



[\(/locations/gaylord-and-hms-bounty\)](/locations/gaylord-and-hms-bounty)

Photo courtesy of Robert Jorgenson on Flickr

➔ Farmers Insurance Building [\(/locations/farmers-](/locations/farmers-)

[insurance-building\)](/insurance-building)

[Claud Beelman](#) [\(/architects](/architects)

[/claud-beelman\)](/claud-beelman)

[Walker & Eisen](#) [\(/architects](/architects)

[/walker-eisen\)](/walker-eisen)

[Herman Spackler](#) [\(/architects](/architects)

[/herman-spackler\)](/herman-spackler)

This three-story Moderne office building was later expanded to accommodate the growth of Farmers Insurance.



[\(/locations/farmers-insurance-building\)](/locations/farmers-insurance-building)

Photo by Adrian Scott Fine/L.A. Conservancy

Albert R. Walker, Architect (1881-1958)

By Charles J. Fisher

A native California, Albert Raymond Walker was born on April 5, 1881 as the first child of Albert and Elizabeth (Stephens) Walker, in Sonoma, where his Norwegian-born father worked as a carpenter. After the death of his father and a younger sibling, he and his mother relocated to San Diego and lived with her two widowed sisters.

After graduating from high school, the 19-year old Walker found work as a draftsman in a local San Diego architectural office, until 1902, when he went to Rhode Island to attend Brown University. After graduation, he returned to San Diego and worked for the firm of William S. Hebbard and Irving J. Gill.

After a year, he left San Diego and went to work for John Parkinson and Edwin Bergstrum in Los Angeles. He went on to work for Alfred F. Rosenhiem and then the firm of Myron Hunt and Elmer Grey.

In 1909, the year he married 22-year old Jessie R. Morgan, he established his own architectural practice and formed a partnership with John T. Vawter the following year. The firm was to specialize in domestic and ecclesiastical architecture until Vawter left to enter the US Army in 1917. His marriage was to produce one daughter, who was born in 1918.

One of their early commissions was the “Church of the Redeemer”, a Presbyterian church at 36th Street and Vermont Avenue. The Craftsman Tudor structure clearly shows the influence of Walker’s association with Irving Gill in its modernistic bell tower.

The firm’s most visible commission was for the 1915 design of the Bible Institute of America building that was to become better known as “The Church of the Open Door” (HCM 323-Demolished) on Hope Street.

In 1919, Walker formed a partnership with Percy A. Eisen, another California born architect and the son of Los Angeles architect, Theodore Eisen.

One of the very first commissions that the new firm took on was the remodeling of a house for banker James N. Irving. This remodel, however, was not indicative of the direction that the new firm would take. The firm also designed several public schools during its early years.

As the 1920s unfolded, a Post War building boom hit Los Angeles that called not only for housing, but for a substantial increase in commercial buildings as well. It was in this latter area that the firm of Walker and Eisen was to specialize, initially with small one-story commercial structures include several auto garage buildings in 1919. The firm utilized the Mission Revival style in a new post office for San Gabriel in 1922.

Within a short time, the firm began designing much more substantial structures, such as the “Taft Building” (HCM 666) at Hollywood and Vine, in 1923, “The Signal Oil” or “Haventrite” Building, also known as the “Fine Arts Building” (HCM 125), at 7th and Hope in 1924, the “Edwards and Wildey Building” (HCM 786), The “Texaco/United Artists Theatre Building” (HCM 523), on Broadway in 1927. The Beverly Wilshire Hotel was designed in 1926. The Art Deco home of the F & W Grand Silver Store on Broadway was designed in 1931.

Many of the commercial designs outside of Central Los Angeles tended to incorporate the Spanish Colonial Revival motif, such as “El Mirador Hotel” in Palm Springs.

By 1924, the firm had outgrown its office quarters. As part of the design of the “Great Republic Life Building, the firm configured the 7th floor to be their new offices.

Walker and Eisen employed over 50 draftsmen, including some who were to later establish themselves as top architects in their own right, such as Carl Jules Weyl, who along with Haldane Douglas and Rube Ransford, had received his training from the Ecole des Beaux Arts in Paris. Weyl was to later design the Brown Derby restaurants for Cecil B. De Mille. Weyl worked most closely with Walker during this period.

It was Walker, who was the principal designer in the firm and he was more hands on with the various projects then was Eisen, who was the one who used his extensive social contacts to get the firm’s many clients.

The “Havenhurst Apartments” at Whitley and Franklin Avenues in Hollywood were the first “Own Your Own” (predecessor to the condominium) apartment project in the area. Other apartment project included the “Gaylord” and the “Ardmore” in the Wilshire District.

The partnership managed to stay ahead of the various styles as the progressed from Beaux Arts to Gothic Revival to Art Deco, using terra cotta liberally in the buildings of the 20s. After the stock market crash and subsequent real estate readjustment, the trends of Modernism began to dictate the designs that the firm produced. The “Sunkist Building” at 5th and Flower (Demolished) was built in 1936 and shows the great influence of the use of concrete as a design element, rather than the terra cotta covered designs of the previous decades.

The company weathered the Great Depression, but as the early 1940s brought the country to the verge of World War II, the partnership was terminated in 1941. The firm had designed 293 major office, industrial and apartment buildings as well as numerous school, theater and municipal buildings during its 22 years of existence.

Walker soon formed a new partner ship with his former designer Gus W. Kalionzes and Charles A. Klingerman. The firm specialized in the design of hospitals, but one exception was the last major project that Walker took the design lead on, “St. Sophia’s Greek Orthodox Cathedral” (HCM 120). Walker began the design work in 1949 and the firm continued revisions until the great Byzantine structure was completed in 1952.

Albert R. Walker retired in 1954 and passed away at his Westwood home on September 17, 1958. In a period of over 50 years, Walker, with his various associates, had designed over 350 major buildings that helped to create the skyline of Southern California.

Percy A Eisen, Architect (1885-1946)

By Charles J. Fisher

Percy Augustus Eisen was a third generation architect in born on December 17, 1885 to Theodore A. and Annie (Bennett) Eisen, in San Francisco. His paternal grandfather, Augustus F. Eisen, immigrated from Sweden and initially practiced architecture in Cincinnati, Ohio, where Theodore was born in 1852. After a period in St. Louis, the family relocated to San Francisco in 1854.

Theodore, at the time, worked for the firm of Curlett and Cuthbertson, which sent him to Los Angeles to supervise the construction of the new County Courthouse. Percy's younger brother, Edward, was born in Los Angeles in August of 1890. Theodore soon set up his own practice and remained in Los Angeles.

Percy apprenticed with his father and then they set up a new firm, known as Eisen and Son in 1907. The firm specialized in custom homes, designing houses throughout the Southern California area. Their best-known design was one commissioned in 1917 by the Hispanic Society for "Casa de Adobe" (HCM 495), in Highland Park. This hand made structure was intended as a museum representing the early Mexican Hacienda in the Old California.

In 1913, Percy married 19-year old Ruth Fairbanks Pierce in a wedding that was announced boldly in the society pages of the Los Angeles Times. Their marriage was to produce two boys and two girls. Eisen was very well connected among those in Los Angeles society. Besides his active membership in the American Institute of Architects and the Society of American Engineers, he was also active in his Masonic Lodge, the Elks and was to serve as President of the Native Sons of the Golden West. He was also active in civic affairs. These connections were to prove a valuable asset in the years to come.

In 1919, Percy Eisen formed a partnership with fellow California native, Albert R. Walker. This business venture was to prove quite successful. Initially though, it gave him a chance to prove himself without the influence

of his Father. By the time Theodore Eisen died in 1924, his son had become recognized as one of the most distinguished architects in Los Angeles.

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During World War II, Eisen worked with the Army Air Corps Procurement Division. After the War, he formed a partnership with Eugene C. Hart to build homes for veterans in Inglewood and the San Fernando Valley.

This latest venture was to be short lived. On June 18, 1946, the 60-year old Eisen suffered a fatal heart attack at his office. His passing ended a family architectural legacy that went back over 100 years. The buildings that the firm of Walker and Eisen designed helped to recreate the skyline of Los Angeles and remain his greatest legacy.

ROWAN, ROBERT ARNOLD, Real Estate and Investments, Los Angeles, California, was born at Chicago, Illinois, August 27, 1876, the eldest son of George Doddridge Rowan and Fannie F. (Arnold) Rowan. He married Laura Schwarz at Los Angeles, California, February 28, 1903, and to them there have been born four children—Lorraine, Robert A., Jr., George D. and Louis S. Rowan. Mr. Rowan is descended of a family of New York State pioneers, his paternal and maternal grandfathers having been prominent in commercial affairs. His father was a merchant and real estate operator in Los Angeles and reckoned among the men who started that city to its present greatness.

Mr. Rowan was taken to California by his parents in his infancy and has lived in the southern part of the State ever since. He was educated in the public schools of Pasadena, California, where the family home was established in 1877. He gave up his studies in 1893, however, and began his business career, going to New York City. He remained in that city for several years subsequently, the first year as an employe of Ward & Huntington, exporters of hardware to South America.

In 1894 Mr. Rowan embarked in business for himself as a merchandise broker and continued in that line until 1897, when he sold out his interests in New York and returned to Los Angeles to engage in the real estate business. This has been his field ever since and his career from that time forward has been one of the most remarkable successes in the business annals of Los Angeles.

During the year 1898 Mr. Rowan was associated with William May Garland, another successful real estate operator of Los Angeles, and for some time afterwards was engaged with others, but in 1901 he went into business for himself. He was successful from the outset and in 1905, with his several brothers as partners, he organized the R. A. Rowan Company, with himself as President. As the head of this company Mr. Rowan has conducted, from the time of its formation, a campaign of real estate development which placed him among the notable business men of the Southwest.

The operations of his company have included residential tracts and business property in Los

Angeles, but more especially the latter, and in connection therewith Mr. Rowan has been the leader in an enormous amount of building in the city. In association with A. C. Billicke, he formed the Alexandria Hotel Company and built the Alexandria Hotel of Los Angeles, one of the most magnificent hostelrys on the American Continent, and he is, with Mr. Billicke, joint owner of the enterprise. The hotel, being absolutely modern in construction and beautiful in appointment, is known from one end of the country to the other and has been a factor in attracting visitors and investors to Los Angeles, all of which have aided materially in the general growth of the city. Mr. Rowan holds office as Secretary and Treasurer of the company and as such takes an active part in its management.

Several years ago Mr. Rowan and associates erected a handsome office structure known as the Security Building, next put up the Merchants' National Bank Building, followed it with the Title Insurance Building, another stately structure, and has now (1913) in course of erection a fourth, to be known as the Title Guarantee Building. All of these buildings are fireproof, of beautiful architecture, and form an important part of the business center of Los Angeles. Their combined cost

represents an investment of millions of dollars, and while Mr. Rowan is not alone in these enterprises he is generally credited with having inspired them and directed the business connected with their construction.

As his record indicates, Mr. Rowan has devoted himself largely to the improvement of business property, but he has also been active in the general real estate development of Los Angeles, and his company has opened up several important residence sections, among them Windsor Square, an exclusive and restricted district embracing two hundred acres. His property holdings are extensive and he is also a stockholder or director in various business concerns.

Mr. Rowan enjoys wide popularity with all classes in Los Angeles. He is President of the Los Angeles Athletic Club, member of the Los Angeles Realty Board, the California Club, Jonathan Club, Los Angeles Country Club, San Gabriel Valley Country Club, Pasadena Country Club, and of many commercial and civic organizations.



R. A. ROWAN



Kaplan Chen Kaplan

Architects & Planners
2526 Eighteenth Street
Santa Monica CA 90405

June 9, 2009

Community Redevelopment Agency - LA
354 South Spring Street, Suite 300
Los Angeles, California 90013

Re: 537 South Broadway, Los Angeles, California
Begonia Development Building Renovation
Historic Preservation Evaluation

Kaplan Chen Kaplan was requested to evaluate the proposed project at 537 S. Broadway to determine if the project created any potential impacts to the Broadway Theater and Commercial Historic District and if the project met the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. We reviewed documents provided to us for the above project and visited the site to become familiar with the existing conditions. Based on our review, the above project meets the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and the work is compatible with the historic district.

The subject property is located at 537 through 541 South Broadway, Los Angeles, between Fifth and Sixth on the west side of Broadway, and is commonly referred to as the "537 Building.". Unlike many other buildings along Broadway, this building usually took on the name of the tenant in occupancy: F&W Grand Silver Store Building, National Dollar Store Building, Richmond Brothers Building, and Hartfields Building, as well as others. The 537 Building was designed in 1931 by well regarded local architects Walker and Eisen, who also designed the Oviatt Building, Fine Arts Building and Ambassador Hotel remodels among other notable buildings. The six story structure is a contributing building to the Broadway Theater and Commercial District listed in the National Register of Historic Places.

The proposed project is to refurbish the existing original façade including restoration of original center windows following removal of the later sign addition. The interior of the building, which is generally unadorned, will be remodeled with new interiors, including stairs and elevators. Building systems and utilities will also be new.

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Walter and Eigen designed the building using a combination of Art Deco and Zigzag Moderne styles. The front of the building is a six story tower, the full width of the site with lower buildings on either side. The rear portion of the property is only three floors high. The front façade facing Broadway is terra cotta panels with five vertical bays for windows separated by pointed full height terra cotta pilasters. The window bays extend from the second floor up to the sixth floor with alternating operable windows and metal spandrel panels. The ground floor storefronts have been completely removed with only two dividing columns left in the opening. A non-compatible marquis and blade sign were added in 1949 as part of a new store remodel and the original art deco/modern storefronts were removed. Subsequent storefronts have also been removed. The original windows for the center bay of the building, removed for the blade sign installation are still on-site, stored on an upper floor of the building.

It is the intent of the project to re-use or reconstruct the original windows in the façade above the ground floor after removing the blade sign. The project will also clean the façade and repair and rehabilitate the existing windows and metal panels. The ground floor storefront will be new and generally sub-divided to match the spacing of the building above. A center bay will provide an open stair to the high-ceiling basement floor. An opening to the left will provide a lobby back into the building. The storefronts will be generally symmetrical around the center stair and slightly recessed under the reconstructed storefront fascia. The storefront facades are neutral in design and relatively unobtrusive and would not impact the overall façade appearance.

Windows in the rear (alley and rooftop) facades are metal operable and industrial sash. Windows on the upper levels above the back roof (floors 4-6) not covered by the new stairs will be refurbished where possible. Windows at the lower floor just above the alley will be replaced. The new windows will be individual units to allow for interior subdivisions and additional structural supports. These rear facades are not visible from any other public areas in the district and will not impact the overall historic district.

Additional changes on the exterior include the new stairs located at the rear of the tower. These are new required fire exits as the original building only had one stair that itself was not a legal exit. These stairs are added to the back of the tower, rising from the third floor roof of the rear portion of the building. These stairs do not impact any of the exterior street views of the building and will not impact the historic district.

All interiors will be new. No interiors remain on the ground floor and all interior partitions and finishes were removed other than side walls and ceilings. There are no significant features or distinguishing characteristics of the interior space that relates to



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the building. The only trace of remaining detail is the original stair rail near the rear of the building. These stairs have been severely damaged and are discontinuous up the building and are not considered a viable exit. These bits of remaining discontinuous stairs will be removed.

The proposed project will have no impact on character defining elements of the building or on the historic district. The proposed work is compatible with the historic resource and will provide rehabilitation of the front façade, the key defining building feature for both the individual resource and the district.

Sincerely,



David Kaplan,
Principal Historic Architect



Kaplan Chen Kaplan

Architects & Planners

Building History

The subject property is located at 537 through 541 South Broadway, Los Angeles, between Fifth and Sixth on the west side of Broadway, and is commonly referred to as the "537 Building." Unlike many other buildings along Broadway and elsewhere, this building, it would appear, was never officially named by its owners, but usually took on the name of the tenant in occupancy: F&W Grand Silver Store Building, National Dollar Store Building, Richmond Brothers Building, and Hartfields Building, as well as others.

The 537 Building is a contributing building to the Broadway Theater and Commercial District, which is listed in the National Register of Historic Places.

The building was designed in 1931 by well regarded local architects Walter and Eisen, who also designed the Oviatt Building, Fine Arts Building and Ambassador Hotel remodels among other notable buildings. Construction of the 537 Building commenced shortly after Walter and Eisen completed the design and applicable City of Los Angeles approvals were obtained.

The 537 Building is six stories high with all floors overlooking Broadway. Floors one through three run the full length (depth) of the building, while floors four through six, have depths of only fifty feet. Construction is of Class A steel frame construction, with concrete footings, a combination of clay brick and poured in place concrete walls, concrete decks and built-up composition roof.

The 537 Building has the following approximate dimensions:

Dimensions		
Site	60 x 158	9,480
Improvements		
Basement	Vacant	9,480
Ground floor	Vacant	9,480
2nd & 3rd floors	Vacant	17,100
4th, 5th & 6th floors	Vacant	<u>8,700</u>
Total Improvements Floor Area		44,760

Exterior Features

Walter and Eisen designed the building using a combination of Art Deco and Zigzag Moderne styles. The street elevation is symmetrically massed and consists of six rows of narrow, slightly pointed terracotta columns that run from the bottom of the second floor through to the sixth floor at which point they become integrated into the terra cotta frieze running along the top of the sixth

floor windows. Within the rows of the terra cotta columns are alternating spandrel panels, with classic Art Deco reliefs, and metal frame double casement windows with narrow glass transom above. The second and third floor spandrels are terra cotta while the three upper spandrels are made from stamped cast iron. The transoms above the second floor casement windows have decorative and ornate caps, while the casement windows themselves are good examples of the sleek and economical Moderne design. The balance of the façade is surfaced with terra cotta of the same character as the columns and provides an inverted “U” shape frame for the other exterior design elements.

The original store front system, designed by Walter and Eisen, consisted of four irregularly curved show-case windows, which formed three vestibules, each of which slightly narrowed and terminated at double metal framed doors, with glass infill, that provided ingress to and egress from the retail store. The glass showcases were designed to provide lavish circular walk-around window displays and decorations. These glass show cases apparently incorporated mirror and stainless steel panels to add to the Art Deco style of the building design.

The ground floor is characterized by a horizontal marquis, which is not original, nor in character with the original 1931 Art Deco building design. This marquis is possibly a remnant of the one installed in or about 1949, as part of the Richmond Brothers store remodel. Also at that time, a tall wedge-shaped blade sign was installed in the center column bay.

The ground floor has three openings with two major columns at the center. The original storefront from the 1931 design and subsequent remodels has been completely removed and replaced with solid roll-up security gates. All glass and storefront materials were removed many years ago.

In 1979 and 1980, the 537 Building was subject to various City of Los Angeles Building and Safety and Fire Department citations. The owners were ordered to vacate the upper floors and to remove all interior flammable partitions and materials, land the elevators, remove all unsafe electrical wiring, plumbing and other building systems, and completely seal-off the upper floors so that no-one could gain entry into what was determined by the City of Los Angeles to be a life-safety hazard.

The exterior portions of the building are as follows:

1. Façade: Original and subsequent glass storefront systems have all been removed. Several spandrel panels and casement windows have been “tagged” with graffiti. The central column of windows and spandrels were obscured in 1949 when Richmond Brothers installed the blade sign. Recent site investigations indicate that much of this original fabric was not removed but simply covered over by the structural system supporting the blade sign. However, some damage has occurred to this fabric as a result of the sign being installed.

The terra cotta tile is in fair to good condition but needs cleaning. The blade sign itself was deactivated in or about 1979. All neon and electric conduit were removed and only the frame and the mounting boards remain, and these are in very poor condition and quite unsightly. Many years ago, contiguous buildings to the north and south had their upper floors demolished, leaving the northerly and southerly clay brick exposures of the 537 Building jagged and disfigured. The rear building façade consists of exposed clay brick and exterior metal windows with wire-glass panels.

2. Exterior Metal Window Frames and Glass: All window glass not covered by the blade sign is in fair to reasonable condition, except for areas that have been “tagged” with graffiti. Window frames are metal framed casement windows with transom tops. Rust has developed and most are in poor to fair working order.
3. Terra Cotta Spandrels located at second and third floors: The terra cotta spandrels are in fair to good condition, and require cleaning and minor repair. Terra cotta spandrels obscured by the blade sign may be damaged or missing and will have to be repaired or duplicated using identical or faux materials.
4. Cast Iron Spandrels located at second and third floors: The cast iron spandrels are suffering from rust and weathering. They will require cleaning, painting and minor repair. Cast iron spandrels obscured by the blade sign may be damaged or missing and will have to be repaired or duplicated using identical or faux materials.
5. Existing Signage: All tenant identification signs, which consisted of non-conforming metal sign boxes, individual letter signs, and banner signs, most of which were in extremely poor condition, have been removed.
6. Storefront: None. Glass storefront system was previously removed many years ago.
7. Marquis: There is a marquis consisting of an aluminum plastic sign, which appears to have been installed relatively recently, that projects over the Broadway sidewalk just below the second floor level. It is not clear if this marquis is a remnant of the marquis installed in or about 1949 as part of the Richmond Brothers store remodel. Contractor will be required carefully remove the existing "modern aluminum and plastic sign" canopy under architectural supervision with the intent of discovering if it is the canopy of 1949. That canopy would then be restored or repaired depending on financial feasibility.
8. Roll-down Security Gates: There are three solid metal roll-down security gates which will be replaced with security gates with “see through” grills which will be installed on the store-side of the new storefront system.

Interior Features

Basement

The floor is a concrete floor deck (without floor coverings) perimeter walls are plaster clad poured in place concrete or clay brick (from the pre-1931 building); there are no interior partitions and the ceiling consists of the underside concrete deck of the first floor level. This space was originally used as retail (probably as a “bargain basement”) and sometimes as storage and custodial rooms. Automatic fire sprinklers were installed as part of the 1931 construction.

Retail

The ground floor retail area is currently vacant, and the last tenant removed all of its fixtures, fittings and suspended ceiling system. Currently, the space consists of a concrete floor, clay brick side walls and exposed concrete ceiling. Various floor and ceiling openings have been previously filled with concrete.

Stairwell

The building has one stairwell, and no fire escape. The staircase is in poor condition. The banister and railing have largely been removed but any remaining banisters and railing will be salvaged and stored on site for possible future occupant use. Generally the staircase is a simple design, consisting of concrete steps and no decorative elements.

Floors Two and Three

Both floors, which extend the full depth of the building, are vacant and have had all interior partitions, flooring and ceilings removed, leaving only exposed concrete floor and ceiling, and exposed clay brick or plaster walls.

Floors Four through Six

Floors four through six are unoccupied. These floors, which extend approximately one third the depth of the building, are vacant. They consist of exposed concrete floors and ceilings and exposed clay brick or plaster walls, which appears to be their original 1931 condition. The existing stairwells consist of concrete steps without decoration. The existing banisters and rails will be repaired and repainted. Only the fourth floor had elevator access at one time.

Penthouse

The sixth floor stairway leads to a small mechanical room penthouse and the high building roof.

Elevator machine room

The elevator machine room, which is located on the third floor roof, consists of a concrete deck, un-reinforced masonry walls, and a lathe and plaster. No historic or decorative features exist.

Building Systems

Elevators:	None. All elevators were landed pursuant to City of Los Angeles citation; the elevator rails and shafts have been removed.
Plumbing:	Poor condition; Mostly removed but surviving portions are in bad condition and need to be replaced.
Electrical:	Poor condition, Mostly removed but that which remains is a mixture of very old and recent. Entire system needs upgrading. All upper floor wiring has been removed pursuant to City of Los Angeles vacation order.
Fire Sprinklers:	Basement only, original (1931) and in fair condition.
Gas:	Piping is old and most gas piping has been removed. Old system, and should be replaced to the extent the building's new use requires gas connections.
Telephone/Data	Old, needs upgrading.

Summary of Character Defining Features:

	Building component	Historic Character Defining Features
1.	Basement:	None
2.	Stairwell.	Stairs simple concrete steps that do not conform to code and will have to be removed. Surviving banisters and railing will be retained and stored on site for future tenant use. Stairs on 4 th , 5 th , 6 th and to roof, will be retained, cleaned and repaired as an independent stair system, separate from emergency exits required by code.
3.	Floors two through nine.	No surviving materials.
4.	Elevator Mechanical Room:	None
5.	Broadway Exterior	The combination of Art Deco and Zigzag Moderne exterior façade is the most valuable historic resource attributable to this building.
6.	Rear Exterior	Some existing metal operable and industrial sash windows survive but all are very rusty and most in very poor condition.

Impact on historic fabric

Wherever possible, original historic fabric will be saved and incorporated into the project.

The exterior façade is the most valuable historic resource attributable to this building. The metal windows will be cleaned, painted and otherwise returned to operable condition. All broken and damaged glass will be replaced. Terra cotta, including the terra cotta spandrels, will be cleaned and repaired as necessary. The cast iron spandrels will also be cleaned, repaired and repainted. Any windows facing the alley that cannot be reused or are too damaged to use shall be retained and stored on-site and offered to future tenants to utilize as part of future tenant improvements.

The remnants of the 1949 blade sign (non-original) will be removed thus revealing the original spandrels and steel framed casement windows that have been obscured for many years. Any damages or missing spandrels or windows will be repaired or duplicated using identical or faux materials.

Developer will carefully remove the existing "modern aluminum and plastic sign" canopy under architectural supervision with the intent of discovering if it is the canopy of 1949. If so, that canopy will be restored or repaired depending on financial feasibility.

WRECKING OF HOTEL UNDER WAY: Plans and Specifications Completed for Structure to R
Los Angeles Times (1923-Current File); Feb 22, 1931;
ProQuest Historical Newspapers: Los Angeles Times
pg. D2

WRECKING OF HOTEL UNDER WAY

*Plans and Specifications
Completed for Structure
to Rise in Place*

Wrecking of the Milton Hotel at 537 South Broadway to make way for a six-story structure to house the F. & W. Grand Silver Stores, Inc., was started last week, following completion of plans and specifications for the new building by Walker & Eisen, architects and engineers, according to word received yesterday by officials of R. A. Rowan & Co., who handled the leasing of the site to the chain store organization.

The Rowan officials revealed yesterday that the rental of \$72,000 annually to be paid for the next fifty years by the F. & W. Grand firm is almost as much as the entire valuation of the property in 1898.

In that year, Milton Y. Kellam purchased a one-half interest in the property from George D. Rowan for \$39,500, giving the property a total value of \$79,000. The site now is owned by the Kellam and Rowan estates.

Contract for construction of the F. & W. Grand building has been awarded to Bavin and Burch, general contractors, and it is planned to have the structure ready for occupancy in August. It will represent a total investment of approximately \$260,000 when completed. The building will be a Class A steel-frame construction. It will be occupied entirely by the F. & W. Grand concern.

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RICHMAN BROTHERS CO.

BY JOSEPH DILL

The Richman Brothers Company was originally founded by Jewish-Bavarian immigrant Henry Richman Sr. and his brother-in-law and business partner Joseph Lehman in Portsmouth, Ohio, in 1853. In an effort to become closer to a bustling city, both to expand their operations and customer base, the two men relocated with their families and business to Cleveland, Ohio, in 1879. Originally named the Lehman-Richman Company, the operation took on the moniker the Richman Brothers Company in 1904 after both Henry Richman Sr. and Joseph Lehman had retired and transferred ownership of the company to Henry Sr.'s three sons Nathan, Charles and Henry Jr.

After having a presence in the region for nearly forty years, the Richman Brothers Company commissioned their first Cleveland factory to be built at 1600 East 55th Street after previously retrofitting their operations into several other pre-existing structures throughout the city. Designed by The Christian Schwarzenberg and Gaede Company and constructed by Hunkin-Conkey Construction Co., the building was designated the “Best Built Factory in Cleveland in 1917” by the Cleveland Chamber of Commerce. Later additions were added onto the structure in 1924 and 1927, which completed the six hundred and fifty thousand square feet of interior space still present on the site as of 2015.

The factory quickly became a landmark on the East 55th Street landscape as a result of its domineering size, both inside and out. With fifteen-foot-high ceilings, large-scale windows, and even the world's largest cutting tables at the time, measuring sixty feet long, the structure provided Richman Brothers' employees with working conditions previously unheard of in the garment industry.

Not only were Clevelanders familiar with the building, so, too, was the federal government. After entry into World War I, the federal government approached the brothers with a proposition to turn the site over to a military occupation to be used as a hospital for returning injured soldiers. After only one year of owning the building, in 1918 the Richman Brothers readily agreed to allow the government to utilize the structure as needed, making Cleveland the first city in the country to place such a building at the government's disposal without expense.

Their commitment to the war effort was just one element of the Richman Brothers' reputable business practices. As a family owned and operated company, the Richman Brothers ensured that each person under their employ felt as though they were part of a family. The first industrial organization to do so, the Richman Brothers Company offered two weeks paid vacation for all employees. Similarly, the company also instituted paid maternity leave, set a thirty-six hour work week, utilized no time clocks, and offered corporate stock options. To assist employees during times of personal distress, The Richman Brothers Foundation was created

which provided no interest loans to employees as needed. The brothers were viewed as such progressives that the federal government based many workplace regulation laws off of Richman standards.

The Richman Brothers also tirelessly fought to keep the unions out of their company. Pressures mounted around the middle of the twentieth century, which resulted in the company releasing a statement saying, “The union plan . . . has been one to crush our business. We think this is wrong . . . to put this kind of pressure on our family.” Confident in their business practices, the Richman Brothers believed the union to be unnecessary and felt it would restrict the benefits they were able to offer their employees.

While the name of the company implies that all three brothers were equally in control of the company, it is Nathan Richman who is credited with maintaining the company’s standards and growing the business into one of the largest men’s clothing retailers in the country. At the time of his death in 1941, two thousand employees gathered at the open-casket services to bid farewell to the last surviving Richman brother.

After Nathan’s death the company remained under the ownership of one of his nephews, who continued to successfully grow and expand the business. In 1969, the Richman Brothers merged with F. W. Woolworth Company, who kept the Richman brand viable for another three decades. As the industry changed sharply in the late 1980s, the bloated conglomerate Woolworth began to shutter some of its subsidiaries. In 1990, the Richman Brothers Company was deemed financially unstable and was completely liquidated by 1992. Since that time, the structure on East 55th Street has remained vacant with many unsuccessful reuse projects proposed to redevelop the site.

IMAGES



This advertisement for the Richman Brothers Company shows the company's iconic building on East 55th Street, as well as the original Portsmouth, Ohio, location of the operation and its first home in Cleveland. | Source: Cleveland Memory Project, Cleveland State University Library Special Collections



Uncommon for the American garment industry of the early twentieth century was the open-air, welcoming interior accommodations of the Richman Brothers factory. Compared to the dank, dirty and unsafe working conditions present in most sweatshops in places like New York City, the Richman Brothers Company was a pioneer in its treatment of employees. | Source: Cleveland Memory Project, Cleveland State University Library Special Collections



This photo shows founding President Joseph Lehman greeting employees on their way to work. The owners of the Richman Brothers Company were recognized for the fact that they knew each of their two thousand employees by name. Founded by family members, executives at the Richman Brothers Company wanted to ensure that they cultivated a family-like atmosphere amongst its employees. | Source: Cleveland Memory Project, Cleveland State University Library Special Collections

Richman Bros. to Launch Newest Store Next Friday

National Chain's 66th Unit Uses Broadway Site

Formal opening of Richman Bros.' 66th store for men—in a completely remodeled and modernized six-story building at 537 S Broadway—will take place next Friday with appropriate ceremonies.

This newest link in the Richman Bros. chain of men's clothing and furnishings stores is the third in the Los Angeles area. The others are in Crenshaw and Glendale. Two more are planned for later dates. One will be at Huntington Park and the other in Santa Monica.

According to the company president, George H. Richman, who is flying here from Cleveland, O. for the opening, Richman prices will be the same here as elsewhere in the nation.

Shipping Costs More

"True," he said, "it costs more to ship things from the East to this city, but that is our problem, not our customers', and we are not going to pass the added cost on to the public. Besides, our prices always have been the same everywhere, and we cannot ask people of Los Angeles to pay more for our clothes than the people of Cleveland, Chicago, Boston or any of the other cities in which we have stores."

Total floor space in the new store devoted to sales, tailoring, shipping and storage amounts to more than 55,000 square feet. Color scheme throughout the store is sea-foam green, deep bottle green, gray and swallow yellow. Floor covering is of rubber tile, in smart shades of ivory, mahogany and gray.

Sales Use Two Floors

The entire first and second floors—more than 17,000 square feet of space—will be devoted entirely to sales. On these two floors will be complete departments for men's suits, sportswear, furnishings and hats. The third floor of the building will be used for tailoring, a layaway department and cashier's office. Fourth, fifth and sixth floors will be used for stock, shipping and general storage purposes. The latest and most modern air-line lighting will be used throughout the store. The front of the store at street level will be completely of glass—providing a full vista-type front.

The front of the store is of simple, streamlined architectural design. A 60-foot, stainless steel canopy with concealed neon lighting runs across the front of the building. Porcelain enamel neon-illuminated letters are on the front and side perimeter of the canopy.

Founded in 1879

The deck of the canopy contains floodlights to illuminate the upper portion of the building. In addition, a porcelain enamel neon-illuminated sign runs the full height of the building.

Window lighting is of the most modern type, employing full use of fluorescent and incandescent lighting—but with the actual light source concealed by means of spaced vertical fins. These lighting units contain swivel-type incandescent spot units for special display lighting.

The opening of the big downtown store is the climactic event of Richman's 71 years of growth, beginning with a humble tailoring shop in Cleveland, O., in 1879. Today, the Richman Bros. Co. operates a modern 17-acre clothes-making plant in Cleveland, employing 2500 workers, known from coast to coast as the "Richman family," and 66 stores giving employment to an additional 1000 men and women in 55 cities across the nation, from Boston to Los Angeles.

The company was founded by the three Richman brothers, Nathan, Charles and Henry. The "Richman Family" is what Richman employees have been calling themselves since the organization was founded. The Richman family is a unique American institution which has demonstrated that the spirit and intimacy of family life can be successfully projected into modern industry.

As an example of the close personal relationship that exists between the highest officials of the company and the humblest member of the family, it is an old Richman custom for the president or some other executive of the company to greet the workers when they arrive in the morning and bid them "good night" when they leave in the evening.

In 1910, before anyone dreamed of vacations with pay for factory production workers,



OPENING PLANNED—Here is a view of Richman Bros.' 66th store for men, to open Friday at 537 S Broadway.



PLANS VISIT—George H. Richman, Richman Bros. president, who will fly here.

the Richmans gave their employees 10-day paid summer vacations, a pioneering move in employee relations. Today, every worker receives a paid two-week summer vacation and a paid week's vacation at Christmas time.

Equality First

This feeling of equality, where all receive the same consideration, has always been a part of the Richman organization. "There is no class distinction in our daily relations," says Richman, "and that's not a pose but a fact, because if a button falls off a suit, the whole suit is no good."

Everyone eats in the same cafeteria, where Frank C. Lewman, chairman of the board, and other executives mingle with cutters, pressers, sewers, hatters, spongers and stock boys. Similarly, each member of the family feels perfectly free to enter the chairman's office for any reason. A typical day for Lewman in-

cludes three to five visits from employees. In addition to discussing the best house to buy, family difficulties, the purchase of a new car, or the bowling team, Lewman and other executives act as impartial judges in any questions that may come up between workers or between worker and foreman.

At Richman's there is no time clock. When more than three or four workers are late, it is unusual. Each worker keeps his own work record, and decides for himself how much he will do.

Benefits Provided

Richman Bros. workers are protected with free life insurance policies up to \$10,000, with free health insurance, free hospitalization, sick benefits up to \$10 a week, medical and surgical expense insurance and free accident and dismemberment insurance. All premiums are paid by the company.

Five stock distributions, all at substantially less than market prices, have been made to workers, enabling many employees to become substantial share owners in the company. And at the end of each year, when business is satisfactory, there is a generous cash bonus for the workers to share.

In the Cleveland plant, under one roof, all manufacturing processes are completed, from shrinking of cloth to putting the last touches on the suits, trousers, topcoats and sportswear which are then distributed to Richman's stores throughout the country.

Names to Be Changed

The City Council ordered an ordinance drawn changing the name of Wilmington-San Pedro Road between Battery St. and Pacific Ave. to Pacific Ave. and changing the name of Wilmington-San Pedro Road and a portion of Harbor Blvd. between Pacific Ave. and Front St. to Front St.



75 YEARS OLD—Their company, Richman Bros. Co., that is. Helping to make with the birthday cake are these managers of local area stores, from left: Harold

Bielfield, Crenshaw; Darrold Hall, Glendale; Arthur Yaffey, Santa Monica; Eldon Timberman, Huntington Park, and (in front) Louis Appel, downtown.

Times photo

Richman Bros. Mark 75 Years as Clothiers

Seventy-five years of men's clothing manufacture and sales last night were feted in a dinner at the Richman Bros. Co., 537 S Broadway.

Store employees and managers from five Los Angeles area stores, together with advertising men, assembled on the store's second floor to eat, celebrate and to hear a message from George C. Richman, president of the company and grandson of the company founder.

83 Plants in 58 Cities

Richman spoke on a telephone conference line—hailed by store officials as the largest ever conducted in the clothing industry. Richman spoke

from Cleveland, O. The company was founded in Ohio in 1879.

The company now numbers 83 plants in 58 American cities from Boston to Los Angeles.

Louis Appel, manager of the downtown store, was host.

Prominent among decorations at the buffet-style supper were placards pointing to

clothing progress since the men's apparel firm was established in 1879. The styles ranged from the creaseless style of that year through the pencil-thin models of 1919 and the pseudo-casual styles of 1939 to today's single-breasted fashions.

The company has five outlets in the Los Angeles area.

Minor Theft Suspect Spends Year in Jail

MEXICO CITY, Oct. 14 (AP) Jose Hernandez said today he would like to be tried soon on a charge of stealing 35 cents worth of pottery. Hernandez has been in jail awaiting trial for a year. The charge carries a maximum sentence of six months.

LIGHT is right
 for today's
 more casual
LIVING



light in color
 light in weight
 light in price

SPRINGY WEAVE ALL WOOL

BENGALITE

LIGHTLY DASHED WITH COLOR

Here's a modern clothes maker's (Richman's) answer to modern man's demand for modern ease and comfort in suits—at a price that's light on the pocketbook and a delight to overburdened taxpayers—because we make them and sell them direct to you through our own stores—and have 75 years of know-how.

39⁵⁰

ALL WOOL SPORT COAT \$24.50

RICHMAN BROTHERS

NOW FIVE STORES IN GREATER L.A.

- 537 S. Broadway between 5th & 6th
- Pacific, cor. Gage, Huntington Park
- 127 N. Brand, Glendale
- 3935 Crenshaw Blvd. 1251 Third, Santa Monica

Huntington Park, Glendale, Santa Monica & Crenshaw Stores Open Friday Evening to 9 P.M. Broadway, Santa Monica & Crenshaw Stores Open Monday Evenings to 9 o'Clock

It's Convenient to have a **CHARGE ACCOUNT** at **RICHMAN BROTHERS**

With a Richman charge account you don't need to carry cash when you shop. You can budget your clothing and furnishings purchases and pay for them when convenient, out of income. And you can buy when you need the clothes, instead of waiting until you have the money. It's easy to open your charge — just stop in and fill out an application blank.

RICHMAN BROTHERS
 New Free Stores in Greater L.A.
 537 S. Broadway, between 5th and 6th
 Pacific, cor. Gage, Huntington Park
 127 N. Brand, Glendale
 3935 Crenshaw Blvd.
 1251 Third, Santa Monica

Hartfield Store Sold

Los Angeles Times (1923-Current File); Jul 15, 1973;
ProQuest Historical Newspapers: Los Angeles Times
pg. K12

Hartfield Store Sold dy's, Inc., has been sold to
The store at 537 S. a private investor for
Broadway, under long- \$850,000 by KBJ Proper-
term lease to Hartfield-Zo- ties, Ltd.

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Building Permit History

537-541 S. Broadway

Downtown Los Angeles

- January 31, 1931: Building Permit No. 2102 to demolish and remove material of a 3-story brick, 60' X 120' store and hotel building at 537-541 S. Broadway on the North ½ of Lot 2, Block 14 of Ord's Survey.
Owner: Moy Wrecking Company
Architect: None
Contractor: Moy Wrecking Company
Cost: \$600.00
- February 9, 1931: Building Permit No. 2575 to construct a 6-story concrete and brick, 59' X 158' store building with concrete and clay tile interior at 537-541 S. Broadway on a Portion of Lot 2, Block 14 of Ord's Survey. Amount of cement to be used in Re-concrete + 5,200 barrels. Amount of reinforcing steel + 125 tons.
Owner: F & W Grand Silver Stores, Inc.
Architect: Walker & Eisen
Contractor: None (Bavin and Burch per Los Angeles Times)
Cost: \$215,000.00
- February 9, 1931: Building Permit No. 2576 for underpinning North, South, East and West walls of building to accommodate deeper basement and to create one basement from 533-537 South Broadway, inclusive. 100 barrels of cement, 5 tons reinforcing steel.
Owner: R. A. Rowan
Architect: Walker & Eisen
Contractor: None (Bavin and Burch per Los Angeles Times)
Cost: \$10,000.00
- March 10, 1931: Building Permit No. 4836 for installing steel front, store fixtures 1st floor, installing partitions 2nd floor of T&G ceiling 6' 10" high with 4' 0" open above. Refer to Permit # 28086.
Owner: Lerner Stores
Architect: None
Contractor: Eser Wikholm
Cost: \$6,000.00

- July 6, 1931: Building Permit No. 13496 to replace end joist member with new ones. Electric weld in place. This effects 5 trusses about 3 members each truss. 1st floor joints. For 533 S. Broadway.
Owner: Lahner Stores, Inc.
Architect: Walker & Eisen
Contractor: Bavin & Burch Co.
Cost: \$100.00
- July 28, 1931: Building Permit No. 15040 to put tile floors in vestibules, tile floor and base in (3) toilets, tile floor in (1) large toilet, tile walls in back of soda fountain and floors for same, tile walls in basement including walls and columns.
Owner: F. & W. Grand-Silver Stores, Inc.
Architect: Walker & Eisen
Contractor: Charles E. Clifford Co.
Cost: Not Shown
- August 6, 1931: Building Permit No. 15766 to install 1 lateral roller awning complete.
Owner: F. & W. Grand-Silver Stores
Architect: None
Contractor: A. Hoegge & Sons, Inc.
Cost: \$140.00
- September 4, 1934: Building Permit No. 11190 to take out show window and build fence on side walk. No structural changes.
Owner: National \$ Stores
Architect: B. J. Joseph
Engineer: None
Contractor: National \$ Stores
Cost: \$475.00
- September 11, 1934: Building Permit No. 11610 to build new show windows (except those which block basement stairs) and remove non-bearing partitions in basement. No structural changes.
Owner: National \$ Stores
Architect: B. J. Joseph
Engineer: S. B. Barnes
Contractor: Superintendant Frank Eyre
Cost: \$7,500.00

- September 17, 1934: Building Permit No. 11972 to change store window, change mezz floor, two new elevators. Change stair to basement, remove some tile wall plaster ceiling on second floor also change stair to second floor, change some electric wiring. Quantities roofing steel = 4 tons, sacks of cement = 350.
Owner: National \$ Stores
Architect: B. J. Joseph
Engineer:
Contractor: Owner
Cost: \$20,750.00
- October 24, 1934: Building Permit No. 14332 to recover awning - Roller lat amis-frame 8' above sidewalk Valance 7' above sidewalk. Awning frame removed to allow building alterations. Same frame replaced which are covered with 18' sheets instead of 16'. Considered a recover job.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$98.00
- November 23, 1934: Building Permit No. 16123 for a sign.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Artistic Neon Sign Company
Cost: \$500.00
- September 23, 1935: Building Permit No. 16868 change store front, take out two stand windows change door locations. No structural changes.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$98.00
- July 5, 1939: Building Permit No. 26545 to recover one roller awning, on existing frame #12
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: A. Hoegge
Cost: \$45.00

- March 20, 1946: Building Permit No. 7749 for installation of one double faced vertical display reading "Shelldom". Total square foot area of sign is 350. See attached diagram.
Owner: Shelldom's, Inc.
Architect: None
Engineer: None
Contractor: Electrical Product's Corp.
Cost: \$1,050.00
- January 17, 1947: Building Permit No. 14332 to repair rear low portion of roof.
Owner: National Dollar Stores
Architect: None
Engineer: None
Contractor: Economy Roof & Insulation Co.
Cost: \$108.00
- November 22, 1948: Building Permit No. 28231 to alter existing entrance, new canopy, remove existing interior stairs - Install new stairs and plumbing - Divide basement - New store fixtures - Add lightings - Add to existing heating & ventilating, electric sign
Owner: Richmond Bros.
Architect: A. C. Martin & Assoc.
Engineer: None
Contractor: None
Cost: \$65,000.00
- December 27, 1949: Building Permit No. LA30222 to erect 2 single face projecting signs of existing building.
Owner: Richman Bros.
Architect: Albert C. Martin
Engineer: None
Contractor: QRS Neon Corp.
Cost: \$2,500.00
- July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$100.00

- October 3, 1950: Building Permit No. LA22290 to strengthen parapets along West wall & East wall.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: Henry M. Lavne
Contractor: None
Cost: \$1,100.00
- July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$100.00
- December 31, 1958: Building Permit No. LA19266 to demolish existing store front & interior non-bearing partitions & wall finish. No structural changes.
Owner: Grayson-Robinson Stores, Inc.
Architect: None
Engineer: None
Contractor: H. Kaplan Co., Inc.
Cost: \$500.00
- January 13, 1959: Building Permit No. LA22001 for new front and new stairs.
Owner: Grayson-Robinson Stores
Architect: Owner
Engineer: Morris Goldsmith
Contractor: H. Kaplan
Cost: \$35,000.00
- March 14, 1959: Building Permit No. LA26707 for new wall sign. 5'10" X 50' illuminated.
Owner: Grayson's Department Store
Architect: None
Engineer: Richard N. Jasper
Contractor: Advance Neon Sign Co.
Cost: \$3,200.00

March 16, 1959: Building Permit No. LA26708 for 2 - S/F signs of 9 sq. ft. and 78 sq. ft. 1 2x5 D/F.
Owner: Graysons
Architect: None
Engineer: None
Contractor: Advance Neon Sign Co.
Cost: \$550.00

December 30, 1964: Building Permit No. LA80519 for interior remodel.
Owner: Hartfield Dept. Store
Architect: None
Engineer: None
Contractor: Interior Specialties
Cost: \$5,200.00

June 24, 1969: Building Permit No. LA90646 for a 3' X 20' steel and plastic illuminated wall sign. (Permit stamped "EXPIRED")
Owner: Hartfields
Architect: None
Engineer: B. L. Prenovien
Contractor: Ideal Neon
Cost: \$500.00

January 6, 1978: Building Permit No. LA57006 to install non-bearing partitions, const. new store front, install 2' X 4' lay-in ceiling.
Owner: Hartfield Zody's Inc.
Architect: None
Engineer: None
Contractor: Not Selected
Cost: \$100,000.00

April 5, 1978: Building Permit No. LA61001 set letters & two D/F signs.
Owner: Kathryn MacMurray
Architect: None
Engineer: None
Contractor: Brite Lite
Cost: \$3,300.00

- October 27, 1980: Building Permit No. LA12723 to comply with fire safety ord. dated Feb. 8, 1979 & board file No. 802378.
Owner: Hartfield-Zody's Inc.
Architect: Mr. Hart
Engineer: None
Contractor: William Christian
Cost: \$9,000.00
- January 11, 1988: Building Permit No. LA85950 for 2 single face metal and Plexiglas wall signs, 2' X 16' & 1' X 12'.
Owner: Christina's
Architect: None
Engineer: None
Contractor: Local Neon
Cost: \$1,364.00
- March 3, 1988: Building Permit No. LA93293 to reroof Class A built up.
Owner: Petrie Stores Corp.
Architect: None
Engineer: None
Contractor: Brothers Construction
Cost: \$19,000.00
- December 19, 1997: Building Permit No. LA70857 to install individual letters wall sign RT for Bob Quan. (Stamped PERMIT EXPIRED)
Owner: Begonia Development, Inc.
Architect: None
Engineer: None
Contractor: Lorenzo Villaseñor Martinez
Cost: \$7,500.00
- August 12, 2009: Building Permit No. LA40598 for renovation of existing building; Remove elevators, stairways, non-structural walls, floor openings; add new NFPA-13 automatic fire sprinkler system, restrooms, elevator, enclosed stairways, elevator penthouse, rear window assemblies, exterior & interior finishes and new storefront. No change of required parking spaces.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles Tan
Contractor: Rhyley Construction Co., Inc.
Cost: \$750,000.00

- November 13, 2009: Building Permit No. LA44133 for construction of new no-bearing partitions, new acoustical & ceiling, new floor & wall finishes at 3rd floor.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles St. Deny Youngblood
Contractor: Rhyley Construction Co., Inc.
Cost: \$320,000.00
- July 20, 2010: Building Permit No. LA53242 for new aluminum rollup door {75% open link} and awning (max 14'6" high and max 6' projection into the sidewalk).
Owner: Betsy Levy
Architect: None
Engineer: John K. Lee
Contractor: Owner-Builder
Cost: \$7,000.00
- August 31, 2010: Building Permit No. LA54797 for supplement to permit #2009LA44133 to remove the width of existing front canopy.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles Tan
Contractor: Rhyley Construction Co., Inc.
Cost: \$501.00
- April 20, 2016: Building Permit No. 2016LA62935 for supplemental to 2009LA44133 to complete remaining work, change use from retail to retail and office, with arhitectural revisions and structural upgrades.
Owner: 537 S. Broadway Associates LP
Architect: None
Engineer: Caro Jolfaie Minas, Charles Tan & Charles St. Denny Youngblood
Contractor: Owner-Builder
Cost: \$538,575.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Bldg. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

	REMOVED FROM	REMOVED TO	
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk
CITY CLERK PLEASE VERIFY	Tract	Tract	
TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	O. K. City Engineer
ENGINEER PLEASE VERIFY	From No. <u>537-541 South Broadway</u> Street	To No. <u>Demolish</u> Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Hotel
2. What purpose will Building be used for hereafter? Demolish
3. Owner's name W. W. Wrecking Co Phone HU 5814
4. Owner's address 307 East Jefferson
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
6. Contractor's name W. W. Wrecking Co Phone same
7. Contractor's address same
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$ 600.00
9. Class of present Building Brick No. of Rooms at present
10. Number of stories in height 3 Size present Building 60 x 120
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for.....
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?

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

Demolish & remove material

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

OVER

(Sign here) Gunter May
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>2102</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner.	Application checked and found O. K. <u>1-31-31</u> <u>White</u> Clerk	Stamp: <u>RECEIVED</u> <u>FEB 2 1931</u>
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C. F. Schumann

All Applications Must be Filled Out by Applicant

Std. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

1

Application for the Erection of Buildings

CLASS "A" - "B" - "C" S.F.

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

MECHANICAL PLANS OK

TAKE TO ROOM No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot No. N 1/2 - 2 Block _____
(Description of Property)
A portion of Block 14 Ord's Survey
Recorded in Book 53 Page 66
ex. Sec. M-R
District No. _____ M. B. Page _____ F. B. Page _____
No. Block 546 Street _____
(Location of Job)
537-541 So. Broadway
(USE INK OR INDELIBLE PENCIL)

By _____
Deputy
C. K. City Clerk

- Purpose of Building strip bldg No. of Rooms _____ No. of Families _____
- Owner's name W. M. Grand Silver Store Inc Phone _____
- Owner's address 902 Broadway New York City
- Architect's name Walker & Rain Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act. Phone 222-4261
- Contractor's name _____ Phone _____
- Contractor's address _____
- TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finish-
ing, Equipment and Appliances in
Completed Building.} \$ 215,000
- Any other building or permit for a building on lot at present? no How used? _____
- Size of proposed building 59'-0" x 158'-0" Size of lot 59'-0" x 158'-0" feet
- Number of stories in height 6 Height to highest point 109'-0"
- Material of foundation concrete Character of soil gravel
- Material of exterior walls brick
- Material of interior construction concrete + tile (clay)
- Material of floors concrete
- Material of roof concrete and composition
- Will all lathing and plastering comply with Ordinance? yes
- What zone is property in? X C

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

OVER 1/12/35 (Sign Here) Walker & Rain
By Edith Wright

FOR DEPARTMENT USE ONLY

PERMIT NO. 2575	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O.K. <u>2-9-31</u> <u>[Signature]</u> Clerk	RECEIVED FEB 9 1935 TODD
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SPRINKLER REQUIRED

SPRINKLER-REQUIRED
VALUATION INCLUDED - YES

19475

FOR DEPARTMENT USE ONLY

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

REMARKS

Amount of cement to be used in Re-Concrete
5200 barrels

Amount of reinforcing steel 125 Tons

Valuation lowered because it originally contained cost of underpinning of adjacent property. *[Signature]*

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot _____ Block _____	Lot _____ Block _____	O. K. City Clerk By _____ Deputy
	Tract _____	Tract _____	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book _____ Page _____ F. B. Page _____	Book _____ Page _____ F. B. Page _____	O. K. City Engineer By _____ Deputy
	From No. _____ Street _____	From No. _____ Street _____	
	To No. <u>535 South Broadway</u> Street _____	To No. _____ Street _____	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Stores
2. What purpose will Building be used for hereafter? Stores
3. Owner's name Rowan Bldg. Co. (R.A. Rowan) Phone _____
4. Owner's address Rowan Bldg., Los Angeles
5. Architect's name Walker & Erwin Phone Area 9261
6. Contractor's name _____ Phone _____
7. Contractor's address _____
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 10,000.00
9. Class of present Building C No. of rooms at present _____
10. Number of stories in height 5 Size present Building _____ x _____
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Stores
(Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? C

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

For underpinning north, south, east and west walls of building to accommodate deeper basement and to create one basement from 533-537 South Broadway Inclusive

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

OVER

(Sign here) Walker & Erwin
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 2576	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Inspector	Application checked and found O.K. 2-9-31 C3 <u>[Signature]</u> Clerk	Stamp here when permit is issued RECEIVED FEB 9 1931 21
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PLANS

No addition

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

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

(Sign here)

Walker
W. J. Estabrook
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

100 barrels cement
5 tons reinforcing steel

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Std. Form 2

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles... Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles...

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street.

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY TAKE TO ROOM No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY

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

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Store Bldg
2. What purpose will Building be used for hereafter? Same
3. Owner's name 533 So. Broadway Termer Store
4. Owner's address 533 So. Broadway
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
6. Contractor's name Esen Wikholm Phone Dr. 8194
7. Contractor's address 119 No. Lake St 6000-
8. VALUATION OF PROPOSED WORK Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building. \$9775.00
9. Class of present Building A No. of Rooms at present
10. Number of stories in height 2 Size present Building 25'0" x 153'0"
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Store (Apartment's House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?

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

Installing of Steel Front, Store Fixtures 1st Floor, Installing partitions 2nd floor of 7'9" ceiling 6'10" high with 4'0" open above. Refer to Permit # 28086

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

OVER

(Sign here) Esen Wikholm (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. 4836. Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. 3-10-31. Application checked and found O. K. 2/11/31. Plan Examiner. Clerk. MAR 10 1931

PLANS

File plans with 28086/30

1375

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Side Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

	REMOVED FROM	REMOVED TO	
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....	O. K. City Clerk By..... Deputy
	Tract.....	Tract.....	
	
CITY CLERK PLEASE VERIFY	O. K. City Engineer By..... Deputy
	
	
TAKE TO ROOM No. 5 (MAIN ST. FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....	O. K. City Engineer By..... Deputy
	From No. 533 S. BROADWAY..... Street Street	
ENGINEER PLEASE VERIFY	To No. Street Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? DEPT STORE
2. What purpose will Building be used for hereafter? STORE
3. Owner's name LEARNER STORES, INC. Phone.....
4. Owner's address N.Y. CITY
5. Architect's name WALTER E. GAN LICENSE NO. Phone.....
Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
6. Contractor's name DAMIAN CURRICH CO. STATE Phone A.P. 6175
LICENSE NO.
7. Contractor's address 137 E. JEFFERSON ST.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ 100
9. Class of present Building A No. of Rooms at present X
10. Number of stories in height 2 Size present Building X
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for DEPT STORES
(Apartment House, Hotel, Residence, or Any Other Purpose.)

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

REPLACE 51 JOINT MEMBERS WITH NEW ONES
ELECTRICAL WELD IN PLACE
THIS AFFECTS STAIRSSES ABOVE 3 DECKERS EACH 10455
1st floor joints

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

OVER

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

FOR DEPARTMENT USE ONLY

PERMIT NO. 13496	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O.K. <u>7-6-31</u> <u>[Signature]</u> Clerk	
	<p><u>[Signature]</u> 200</p>		

File 28086-30

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

City Form #

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

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

Form with columns: REMOVED FROM, REMOVED TO. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., Street. Includes checkboxes for City Clerk, Engineer verification.

(USE INK OR INDELIBLE PENCIL.)

- 1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter?
3. Owner's name E. & W. Grand Silver Stores, Inc.
4. Owner's address 3221 San Fernando Road
5. Architect's name Walker & Eisen
6. Contractor's name CHARLES E. GILFORD CO.
7. Contractor's address 3221 San Fernando Road
8. VALUATION OF PROPOSED WORK
9. Class of present Building C
10. Number of stories in height
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for Store
13. What Zone is Property in?

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

Tile floors in vestibules, tile floor and base in (3) toilets, tile floor in (1) large toilet, tile walls in back of soda fountain and floors for same, tile walls in basement including walls and columns.

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

OVER

(Sign here)

FOR DEPARTMENT USE ONLY. Includes Permit No. 15040, Plan Examiner signature, Application checked and found OK, and a 'RECEIVED' stamp dated JUL 28 1941.

Handwritten signature/initials

Handwritten signature and #203

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

City Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

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

Form with columns 'REMOVED FROM' and 'REMOVED TO'. Includes fields for Lot, Block, Tract, Book, Page, F. B. Page, From No., To No., and Street. Includes instructions for City Clerk and Engineer verification.

(USE INK OR INDELIBLE PENCIL)

- 1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter? Store
3. Owner's name F. & W. Grand-Silver-Stores Phone
4. Owner's address 510 West 6th Room 411 STATE LICENSE NO.
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
6. Contractor's name A. HOEGEE & SONS, INC. Phone
7. Contractor's address 745 Merchant St. STATE LICENSE NO. 3608
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$ 140.00
9. Class of present Building No. of Rooms at present
10. Number of stories in height Size present Building x
11. State how many buildings are on this lot
12. State purpose buildings on lot are used for (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

1 Lateral Roller Awning Complete

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

OVER (Sign here) A. Hoegge Pres (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY. Includes Permit No. 15766, Plan Examiner, Clerk, and a stamp dated AUG 6 1931.

Handwritten signatures and initials at the bottom of the page.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 537 - 415 Broadway (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets }

- 1. Purpose of PRESENT building. Store Families Rooms. 2. Use of building AFTER alteration or moving. Store Families Rooms. 3. OWNER (Print Name). NATIONAL \$ STORES Phone. 4. Owner's address. 537 - 415 BROADWAY. 5. Certificated Architect. B. J. Jansz. State License No. Phone. 6. Licensed Engineer. State License No. Phone. 7. Contractor. NATIONAL \$ STORES State License No. 20428 Phone. 8. Contractor's address. 9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon). \$ 475.00. 10. State how many buildings NOW on lot and give use of each. 11. Size of existing building. x. Number of stories high. Height to highest point. 12. Class of building. Material of existing walls. Exterior framework. Describe briefly and fully all proposed construction and work: Take out show window and build fence on side walk. no structural change.

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

FOR DEPARTMENT USE ONLY PERMIT NO. 11190 PLANS Fee 3.50 Stamp here when Permit is issued SEP - 4 1934 Plans and Specifications checked Zone C3 Fire District No. Corrections verified Bldg. Line No. Street Widening Ft. Ft. Plans, Specifications and Applications rechecked and approved Application checked and approved 8/31/34 [Signature] Clerk. Required SPRINKLER Specified Valuation included [Signature] Inspector [Signature]

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

NEW CONSTRUCTION

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

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

Sign Here National B Stores (Owner or Authorized Agent)

By J. E. Smith Capt of Construction

FOR DEPARTMENT USE ONLY
Application..... Fire District..... Bldg. Line..... Termite Inspection.....
Construction..... Zoning..... Street Widening..... Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
Street
Sign Here..... (Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here..... (Owner or Authorized Agent)

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

REMARKS:

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDING WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE
OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 537-541 S. Broadway (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets } 5th and 6th Sts.

- 1. Purpose of PRESENT building Store Building. Families..... Rooms..... 2. Use of building AFTER alteration or moving Store. Families..... Rooms..... 3. OWNER (Print Name) NATIONAL DOLLAR STORE Phone. MU. 3084. 4. Owner's address 537-541 S. Broadway- 5. Certificated Architect B. J. Joseph State License No. B.1424 Phone. MU. 3084 6. Licensed Engineer J. B. Bunn State License No. 601 Phone TR 7231 7. Contractor Supt. Frank Eyle State License No. 20428 Phone. MU. 3084 8. Contractor's address 537-541 S. Broadway- 9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 7500.00 10. State how many buildings NOW on lot and give use of each. Store. 11. Size of existing building 59' x 153' Number of stories high 6 Height to highest point..... 12. Class of building "A" Material of existing walls. Steel frame, Concrete and brick. Exterior framework Wood or Steel Describe briefly and fully all proposed construction and work:

Build new show windows (except those which temporarily block basement stairs) and remove non-bearing partitions in basement. No strip in etc.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 11610 Fee 25.50 Stamp here when Permit is issued SEP 11 '34 PLANS Rec'd [Signature] Plans and Specifications checked Zone Fire District No. Corrections verified Bldg. Line Street Widening Ft. Ft. Plans, Specifications and Applications received and approved Application checked and approved [Signature] 9-7-34. For Plans See Filed with Required Valuation Included SPRINKLER Specified Yes-No Inspector [Signature]

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

NEW CONSTRUCTION

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

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

Sign Here.....National Sellar Storeo.....
(Owner or Authorized Agent)

By.....B.J. Joseph.....

FOR DEPARTMENT USE ONLY

Application.....AFM.....Fire District.....AFM.....Bldg. Line.....Termite Inspection.....
Construction.....Zoning.....Street Widening.....Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
Owner or Authorized Agent.

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

REMARKS:

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth.

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 537 to 541 Broadway (House Number and Street) Approved by City Engineer.

New location of building } (House Number and Street) Deputy.

Between what cross streets } 5th & 6th

1. Purpose of PRESENT building. Stores Families..... Rooms.....

2. Use of building AFTER alteration or moving. Store Families..... Rooms.....

3. OWNER (Print Name) NATIONAL STORES Phone.....

4. Owner's address 537 to 541 Broadway

5. Certificated Architect B.J. Joseph State License No. B242 Phone.....

6. Licensed Engineer State License No. Phone.....

7. Contractor Owner State License No. 20428 Phone.....

8. Contractor's address.....

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 27,750.00

10. State how many buildings NOW on lot and give use of each. one Building

11. Size of existing building 60 x 136 Number of stories high 6 Height to highest point.....

12. Class of building A Material of existing walls concrete Exterior framework concrete

Describe briefly and fully all proposed construction and work: Change show window change main floor, two new windows change stair to basement remove some tile wall plaster ceiling on second floor also main to second floor change some electric wiring

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 11972 PLANS Fee 65.00 SEP 17 1936

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

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot 60 x 136.....Number of Stories when complete 6.....
Material of Foundation ^{1 1/2 ft} concrete.....Width of Footing.....Depth of footing below ground.....
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

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

Sign Here Frank E. National & More
(Owner or Authorized Agent)

By Frank Eyrn Supt. of construction

FOR DEPARTMENT USE ONLY			
Application..... <u>PK</u>	Fire District..... <u>CP</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....
(1) REINFORCED CONCRETE	(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from		
Barrels of Cement.....Street		
Tons of Reinforcing Steel.....	Sign Here..... (Owner or Authorized Agent)		
(3) No required windows will be obstructed.	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.		
Sign Here..... Owner or Authorized Agent.	Sign Here..... (Owner or Authorized Agent)		

REMARKS:

PLAN CHECKING

RECEIPT NO. 1231
VALUATION \$ 27750
FEE PAID \$ 40.00

Quantities Refig. Stud 4 tons
Sub. cement 350

Valuation reduced \$7000.00 permit
for \$7000.00 for show windows taken
out 9/7/34 B. Rapp

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot... Tract... (Form fields for location details)

Present location of building } 537 So. Broadway (House Number and Street) Approved by City Engineer. New location of building } Same (House Number and Street) Deputy. Between what cross streets } 4th & 5th St.

- 1. Purpose of PRESENT building... Stores... Families... Rooms... 2. Use of building AFTER alteration or moving... Stores... Families... Rooms... 3. OWNER (Print Name)... National Dallas Stores... Phone... 4. Owner's address... 537 So. Broadway... 5. Certificated Architect... Bernard Joseph... State License No... Phone... 6. Licensed Engineer... A.B. Brune... State License No... 601... Phone... JR 7231 7. Contractor... X... State License No... Phone... 8. Contractor's address... 9. VALUATION OF PROPOSED WORK... \$ 750.00 (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) 10. State how many buildings NOW on lot and give use of each. 11. Size of existing building... 60 x 120... Number of stories high... 4... Height to highest point... 12. Class of building... A.C.C... Material of existing walls... Brick... Exterior framework... Steel Frame Wood or Steel Describe briefly and fully all proposed construction and work: Repair elevator layout for landing at 4th floor upper plan

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

PERMIT NO. 12813 FOR DEPARTMENT USE ONLY Fee... Stamp here when Permit is issued OCT-1 1934 Plans... Filed with 2575 31 SPRINKLER Required Valuation Included Specified Yes-No Inspector... [Signature]

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

NEW CONSTRUCTION

Size of Addition 1/6 x 1/6 Size of Lot E. Lester (Rear) Number of Stories when complete
Material of Foundation Width of Footing Depth of footing below ground
Width Foundation Wall Size of Redwood Sill Material Exterior Walls
Size of Exterior Studs Does not apply Size of Interior Bearing Studs
Joists: First Floor Second Floor Rafters Roofing Material

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

Sign Here S. B. Barnes (Owner or Authorized Agent)

By

Table with 4 columns: Application, Fire District, Bldg. Line, Termite Inspection, Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement
Tons of Reinforcing Steel

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

(3) No required windows will be obstructed.
Sign Here (Owner or Authorized Agent)

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

REMARKS: ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.
OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 537-541 So Broadway
New location of building } 537-541 So Broadway
Between what cross streets } 4th St & 5th St

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building. Store Families..... Rooms.....

2. Use of building AFTER alteration or moving. Store Families..... Rooms.....

3. OWNER (Print Name). NATIONAL DOLLAR STORE Phone.....

4. Owner's address. 531-541 - So Broadway

5. Certificated Architect. State License No. Phone.....

6. Licensed Engineer. State License No. Phone.....

7. Contractor. Sun Ray Quinny Co State License No. 17388 Phone. 628333

8. Contractor's address. 1915 Rodas Road

9. VALUATION OF PROPOSED WORK \$9800

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

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

12. Class of building. Ft. Material of existing walls..... Exterior framework. Steel

Describe briefly and fully all proposed construction and work:

Remove Quinny - Roller Rat Arms - Frame 8' above sidewalk Balance 7' above sidewalk

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY. PERMIT NO. 14332. PLANS. Fee 1.50. Stamp here when Permit is issued. OCT 24 1934. Inspector [Signature]

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

NEW CONSTRUCTION

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

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

Sign Here.....Sun Ray Building Co
(Owner or Authorized Agent)
By.....Arthur B Ray

FOR DEPARTMENT USE ONLY
Application.....Fire District.....Bldg. Line.....Termite Inspection.....
Construction.....Zoning.....Street Widening.....Forced Draft Ventil.....
(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)
(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here.....
(Owner or Authorized Agent)

REMARKS:

ALL WOOD AND LUMBER BELOW THE FIRST FLOOR BOARDS WILL BE TREATED AGAINST TERMITE INFESTATION AS REQUIRED BY SEC. 106 OF BUILDING ORDINANCE.

OWNER OR AUTHORIZED AGENT

Window frame removed to allow bed alterations.
Some frames replaced which are secured with
18' sheath instead of 16'. Considered as reserve job.
H.W.

Arthur B Ray

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM Lot Tract REMOVED TO Lot Tract

Present location of building } 537-541 S. Broadway (House Number and Street) Approved by City Engineer. New location of building } (House Number and Street) Deputy. Between what cross streets }

- 1. Purpose of PRESENT building. Store Building Families Rooms. 2. Use of building AFTER alteration or moving. Same Families Rooms. 3. OWNER (Print Name) National Dollar Stores. Phone Mr. 3084. 4. Owner's address 537-541 S. Broadway. 5. Certificated Architect Bernard J. Joseph. State License No. B.424. Phone Mr. 3084. 6. Licensed Engineer S. B. Barnes. State License No. Phone. 7. Contractor. Owner. State License No. Phone. 8. Contractor's address. 9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} and Appliances in Completed Building. \$ 2500.00. 10. State how many buildings NOW on lot and give use of each. Store Bldg. 11. Size of existing building. x. Number of stories high. 6. Height to highest point. 12. Class of building. A. Material of existing walls. Exterior framework. Wood or Steel.

Describe briefly and fully all proposed construction and work: Install fan room and temporary partitions on Third floor.

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

PERMIT NO. 14804 FOR DEPARTMENT USE ONLY Plans and Specifications checked Zone C3 Fire District No. Corrections verified Set Back 10 Ft. Street Widening Application checked and approved 10/31/34 Clerk. For Plans See Filed with 11/12/34 Required Valuation Included SPRINKLER Specified Yes-No Inspector B. J. Sheehan

insufficient

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

NEW CONSTRUCTION

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

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

Sign Here.....National Sollar Stores.....
(Owner or Authorized Agent)
By.....B.J. Joseph Architect.....

FOR DEPARTMENT USE ONLY

Application.....[Signature].....Fire District.....[Signature].....Set back.....Termite Inspection.....
Construction.....[Signature].....Zoning.....Street Widening.....Forced Draft Ventil.....

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
Owner or Authorized Agent.

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

REMARKS:
PLAN CHECKING
RECEIPT NO. 1560
VALUATION \$ 2300.00
FEE PAID \$ 5.00

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot Tract Lot Tract

Present location of building } 541 S. Broadway (House Number and Street)
New location of building } (House Number and Street)
Between what cross streets } Sign Deputy.

1. Purpose of PRESENT building. Light Store Families Rooms

2. Use of building AFTER alteration or moving. Store, Residence, Apartment House, or any other purpose. Families Rooms

3. OWNER (Print Name). Nat Dolles Store Phone

4. Owner's address. 541 S. Broadway

5. Certificated Architect. State License No. Phone

6. Licensed Engineer. State License No. Phone

7. Contractor. Artistic Mason Sign Co. State License No. 72040 Phone

8. Contractor's address. 5539 Sunset Blvd.

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 500.00

10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building. x. Number of stories high 2. Height to highest point.

12. Class of building. A Material of existing walls. Concrete Exterior framework. Wood or Steel

Describe briefly and fully all proposed construction and work:

Sign

Fill in Application on other Side and Sign Statement

DEPARTMENT USE ONLY PERMIT NO. 16123 PLANS Fee NOV 23 1934 Inspector

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot..... Lot..... Tract..... Tract.....

Present location of building } 537 S. Broadway (House Number and Street) } Approved by City Engineer. New location of building } (House Number and Street) } Deputy. Between what cross streets }

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

2. Use of building AFTER alteration or moving. Stores Families..... Rooms.....

3. Owner (Print Name) NATIONAL # STORES Phone.....

4. Owner's Address 929 Market St San Francisco

5. Certificated Architect B J Joseph State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor..... State License No..... Phone.....

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 3000

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

11. Size of existing building x..... Number of stories high 3 Height to highest point.....

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

Describe briefly and fully all proposed construction and work: Change store front take out two island windows change door locations No structural changes No marble removal

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

FOR DEPARTMENT USE ONLY PERMIT NO. 16869 PLANS Rec'd... Fee 12.00 Stamp here when Permit is issued 51 P 23 1935 Inspector [Signature]

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

NEW CONSTRUCTION

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

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

Sign Here. Frank Nat'l Stores (Owner or Authorized Agent)

By Lynn Dept of Construction

FOR DEPARTMENT USE ONLY
Application... Fire District... Bldg. Line... Termite Inspection...
Construction... Zoning... Street Widening... Forced Draft Ventil...
(1) REINFORCED CONCRETE
Barrels of Cement... Tons of Reinforcing Steel...
(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Street
Sign Here... (Owner or Authorized Agent)
(3) No required windows will be obstructed.
Sign Here... (Owner or Authorized Agent)
(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.
Sign Here... (Owner or Authorized Agent)

REMARKS:

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 5 feet, except that the following projections may extend into such set-back space, as follows:

- Cornices, canopies and eaves... 2 ft. 6 in.
Landing or terrace, without roof, extending to first floor level only... 6 ft.
Open railing, not over 33 in. high, around such landing or terrace... 6 ft.
Fire Escapes... 4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) Frank Eyrn Owner or Authorized Agent.

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth.

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

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

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

REMOVED FROM

REMOVED TO

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

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

537-39 So. Broadway St.

Present location of building } (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } Deputy.

Approved by City Engineer.

Deputy.

Store

1. Purpose of PRESENT building Families Rooms

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

2. Use of building AFTER alteration or moving Families Rooms

3. Owner (Print Name) National Dollar Store Phone

4. Owner's Address Same

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor State License No. TR 5685 Phone 30449

8. Contractor's Address 45.00

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

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

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

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

Describe briefly and fully all proposed construction and work:

To recover one roller Awning, on existing frame.

#12

Fill in Application on other Side and Sign Statement

100 (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 26545 PLANS Red'd. Plans and Specifications checked, Corrections verified, Plans, Specifications and Applications rechecked and approved, Application checked and approved, For Plans See, Filed with, Required Valuation included, Fire District No., Street Widening, Ft., Ft., SPRINKLER, Specified Yes-No, Fee, Stamp here when Permit is issued, JUL - 1939, Inspector

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

NEW CONSTRUCTION

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

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

Sign Here: A. HOEGEE & SONS, INC.
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Table with 4 columns: Application, Fire District, Bldg. Line, Termite Inspection; Construction, Zoning, Street Widening, Forced Draft Ventil.

(1) REINFORCED CONCRETE
Barrels of Cement.....
Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from
.....Street
Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.
Sign Here.....
(Owner or Authorized Agent)

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

REMARKS:

RECEIVED-BLDG. & SAFETY

CASH [] CASHIERS CHECK []

CHECK [] MONEY ORDER []

Opened By
Checked By

JUL 5 1939

3

APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

From Lot To Lot Tract Tract

Present location of building (House Number and Street) Approved by City Engineer Deputy

USE INK OR INDELIBLE PENCIL

- 1. Present use of building... Families... Rooms...
2. State how long building has been used for present occupancy...
3. Use of building AFTER alteration or moving... Families... Rooms...
4. Owner SWELDOM'S, I. I. (Print Name) Phone...
5. Owner's Address 339 S. BROADWAY P. O. LOS ANGELES...
6. Certificated Architect State License No. Phone...
7. Licensed Engineer State License No. Phone...
8. Contractor ELECTRICAL PRODUCTS CORP. State License No. 12520 Phone PR 0374...
9. Contractor's Address 1128 VENICE BLVD...
10. VALUATION OF PROPOSED WORK \$1050.00
11. State how many buildings NOW on lot and give use of each...
12. Size of existing building x Number of stories high 3 Height to highest point...
13. Material Exterior Walls MASONRY Exterior framework (Wood or Steel)

INSTALLATION OF ONE DOUBLE FACED VERTICAL DISPLAY READING "SWELDOM" TOTAL SQUARE FOOT AREA OF SIGN IS 350. SEE ATTACHED DIAGRAM.

NEW CONSTRUCTION

- 15. Size of Addition x Size of Lot x Number of Stories when complete...
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x...
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing x

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 ELECTRICAL PRODUCTS CORP. (Owner or Authorized Agent) By [Signature]

FOR DEPARTMENT USE ONLY PLAN CHECKING REINFORCED CONCRETE (S) The building referred to in this Application will be more than 100 ft. from Street

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot, Tract, Present location of building, New location of building, Between what cross streets, Approved by City Engineer, Deputy

1. Purpose of PRESENT building: Stone, Families, Rooms; 2. Use of building AFTER alteration or moving: Families, Rooms; 3. Owner (Print Name): NATIONAL DOLLAR STORES, Phone; 4. Owner's Address: 541 S. Broadway; 5. Certified Architect: State License No., Phone; 6. Licensed Engineer: State License No., Phone; 7. Contractor: Economy Roof & Insulation Co., State License No. 73105, Phone 22181; 8. Contractor's Address: 5485 Fletcher Drive, Los Angeles 25; 9. VALUATION OF PROPOSED WORK: \$100.00; 10. State how many buildings NOW on lot and give use of each; 11. Size of existing building: Number of stories high, Height to highest point; 12. Class of building: Material of existing walls, Exterior framework; Describe briefly and fully all proposed construction and work: Repair rear low portion of roof.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY: PERMIT NO. 169, PLANS, Fee Class See, Filed with, Application checked and approved, JAN 17 1941, Checked, Approved, Specified, Fee-75

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

NEW CONSTRUCTION

Size of Addition Size of Lot Number of Stories when complete

Material of Foundation Width of Footing Depth of footing below ground

Width Foundation Wall Size of Redwood Sill Material Exterior Walls

Size of Exterior Studs Size of Interior Bearing Studs

Joints: First Floor Second Floor Rafters Roofing Material

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

Sign Here ECONOMY ROOF & INSULATION CO.
(Owner or Authorized Agent)

By [Signature]

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1) **REINFORCED CONCRETE**

Barrels of Cement _____
Tons of Reinforcing Steel _____

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

Sign Here _____
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here _____
(Owner or Authorized Agent)

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

Sign Here _____
(Owner or Authorized Agent)

REMARKS:

RECEIVED
JAN 17 1947
CITY OF PHOENIX
DIVISION OF SAFETY
CITY ENGINEER CHECKED

3

ELECT. DIV.
PLANS
REVISIONS
DATE
BY

APPLICATION TO ALTER, REPAIR OR DEMOLISH

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 3 Block 14 (P. 1400)
 Tract ODS
 Location of Building 537-541 S. BROADWAY (House Number and Street)
 Between what cross streets FIFTH & SIXTH STS
 Approved by City Engineer _____ Deputy _____

USE ENK OR INDELIBLE PENCIL

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

2. State how long building has been used for present occupancy 14 YEARS (APPROX)

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

4. Owner RICHMOND BROS Phone _____
 (Print Name)

5. Owner's Address _____ P.O. CLEVELAND, OHIO.

6. Certificated Architect A.P. MARTIN & Assoc. State License No. B-530 Phone MA-6-8135

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

8. Contractor _____ State License No. _____ Phone _____

9. Contractor's Address _____

10. VALUATION OF PROPOSED WORK \$65,000
 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

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

12. Size of existing building 57'0" x 123'4" Number of stories high 6 Height to highest point 103'

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

14. Describe briefly all proposed construction and work:
ALTER EXISTING ENTRANCE, NEW CANOPY, REMOVE EXIST. INT. STAIRS - INSTALL NEW STAIRS - ADD PLUMBING & DIVIDE BASEMENT - NEW STORE FIXTURES - ADD LIGHTING - ADD TO EXIST. HEATING & VENTILATING - ELECTRIC SIGN.

NEW CONSTRUCTION

15. Size of Addition _____ x _____ Size of Lot _____ x _____ Number of Stories when complete _____
 16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____ x _____
 17. Size of Studs _____ x _____ Material of Floor _____ Size of Rafters _____ x _____ Type of Roofing _____

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

Sign here P.O. Mackay & Assoc. (Owner or Authorized Agent)
 By _____

FOR DEPARTMENT USE ONLY					
(1) PLAN CHECKING Receipt No. <u>11667</u> Valuation <u>\$65,000</u> Fee Paid <u>\$75.00</u>	(2) REINFORCED CONCRETE Fbls. _____ Cement _____ Tons of Reinforcing Steel _____	(3) The building referred to in this Application will be more than 100 ft. from _____ Street Sign here _____ Owner or Authorized Agent	TYPE <u>1</u> GROUP <u>1</u> Maximum No. Occupants <u>80</u> Build. Loc. <u>Corner Lot</u>	Key Lot <u>60415</u> Corner Lot Keyed <u>60415</u> Zone <u>C-M</u> Mid. Line <u>5</u> ft. Application checked and approved <u>NOV 25 1940</u> Continuous Inspection <u>NOV 10</u>	Lot Area <u>22</u> Foot rear alley <u>62</u> ft. side alley <u>62</u> Face District <u>80</u> No. <u>1</u> Street Widening _____ ft. District Map No. <u>5518</u> Fee <u>105.00</u> Stamp here when Permit is issued <u>NOV 28 1940</u> Inspector <u>K. J. ...</u>
PERMIT No. <u>LA28231</u> Plans and Specifications checked <u>Chas. E. McConville</u> Correction Verded <u>Chas. E. McConville</u> Plans, Specifications and Application rechecked and approved <u>Chas. E. McConville</u> For Plans See _____ File No. _____	CLERK _____ Specified-Required Valuation Included _____ Key-No _____				

F 3041

73667

HEATING AND REFRIGERATION DIVISION

Handwritten signature

OK

Handwritten mark

3 SIGN

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

PERMIT # 4-30222-3-14
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 537-541 So. Broadway (House Number and Street) Approved by City Engineer _____

Between what cross streets 5th & 6th Deputy _____

USE INK OR INDELIBLE PENCIL

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

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

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

4. Owner RIEHLMAN BROS (Print Name) Phone _____

5. Owner's Address Same P. O. _____

6. Certificated Architect ALBERT C. MARTIN State License No. _____ Phone _____

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

8. Contractor QRS NEON CORP State License No. 27902 Phone _____

9. Contractor's Address 1717 CORDOVA ST

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilatg, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) 2500

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

12. Size of existing building 2 Number of stories high 6 Height to highest point _____

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

14. Describe briefly all proposed construction and work: _____

ERECT 2 SINGLE FACE PROJ. SIGNS ON EXISTING BUILDING

NEW CONSTRUCTION

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

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

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

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

Sign here QRS NEON CORP (Owner or Authorized Agent)

DISTRICT OFFICE _____ By AL Gonzalez

FOR DEPARTMENT USE ONLY

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Date <u>14622</u>	Area of Bldg _____ Sq. Ft.	Bldg. Per _____		Cert. of Occupancy _____	
Receipt No. _____	Date _____	Total <u>10.50</u>			
Valuation \$ <u>2500</u>	Receipt No. _____				
Fee Paid \$ <u>5</u>	Fee Paid \$ _____				

TYPE <u>L</u>	GROUP <u>5-1</u>	Maximum No. Occupants _____	Inside Lot _____	Key Lot _____	Lot Size _____	— Ft. rear alley _____	— Ft. side alley _____	Clerk _____
REINFORCED CONCRETE			Corner Lot <u>1/3</u>	Corner Lot Keyed <u>100</u>				
Hbls. Cement _____	Tons of Reinforcing Steel _____							
PERMIT No. <u>LA30222</u>	Plans and Specifications checked _____		Zone <u>CM</u>	Fire District <u>23</u>	District Map No. <u>576</u>	Stamp here when Permit is issued		
	Corrector verified _____		Bldg. Line <u>5</u> Ft.	Street Widening _____ Ft.				
PLANS	Plans, Specifications and Application checked and approved. _____		Application checked and approved. <u>DEC 27 1943</u>					
Rec'd _____	For Plans See _____	Filed with _____	Continuous Inspection _____	SPRINKLER Specified—Required Valuation Included Yes—No _____	Inspector <u>G. V. S.</u>			

3

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 2 Block 14

Tract D.P.O. SURVEY

Location of Building 537-541 SOUTH BROADWAY (House Number and Street)

Approved by City Engineer

Between what cross streets? BET. 5th & 6th

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families Rooms

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

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

4. Owner KATHRYN MAC MURRAY Phone

5. Owner's Address 24 N. MARENGO AVE P.O. PASADENA 1

6. Certified Architect WALKER, KALLENBERG & KUNSE State License No. Phone

7. Licensed Engineer HENRY M. LAYNE State License No. 5478 Phone 01-2572

8. Contractor State License No. Phone

9. Contractor's Address

10. VALUATION OF PROPOSED WORK Includes all labor and material and all permanent lighting heating ventilating water supply plumbing gas air apparatus electrical wiring and elevator equipment thereon or thereon \$1500

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

12. Size of existing building 60 x 100 Number of stories high 6 Height to highest point

13. Material Exterior Walls TYPE 1 BRICK Exterior framework STEEL (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

EXPLORATORY WORK ON PARAPETS PRIOR TO COMPLETION OF PLANS

NEW CONSTRUCTION

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

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

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

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

Signed here Henry M. Layne (Owner or Authorized Agent)

DISTRICT OFFICE

By [Signature]

FOR DEPARTMENT USE ONLY

Table with columns for PLAN CHECKING, OCCUPANCY SURVEY, and various fees. Includes fields for Valuation, Area of Bldg, Investigation Fee, and a detailed grid for TYPE, GROUP, and CODE.

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (31), RECEIPT NO., CODE, FEE PAID. Includes entries for Plan Checking, Supplemental Plan Checking, and Building Permit.

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. _____
Tract _____

Location of Building 537 So. BROADWAY (House Number and Street)
Between what cross streets? 5th & 6th
Approved by City Engineer _____
Deputy _____

USE INK OR INDELIBLE PENCIL

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

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

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

4. Owner KATHRYN MACMURRAY Phone _____
(Print Name)

5. Owner's Address 24 NORTH WARENGO P. O. PASADENA, CALIF.

6. Certificate Architect _____ State License No _____ Phone _____

7. Licensed Engineer HENRY M. LAYNE State License No 5478 Proceed. DU 20542

8. Contractor _____ State License No _____ Phone _____

9. Contractor's Address _____

10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, waste supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon) \$ 1100

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

12. Size of existing building 60 x 150 Number of stories high 6 Height to highest point 110'

13. Material Exterior Walls MASONRY Exterior framework STRUCT. STEEL
(Wood, Steel or Masonry) (Wood or Sbr.)

14. Describe briefly all proposed construction and work:

STRENGTHEN PARAPETS ALONG WEST WALL
EAST WALL

1200
100
1100

660
150
510

NEW CONSTRUCTION

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

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

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

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

Sign here Henry M. Layne
(Name of Authorized Agent)
By Mr. Layne

DISTRICT OFFICE _____

TYPE OF RECEIPT
DATE ISSUED
TRACER NO. (M)
RECEIPT NO.
CODE
FEE PAID

PLAN CHECKING		OCCUPANCY SURVEY	
Valuation \$ <u>1200</u>	Area of Bldg. Sq. Ft. _____	Investigation Fee \$ _____	Cert. of Occupancy Fee \$ <u>5.50</u>
Fee \$ <u>300</u>	Fee \$ _____	Bldg. Permit Fee \$ <u>5.50</u>	Total \$ _____
TYPE <u>I</u>	MAXIMUM No. Occupants _____	Corner Lot _____	Key Lot _____
GROUP <u>G</u>	Plans and Specifications checked <u>AMM</u>	Corner Lot Keyed <u>CM</u>	Lot Size <u>20' x 150'</u>
For Plans See _____	Correction Required <u>None</u>	Edg. Line <u>5</u> Ft.	Fire District <u>1</u>
Filed with <u>John H. Mendenhall</u>	Plans, Specifications and Application checked and approved <u>John H. Mendenhall</u>	Continuous Inspection <u>None</u>	Street Watching <u>None</u>
		SPRINKLER Specified - Required Valuation Included Yes - No	Application checked and approved <u>John H. Mendenhall</u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	<u>Oct - 35</u>		<u>LA11038</u>		
Supplemental Plan Checking					
Building Permit	<u>Oct - 35</u>		<u>LA22290</u>		

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 129-209					
2. BUILDING ADDRESS 537-541 S. Broadway	APPROVED		ZONE C-5-4					
3. BETWEEN CROSS STREETS 5th St.	AND	6th St.	FIRE DIST I-80'					
4. PRESENT USE OF BUILDING Store	NEW USE OF BUILDING Same		INSIDE KEY					
5. OWNER Grayson-Robinson Stores Inc.	PHONE		COR LOT					
6. OWNER'S ADDRESS 537-541 S. Broadway	P.O. L.A.	ZONE	REV COR. LOT SIZE					
7. CERT ARCH	STATE LICENSE	PHONE	NO LEGAL					
8. LIC. ENGR	STATE LICENSE	PHONE	REAR ALLEY					
9. CONTRACTOR H. Kaplan Co. Inc.	STATE LICENSE 135464	PHONE WE 11164	SIDE ALLEY BLDG. LINE 5'					
10. CONTRACTOR'S ADDRESS 5304 Venice Blvd.	P.O. L.A.	ZONE 19	AFFIDAVITS					
11. SIZE OF EXISTING BLDG. STORIES 60 x 153	HEIGHT 5	NO. OF EXISTING BUILDINGS ON LOT AND USE 75'	1 stores					
3	537-541 S. Broadway		DISTRICT OFFICE L.A.					
12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS REQ'D. SPECIFIED	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 500.00			BLDG. AREA					
14. SIZE OF ADDITION. STORIES none	HEIGHT	VALUATION APPROVED Nakao	DWELL UNITS					
15. NEW WORK: (DESCRIBE) EXT. WALLS	ROOFING	APPLICATION CHECKED VALANCIA* Jen	PARKING SPACES					
Demolish existing store front & interior non-struct. partitions & wall finish. NO STRUCT. CHGE. 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 CHECKED	GUEST ROOMS					
		CORRECTIONS VERIFIED	FILE WITH					
		PLANS APPROVED Nakao	CONT INSP					
SIGNED Herman Kaplan		APPLICATION APPROVED Nakao	INSPECTOR					
TYPE I	GROUP G-1	MAX. OCC. NO CHANGE	P.C. (initials)	S.P.C. —	B.P. 350	I.F.	O.S.	C/O

VALIDATION

CASHIER'S USE ONLY

LA19266	DEC-31-58	79999	ML — 2 CK	1.00
	DEC-31-58	80000	ML — 1 CK	3.50

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

ON LOT 101 SHOW ALL RIGHTS ON LOT AND BT OF CH

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: 2. BUILDING ADDRESS: 537-541 South Broadway. 3. BETWEEN CROSS STREETS: Fifth St AND Sixth St. 4. PRESENT USE OF BUILDING: Retail Store. 5. OWNER: Grayson-Robinson Stores. 6. OWNER'S ADDRESS: 550 West 59th St New York 19. 7. CERT ARCH: OWNER. 8. LIC. ENGR: MORRIS GOLDSMITH. 9. CONTRACTOR: H. KAPLAN. 10. CONTRACTOR'S ADDRESS: 5304 VENICE BLVD L.I.A. 19. 11. SIZE OF EXISTING BLDG.: 60x153. 12. MATERIAL: WOOD, METAL, CONC. BLOCK, ROOF CONST. WOOD, STEEL, ROOFING. 13. VALUATION: \$35,000.00. 14. SIZE OF ADDITION: NONE. 15. NEW WORK: EXT. WALLS, ROOFING.

3

537-541 South Broadway

DISTRICT OFFICE

LA

12. MATERIAL: WOOD, METAL, CONC. BLOCK, ROOF CONST. WOOD, STEEL, ROOFING. 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$35,000.00. 14. SIZE OF ADDITION: NONE. 15. NEW WORK: EXT. WALLS, ROOFING. New front and new stairs. Grading (No. Ensp). 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. Grayson-Robinson Stores. SIGNED: [Signature]

VALIDATION

CASHIER'S USE ONLY

LA22001

DEC-11-58

76137

B - 2 CK

50.00

JAN-13-59

02538

B - 1 CK

93.00

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

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

10058A.1

LEGAL DESCRIPTION

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 Pt. of 2	BLK. 14	TRACT Ord's Survey	DIST MAP 129-209
2. BUILDING ADDRESS 537 So. Broadway		APPROVED RS	ZONE C-5-4
3. BETWEEN CROSS STREETS 5th St. AND 6th St.			FIRE DIST I 80
4. PRESENT USE OF BUILDING Retail Store		NEW USE OF BUILDING Same & Sign	INSIDE KEY x Thru
5. OWNER Grayson's Dept. Store		PHONE MA 877743	COR. LOT REV. COR.
6. OWNER'S ADDRESS 537 So. Broadway		P. O. L. A.	LOT SIZE NO Legal
7. CERT ARCH		STATE LICENSE PHONE	
8. LIC. ENGR Richard N. Jasper		STATE LICENSE 7692 MA 87743	PHONE 87743
9. CONTRACTOR Advance Noen Sign Co.		STATE LICENSE 127087 MA 87743	PHONE 87743
10. CONTRACTOR'S ADDRESS 960 No. Broadway		P. O. L. A.	ZONE 12
11. SIZE OF EXISTING BLDG. 200 x 200	STORIES 6	HEIGHT 100'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - Retail Sales

3. 537 So. Broadway

DISTRICT OFFICE
L. A.

12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS REQ'D. SPECIFIED	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	<input type="checkbox"/> ROOFING <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 3200.00			BLDG. AREA
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED Chu
15. NEW WORK: (DESCRIBE) New wall sign 5'-10" x 50' ILLUM.	EXT. WALLS	ROOFING	APPLICATION CHECKED
			PLANS CHECKED Koshi
			CORRECTIONS VERIFIED
			PLANS APPROVED
SIGNED: <i>[Signature]</i>			APPLICATION APPROVED

TYPE Proj. Sign	GROUP	MAX. OCC.	P.C. \$7.50	S.P.C.	B.P. \$9.00	I.F.	O.S.	C/O
--------------------	-------	-----------	----------------	--------	----------------	------	------	-----

VALIDATION CASHIER'S USE ONLY

MAR-11-59 15420 B - 2 CK 7.50

LA26707

MAR-16-59 16399 C - 1 CB 9.00

EE-1337

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

151250

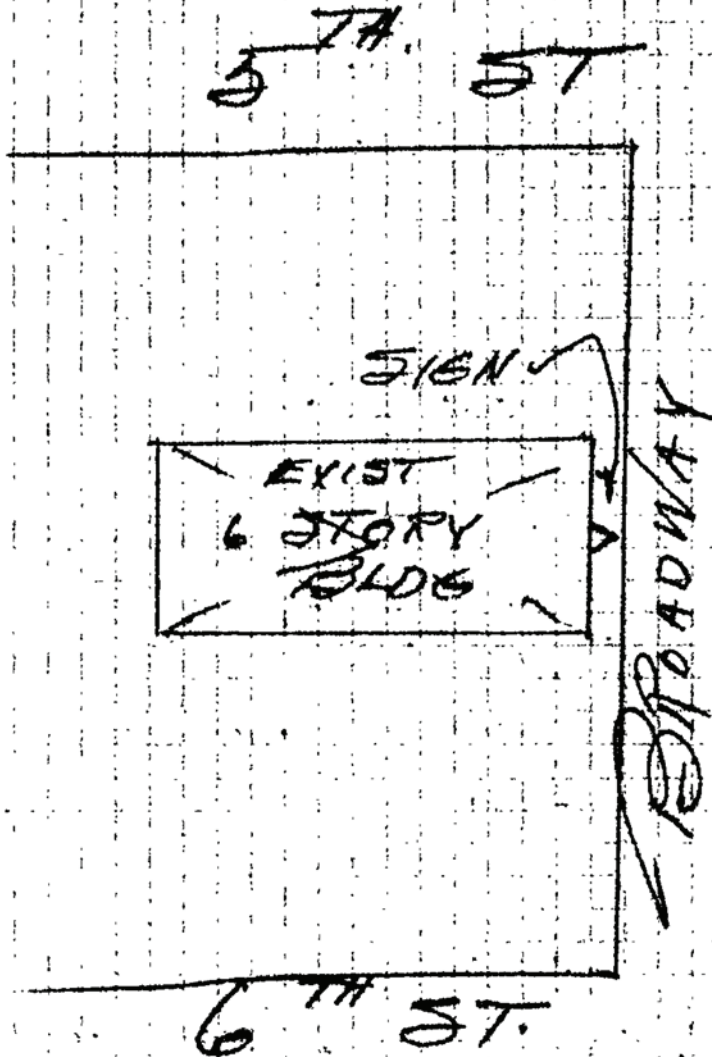
19200

19200

C-100

100

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



3 C

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form fields 1-11: LEGAL LOT, BUILDING ADDRESS, BETWEEN CROSS STREETS, PRESENT USE OF BUILDING, OWNER, OWNER'S ADDRESS, CERT ARCH, LIC. ENGR, CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF EXISTING BLDG.

3

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, and signature section.

Form fields: TYPE, GROUP, MAX. OCC., P.C., S.P.C., B.P., L.F., O.S., C/O

Form fields: VALIDATION, CASHIER'S USE ONLY, LA26708, 16401, C-100, 4.00

6 STORY

1

6x8 SIGN DECK

3'-0"

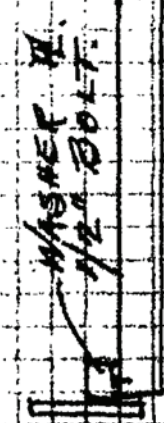
SPRAYSONS

4'-0"

15'-0"

15'-0"

FRONT - MARQUEE



SECT.

TYPICAL CONN.

NOTE

REPLACE OLD SIGNS - REPLACE WITH NEW SMALLER SIGNS.

DRILL 9/16" DIA 2-1/2" BOLT @ 5' O.C.

ON PLOT

SHOW ALL

ON LOC AND USE OF EACH

ALL INCOMBUSTIBLE MATERIAL AND ~~ALL~~ BOLTS 1/2" UNLESS OTHERWISE SPECIFIED. ELEC. PER. REQUIRED.

COPY 7-0 # 7

SPRAYSONS

8'-6" MARQUEE

BLDG. FACE

NOT VISIBLE FROM AND NOT WITHIN 500' OF FREEWAY.

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

No 505 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
	2	14	Ord's Survey	RJA					
2. BUILDING ADDRESS	537 S. Broadway			DIST. MAP					
3. BETWEEN CROSS STREETS	5th St. AND 6th St.			129-209					
4. PRESENT USE OF BUILDING	retail sales		NEW USE OF BUILDING	ZONE					
5. OWNER'S NAME	Hartfield Dept. Store		PHONE	C-5-4					
6. OWNER'S ADDRESS	P. O.		ZONE	FIRE DIST.					
7. CERT. ARCH.	STATE LICENSE		PHONE	I/80					
8. LIC. ENGR.	STATE LICENSE		PHONE	INSIDE XXX					
9. CONTRACTOR	Interior Specialties		STATE LICENSE	PHONE					
10. CONTRACTOR'S ADDRESS	14817 Jacana Dr. La Mirada		218424	521-1438					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE						
3			537 S. Broadway						
12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		ROOFING	<input type="checkbox"/> WOOD <input type="checkbox"/> STEEL					
EXT. WALLS:	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONVT.	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 5200		VALUATION APPROVED						
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED						
none	6		V. Miller jr						
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	DWELL. UNITS						
interior remodel			SPACES PARKING						
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance, and I have read reverse side of Application.			GUEST ROOMS						
Signed <i>Paul J. Saunier</i>			FILE WITH						
This Form When Properly Validated is a Permit to Do the Work Described.			CONT. INSP.						
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
I	G-1		1482			2280	/		

SEWER (Available) (Not Available)

CRITICAL SOIL

CASHIER'S USE ONLY

LA80519 DEC-30-64 114362 D - 2 CK 14.82
 DEC-30-64 114363 D - 1 CK 22.80

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

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

1. LEGAL DESCR.	LOT 2	BLK. 14	TRACT Ord's Survey	CENSUS TRACT 2078
2. TYPE OF SIGN OR NEW WORK	all Sign			DIST. MAP 129-209
3. JOB ADDRESS	537 S Broadway LA			ZONE C5-4
4. BETWEEN CROSS STREETS	6th AND 5th			FIRE DIST. ONE
5. OWNER'S NAME	batfields			LOT (TYPE) THRU INT
6. OWNER'S ADDRESS	120.28 X 158.89			LOT SIZE
7. ARCHITECT OR ENGINEER	B.L. Prenovich 7375 H023624			STATE LICENSE NO. 158.89
8. CONTRACTOR	Local Neon 115967			STATE LICENSE NO. EX 471124
9. LENDER	None			BLOG. LINE .5'
10. SIZE OF SIGN	3x20		HEIGHT ABOVE GRADE 15 FT.	ROOF FT. 60
11. ILLUMINATION TO BE USED:	SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/>			
12. MATERIAL OF CONSTRUCTION	Steel		FRAME OF SURFACE Steel	SURFACE OF SIGN castle
13. JOB ADDRESS	537 S Broadway LA			DISTRICT OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	\$ 500 450			GRADING YES
15. SIZE OF EXISTING BUILDING	40 X 60		TYPE 1	STORIES nd Stucco
16. TYPE OF SIGN OR NEW WORK	3x20 SF ILL WALL SIGN			HIGHWAY DED. YES
FREEWAY CLEARANCE	NOT REQUIRED <input checked="" type="checkbox"/>		REQUIRED <input type="checkbox"/>	
FREEWAY CLEARANCE	FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>		MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>	
FREEWAY CLEARANCE	ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>		OTHER	
SIGN REQUIRES:	TRAFFIC APPROVAL <input type="checkbox"/>		BOARD APPROVAL <input type="checkbox"/>	
P.C. No.	CONT. INSP.		APPLICATION APPROVED	
P.C. 250	S.P.C.	G.P.I.	B.P. 385	I.F.
				O.S.
				C/O
				TYPIST

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

CASHIER'S USE ONLY

JUN-24-69	32737	LA	•90646	X — 6 CK	2.50
JUN-24-69	32738	LA	•90646	X — 1 CK	3.85

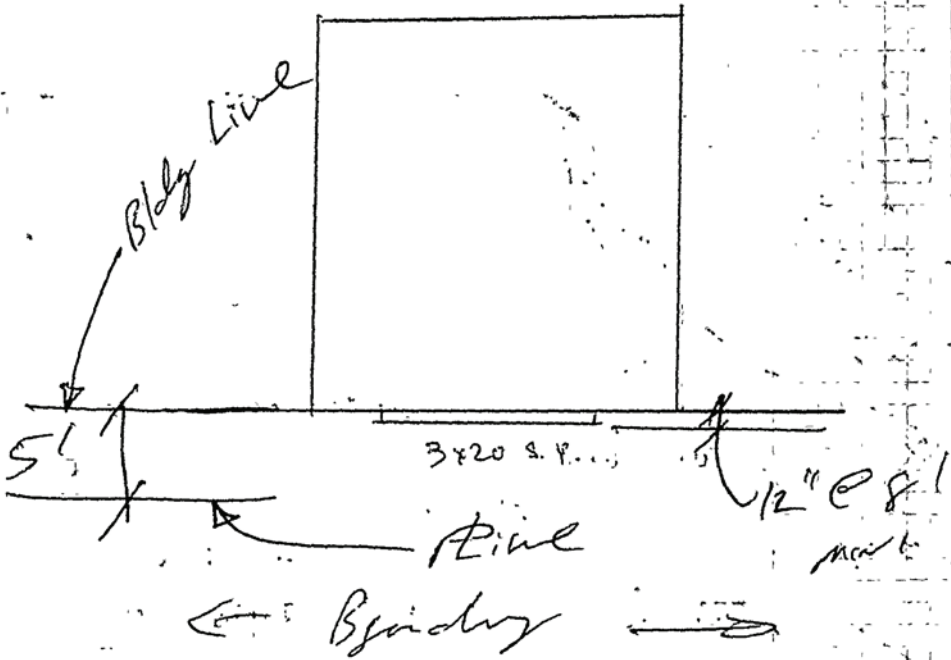
STATEMENT OF RESPONSIBILITY

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	<i>[Signature]</i>	Name	K. San	Date	6/24/69
Bureau of Engineering	ADDRESS APPROVED				
	HIGHWAY DEDICATION REQUIRED COMPLETED				
Municipal Arts Commissioners	APPROVED FOR ISSUE				
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #				
Traffic	APPROVED FOR ISSUE				
Planning	APPROVED UNDER CASE #				
Conservation	APPROVED FOR ISSUE FILE #				

7045102 351322 410103 2 11 5 2
7045102 351322 410103 2 11 5 2



INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AC-1

1. LEGAL DESCR	LOT Fr. 2	BLK 14	TRACT Ord's Survey	DIST. MAP 129 209
2. PRESENT USE OF BUILDING (16) Retail Sales	NEW USE OF BUILDING () same			CENSUS TRACT 2078.00
3. JOB ADDRESS 537 So. Broadway	AND 6th			ZONE C5-4
4. BETWEEN CROSS STREETS 5th	AND 6th			FIRE DIST. one
5. OWNER'S NAME HARTFIELD ZODY'S INC	477 0516	PHONE 120.28x158.89	LOT (TYPE) int thru	
6. OWNER'S ADDRESS 2525 Military Ave	CITY LA	ZIP 120.40 158.14	LOT SIZE	
7. ENGINEER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	ALLOW
8. ARCHITECT OR DESIGNER	BUS LIC NO	ACTIVE STATE LIC. NO.	PHONE	BLDG. LINE 5 th Bdwy
9. CONTRACTOR not selected	BUS LIC NO.	ACTIVE STATE LIC NO	PHONE	AFFIDAVITS YC7007
10. BRANCH LENDER	ADDRESS	CITY	CCPD DPD	
11. SIZE OF EXISTING BLDG. WIDTH 59-8 LENGTH 153.1	STORIES 6	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE one	*ZI940
12. CONCR. MATERIAL OF EXISTING BLDG. conc	EXT. WALLS conc	ROOF conc	FLOOR conc	SEISMIC STUDY ZONE //
13. JOB ADDRESS 537 So. Broadway	14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 100,000			DIST. OFFICE LA
15. NEW WORK: (Describe) Install non-bearing partitions, const. new store front, install 7/4 lay-in ceiling				CRIT. SOIL -----
NEW USE OF BUILDING (16) Retail sales	SIZE OF ADDITION	STORIES	HEIGHT	GRADING yes
TYPE I	GROUP OCC. G-1	BLDG AREA n/c	PLANS CHECKED	HIGHWAY DED yes bdwy
DWELL UNITS	MAX OCC. NE	TOTAL	PLANS APPROVED	FLOOD -----
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP	APPLICATION APPROVED	CONS. -----
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		ZONED BY *M
P.C. 379.95	S.P.C.	B.P. 447	T.I.	FILE WITH
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT X	TYPYST mj	INSPECTOR
PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				

CASHIER'S USE ONLY	JAN--6-78	55538 E	•57006	U-6 CK	379.95
	JAN--6-78	55539 E	•57006	U-1 CK	447.00

LIMIT OF PERMIT

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

Signed: *Ramon E. Corrales*
 (Owner or Agent having Property Owner's Consent)
 ALSO, sign statement on reverse side, if applicable.

Bureau of Engineering	ADDRESS APPROVED	Signature/Date Amaya 12-22-77
	DRIVEWAY	
	HIGHWAY DEDICATION	REQUIRED
		COMPLETED
	FLOOD CLEARANCE	
SEWERS	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC DUE	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Traffic	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

WORKING DRAWING CERTIFICATION

Ramon E. Carrubias Assoc. Dir. 12/22/77
Design/Planning

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



S

CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS

WORKER'S COMP. EXEMPT CERTIFICATE

ON FILE

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	DIST. MAP
	Fr. 2	/	Ord's Survey	129-209
2. TYPE OF SIGN OR NEW WORK	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL (19) set letters & two D/F signs			CENSUS TRACT 2078.00
3. JOB ADDRESS	537 S. Broadway			ZONE C504
4. BETWEEN CROSS STREETS	AND 6th St.			FIRE DIST. one
5. OWNER'S NAME	Hartfields			LOT (TYPE) int/thru
6. OWNER'S ADDRESS	same			LOT SIZE 28x158.89
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	120.28x158.89
8. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	120.40x158.14
9. INSTALLER'S ADDRESS	7052 Laurel Cyn. Blvd.			ALLEY /
10. SIZE OF EXISTING BUILDING	TYPE	STORIES	EXT. WALL CONST.	ROOF CONST.
WIDTH 100 LENGTH 100		7	conc	comp
11. SIZE OF SIGN	TOTAL COPY AREA	OVERALL HEIGHT	FROM GRADE	FROM ROOF
1-2-8x30 2-1x4	90	18-8	/	/
12. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME	FRAME OF COPY	SURFACE OF SIGN	
mtl	mtl	mtl	plastic	
13. JOB ADDRESS	537 S. Broadway			DIST. OFFICE LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN	\$ 3300			GRADING yes
15. TYPE OF SIGN OR NEW WORK	set letters & two D/F signs			CONS. /
16. ILLUMINATION	<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL <input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING <input type="checkbox"/> OTHER none			ZONED BY *GJ
17. NO. OF SIGNS OR GAS TUBE SYSTEMS	3	NO. OF ADDITIONAL BRANCH CIRCUITS		FREEWAY CLEARANCE
CLEARANCES AND/OR APPROVALS REQUIRED	ELECTRICAL PERMIT FEES			PLANS CHECKED
Yes No	SIGNS/G.T. SYSTEMS 16.00			PLANS APPROVED
FREEWAY SURVEY <input type="checkbox"/>	ADDITIONAL CIRCUITS =			DATE 4/5/78
TRAFFIC DEPT. <input type="checkbox"/>	CONTROL DEVICES =			APPLICATION APPROVED
BOARD <input type="checkbox"/>	BLDG. PERMIT 26.80			CONTR. INSP. Tab
P.C. 22.78	ISSUING FEE 7.00			INSP. ACTIVITY E
	S.P.C.	E.P. TOTAL 49.80	I.F. 1	G.P.I.
P.C. NO.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.			TYPIST dmb

CASHIERS USE ONLY

APR-5-78 78795 5 •61001 U-6 CK 22.78

APR-5-78 78796 5 •61001 U-2 CK 49.80

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval of 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 *M. J. ...*
 (Owner or Agent having Property Owner's Consent)

Signature/Date
 Z.A. Meyers 4/5/78

Bureau of Engineering	ADDRESS APPROVED	
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	

Board of Building and Safety Commissioners File #

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

Form with fields for LOT, BLOCK, TRACT, COUNCIL DISTRICT NO., LEGAL DESCR., PRESENT USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNER'S NAME, OWNER'S ADDRESS, ENGINEER, ARCHITECT OR DESIGNER, CONTRACTOR, SIZE OF EXISTING BLDG., CONST. MATERIAL, NEW WORK, TYPE, GROUP OCC., DWELL UNITS, GUEST ROOMS, SPRINKLERS, P.C., S.P.C., B.P., G.P., DIST. OFFICE, P.C. NO., PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID...

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Date 10-27-80 Lic. Class B-1 Lic. No. 295687 Contractor Wm. Christian Co Contractor's Mailing Address 107 W. Valencia Ave Burbank

OWNER-BUILDER DECLARATION

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

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

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

I am exempt under Sec. B. & P. Code for this reason. Date Oct. 10, 1980 Owner Alan A. Holmberg Vice Pres

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.). Policy No. 26-88-118 Company ZURICH INSURANCE COMPANIES

Certified copy is hereby furnished. Certified copy is filed with the Los Angeles City Dept. of Building and Safety. Date 10/24/80 Applicant Christian's Vice-Pres Applicant's Mailing Address 107 W. Valencia Ave Burbank

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

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

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name NA Lender's Address

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.020 LAMC)

Signed Alan A. Holmberg Vice Pres, Oct. 10, 1980

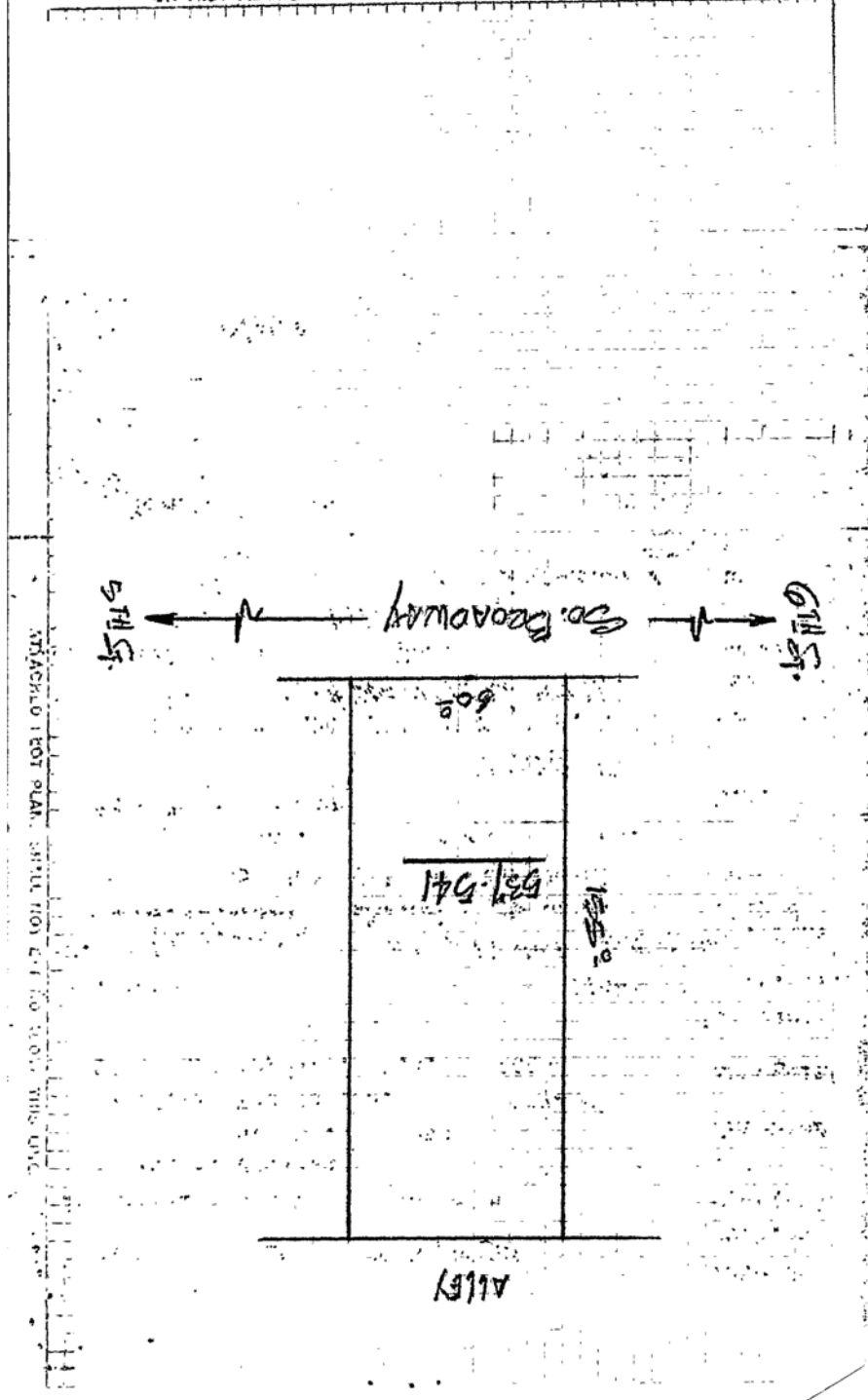
W. P. Christian Co. Contractor

ADDRESS APPROVED		T. Armendariz
HIGHWAY		
HIGHWAY	REQUIRED	
OLD CATION	COMPLETED	
FLOOD CLEARANCE		
SEWERS AVAILABLE		
NOT AVAILABLE		
LPG PAID		
STG DUE		
LPG NOT APPLICABLE		
GRID NO	SEWAGE SERVICE SYSTEM APPROVED	
CONSTRUCTION	APPROVED FOR USE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
NO.	ISSUING AUTHORITY APPROVAL	
FILE NO	APPLIED UNDER CASE #	
TYPE	APPLIED FOR	
GRID SECTION	PROJECT NO	DWELLING UNITS

I HAVE BEEN NOTIFIED THAT THIS SITE IS WITHIN A COMMUNITY REDEVELOPMENT PROJECT AREA AND HAVE BEEN ADVISED TO CONFER WITH THE COMMUNITY REDEVELOPMENT AGENCY

SIGNATURE *Robert Anderson*

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



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

1. LOT	fr 2	BLOCK	14	TRACT	Ord's Survey	COUNCIL DISTRICT NO.	9	DIST. MAP	129-209	
LEGAL DESCR.								CENSUS TRACT	2078	
2. TYPE OF SIGN OR NEW WORK	19) Wall Sign - 2				ON-SITE SIGN	<input checked="" type="checkbox"/>	OFF-SITE SIGN	<input type="checkbox"/>	ZONE	C5-4
3. JOB ADDRESS	537 S Broadway				TEMP.	<input type="checkbox"/>	EXP. DATE		FIRE DIST.	TWO
4. BETWEEN CROSS STREETS	5th St		AND		6th St		PHONE		LOT (TYPE) Int/thru	
5. OWNER'S NAME	Christina's				CITY	LA	ZIP		LOT SIZE	120X158
6. OWNER'S ADDRESS	537 S Broadway				BUS. LIC. NO.		ACTIVE STATE LIC. NO.		PHONE	
7. ARCHITECT OR ENGINEER					CITY		ZIP		ALLEY	
8. ARCHITECT OR ENGINEER ADDRESS					CITY		ZIP		BLDG. LINE	\$
9. QUALIFIED INSTALLER	Local Neon				BUS. LIC. NO.	155967	ACTIVE STATE LIC. NO.	391-1125	PHONE	
10. INSTALLER'S ADDRESS	1660 Stanford St				CITY	Santa Monica	ZIP	90404	AFFIDAVITS	ZI 940
11. SIZE OF EXISTING BUILDING	WIDTH	LENGTH	STORIES	NO. OF EXISTING BUILDINGS ON LOT AND USE				P.C. BECD		HO (H)
12. SIZE OF SIGN	2X16	1X12	4	TOTAL COPY AREA	444	OVERALL HEIGHT		FROM GRADE		FROM ROOF
13. JOB ADDRESS	537 S Broadway				STREET GUIDE				DIST. OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN									SEISMIC STUDY ZONE	
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME		FRAME OF COPY		SURFACE OF SIGN		GRADING		FLOOD	
16. TYPE OF SIGN OR NEW WORK	Wall Sign - 2		SINGLE FACE		DOUBLE FACE		OTHER		HAY DED.	
17. ILLUMINATION	NONE		EXTERNAL		FLASHING		REVOLVING		OTHER	
18. NO. OF SIGNS OR GAS TUBE SYSTEMS	0		NO. OF ADDITIONAL BRANCH CIRCUITS		0		NO. OF CONTROL DEVICES		0	

PERMIT FEES: ELECTRICAL SERVICE, CONTROL DEVICES, ISSUING FEE, BLDG. PERMIT, P.C., S.P.C., S.P.I., DISTRICT OFFICE, L/A

DECLARATIONS AND CERTIFICATIONS
 LICENSED CONTRACTORS DECLARATION
 18. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date: 11/18/81 Lic. Class: C-13 Lic. No.: 155967 Contractor's Signature: Massey
 Contractor's Mailing Address: 15236 Burbank St

OWNER-BUILDER DECLARATION
 20. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. B & P. C. for this reason.
 Date: _____ Owner's Signature: _____

WORKERS' COMPENSATION DECLARATION
 21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).
 Policy No: _____ Insurance Company: Standard
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date: 1-11-81 Applicant's Signature: Massey
 Applicant's Mailing Address: _____

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

CONSTRUCTION LENDING AGENCY
 23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).
 Lender's Name: _____
 Lender's Address: _____

24. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I further certify that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the City of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or, shall upon, which, such work is performed. (See Sec. 31222 LAMC)
 Signed: Massey (Owner or agent having property owner's consent) Position: _____ Date: 1-11-81

Bureau of Engineering CITY PLANNING	17500	ADDRESS APPROVED HIGHWAY DEDICATION	DATE 1-8-88
OFF SITE CLEARANCE:			
LEGAL DESCRIPTION:			

COMBINED SIGN AREAS

Existing Sign Area

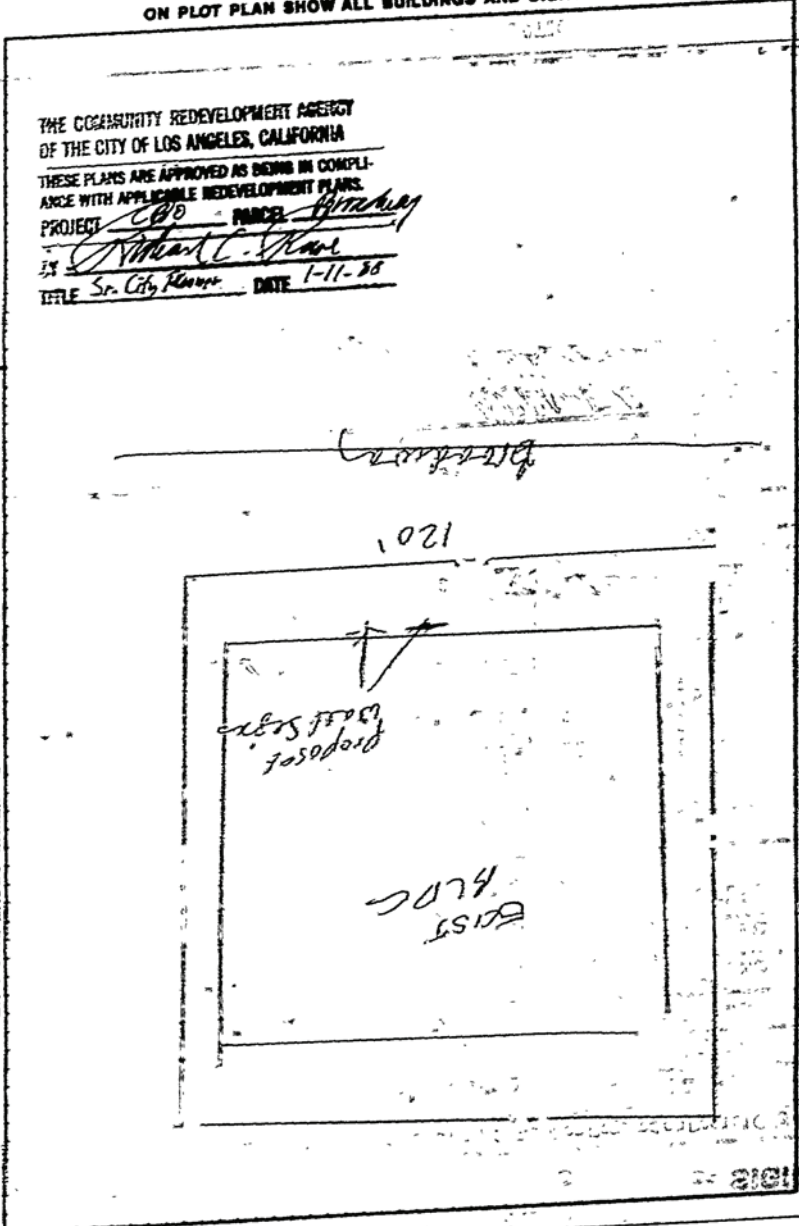
- 1. Illum. Canopy Sign
 - 2. Monument Sign
 - 3. Pole Sign
 - 4. Projecting Sign
 - 5. Roof Sign
 - 6. Wall Sign
 - 7. Window Sign
 - 8. Proposed WALL Sign 44
- Total Area 44

Signs Facing BROADWAY 480 = 4(120)
 Allowable Combined Sign Area 44
 Actual Combined Sign Area 360 = 3(120)
 Allowable WALL Sign Area 44
 Actual WALL Sign Area 44
 Proposed Sign Facing BROADWAY

ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT

THE COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF LOS ANGELES, CALIFORNIA
 THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE
 WITH APPLICABLE REDEVELOPMENT PLANS.
 PROJECT CB0 PARCEL 44744
 BY Michael C. Rowe
 TITLE Sr. City Planner DATE 1-11-88

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



SIGN

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT Fr. 2	BLOCK -	TRACT Ord's Survey MR 53-66/73	COUNCIL DISTRICT NO. 9	DIST. MAP 129-209	CENSUS TRACT 2078	ZONE C5-4(-2)	FIRE DIST. I	LOT TYPE Int	LOT SIZE 120X156.9'
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING				ALLEY 20'R					
3. JOB ADDRESS	537 S. Broadway				BLDG. LINE 5'					
4. BETWEEN CROSS STREETS	5th AND 6th				AFFIDAVITS At the back					
5. OWNER'S NAME	Petrie Stores Corp.				P.C. RECD No ()					
6. OWNER'S ADDRESS	70 Enterprise Ave.,				DISTRICT OFFICE LA					
7. ENGINEER	BUS. LIC. NO. CITY ZIP				SEISMIC STUDY ZONE -					
8. ARCHITECT-OR-DESIGNER	BUS. LIC. NO. CITY ZIP				GRADING Yes					
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY ZIP				HWY. DED. Yes					
10. CONTRACTOR	BUS. LIC. NO. CITY ZIP				ZONED BY SALEM					
11. SIZE OF EXISTING BLDG.	STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE				FILE WITH					
12. CONST. MATERIAL	EXT. WALLS ROOF FLOOR				APPLICATION APPROVED					
13. JOB ADDRESS	537 S. Broadway				INSPECTION ACTIVITY					
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 19000.00				CASHIERS USE ONLY					
15. NEW WORK (Describe)	REROOF - CLASS A BUILT UP				CASHIERS USE ONLY					

NEW USE OF BUILDING: RETAIL

TYPE: GROUP OCC. FLOOR AREA TOTAL PLANS CHECKED

DWELL UNITS: MAX OCC. TOTAL APPLICATION APPROVED

GUEST ROOMS: PARKING REQ'D. PARKING PROVIDED STD. COMP. COMM. GEN. MAIS. CONS. ED.

PERMITS: P.C., S.P.C., E.P., I.P., S.D., DOR OFFICE, P.C. NO.

13347

LA 93293

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION
 16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date 2-27 Lic. Class 5 Lic. Number 42446 Contractor: Yusef M. Kayf (Signature)

OWNER-BUILDER DECLARATION
 17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which receives a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code); and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor's license pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ E. & P. C. for this season.
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION
 18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy (Sec. 3803, Lab. C.).
 Policy No. 082977328 Insurance Company State Street
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Applicant's Signature Yusef M. Kayf

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Applicant's Signature _____
 Date _____
 NOTICE TO APPLICANT: If, after stating this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

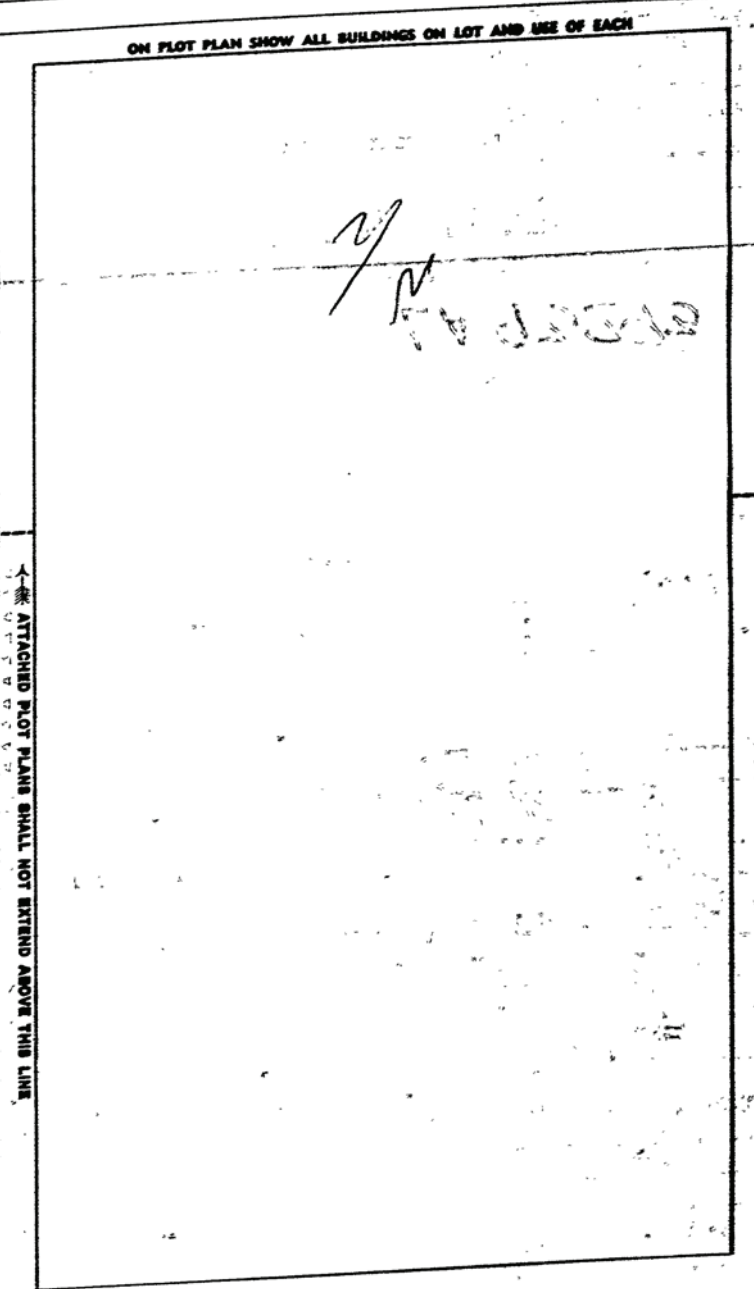
CONSTRUCTION LENDING AGENCY
 20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I further certify that this permit is an application for inspection, that if it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0222 LAMC)

Signed Yusef M. Kayf CONTRACTOR 3-29-88
 (Owner of agent listing property owner's consent) Position

Bureau of Engineering	13400	ADDRESS APPROVED		311029	4 Cordukes 3-29-88
		DRIVEWAY	REQUIRED		
		DEDICATION	COMPLETED		
		FLOOD CLEARANCE			
SEWERS		SEWERS AVAILABLE			
		NOT AVAILABLE			
		SFC PAID			
		SFC DUE			
		SFC NOT APPLICABLE			
Grading	PRIVATE SEWAGE SYSTEM APPROVED				
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>				
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)				
Housing	HOUSING AUTHORITY APPROVAL				
Planning	APPROVED UNDER CASE #				
Traffic	APPROVED FOR				
Construction Tax	RECEIPT NO.				DWELLING UNITS

LEGAL DESCRIPTION: AFFIDAVITS: CCPD-DTPD/ZI940/ZI1117/AFF48480, 50819
 ZI145-2074



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

RECEIVED
 1988 JUN 04 01



Sign Onsite Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS	Issued on: 12/19/1997 Last Status: Permit Expired Status Date: 05/12/2006
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
ORDS SURVEY	14	2	1	M R 53-66/73	129A211 120	5149 - 033 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 14 Census Tract - 2073.00 Energy Zone - 9	Hillside Grading Area - Y Hillside Ordinance - Y Parking Dist. - CCPD Parking Dist. - DPD Thomas Brothers Map Grid - 634
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ZONES(S): C5-4, D

4. DOCUMENTS

Z.I. - 145-2074
 Z.I. - 145-2075
 Z.I. - 145-2306
 Z.I. - 940

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 BEGONIA DEVELOPMENT INC 215 5TH ST STE 910 LOS ANGELES CA 90013

Tenant:

Applicant: (Relationship Contractor)
 -

7. EXISTING USE

PROPOSED USE

(19) Sign

8. DESCRIPTION OF WORK

INSTALL INDIVIDUAL LETTERS WALL SIGN RTFOR BOB QUAN

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By:
 OK for Cashier: Bob Quan Coord OK:
 Signature: Date:

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.

For Cashier's Use Only

W/O #: 74801928

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

<u>Permit Valuation:</u> \$7,500	<u>PC Valuation:</u>
FINAL TOTAL Sign	514.48 Control Devices Fee 10.00
Permit Fee Subtotal Sign	262.50
Plan Check Subtotal Sign	131.25
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	1.58
O.S. Surcharge	9.21
Sys. Surcharge	27.62
Planning Surcharge	12.32
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	17.00
Signs or Gas Tube Systems Fee	26.00
Additional Branch Circuits/Sign o	0.00
Electrical Service Fee	12.00
Sewer Cap ID	Total Bond(s) Due:

Permit Expired

1997LA70857

12. ATTACHMENTS

Plot Plan



* 9 7 0 4 8 1 0 0 0 0 1 9 2 8 F N *

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

97048 - 10000 - 01928

- (P) # 41352: # of Faces: 1
- (P) # 41352: Height from Grade: 14 Feet
- (P) # 41352: Illuminated Sign
- (P) # 41352: Sign Area: 132 Sqft
- (P) # 41352: Sign Length: 44 Feet
- (P) # 41352: Sign Width: 3 Feet
- (P) # 41352: Street Frontage: 60 Feet

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) MARTINEZ LORENZO VILLASENOR	211 S UNION PLACE,	LOS ANGELES, CA 90026	C10 432339	(213) 829-2033



Bldg-Alter/Repair
 Commercial
 Regular Plan Check
 Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 08/12/2009

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	14	2	1	MR 53-66/73	129A211 120	5149 - 033 - 003

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Certified Neighborhood Council - Downtown Los Angeles	Community Plan Area - Central City Census Tract - 2073.00 District Map - 129A211 Energy Zone - 9 Fire District - 1 (Entire parcel)	Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 07/01/1937 Near Source Zone Distance - 1.2 Parking Dist. - CCPD
--	--	---

ZONE(S): C5-4D /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris ZI - ZI-2385 Greater Downtown Housin ZI - ZI-940 Central Bsn District Redevel YC - YD-7007	ORD - ORD-164307-SA1350 OHD - Yes HCM - US-79000484 CRA - ZI 2316 CITY CENTER REDEV	CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA CPC - CPC-2005-1124-CA	CPC - CPC-2005-361-CA CDBG - BID-Historic Downtown Los Au CDBG - FEZ-Los Angeles CDBG - LARZ-Central City
--	--	---	--

5. CHECKLIST ITEMS

Special Inspect - Epoxy Bolts Special Inspect - Epoxy Injection Special Inspect - Field Welding	Special Inspect - Fire Proofing Special Inspect - Structural Observation Fabricator Req'd - Shop Welds	Fabricator Req'd - Structural Steel Storm Water - SUSMP-Not Req'd Std. Work Descr - Seismic Gas Shut Off Valve
---	--	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Begonia Development Inc 215 5th St STE 910 LOS ANGELES CA 90013

Tenant
 Applicant (Relationship: Agent for Owner)
 M/A Design Group - 880 East First St #A LA, CA 90012 (213) 229-8906

7. EXISTING USE

(13) Office (16) Retail	PROPOSED USE
----------------------------	---------------------

8. DESCRIPTION OF WORK

Renovation of (E) building: remove (E) elevators, stairways, non-structural walls, floor openings; add (N) NFPA-13 automatic fire sprinkler system, restrooms, elevator, enclosed stairways, elevator panthouse, rear window assemblies, exterior & interior finishes, and new storefront. No change of required parking spaces.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Tien Jen Wang DAS PC By: Ronald Allen
 OK for Cashier: Tien Jen Wang Coord. OK: _____

Signature: *Tien Jen Wang* Date: 08/12/09

For inspection requests, call toll-free (888) 444-BUILD (524-2845). \$37327.19
 Outside LA County, call (213) 482-6000 or request inspections via \$66.54
 www.ladbs.org To speak to a Call Center agent, call 311 or \$157.50
 (866) 4LACITY (382-2495) Outside LA County, call (213) 473-3231. \$71.02

SYSTEMS DEVT FEE W/O #: 91602901 \$213.07
CITY PLANNING SURCH \$203.62
MISCELLANEOUS \$5.00
GREEN BUILDING FEE \$30.00
BUILDING PLAN CHECK \$0.00
BUILDING PLAN CHECK \$0.00
BUILDING PLAN CHECK \$0.00

PD90161000002901FN

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$750,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	4,073.94	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg-Alter/Rep:	3,327.19		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	0.00		
Off-hour Plan Check	0.00		
Plan Maintenance	66.54		
Fire Hydrant Refuse-To-Pav			
E.O. Instrumentation	157.50		
O.S. Surcharge	71.02		
Svs. Surcharge	213.07		
Planning Surcharge	203.62		
Planning Surcharge Misc Fee	5.00		
Green Building Fee	30.00		

Sewer Cap ID: _____ Total Bond(s) Due: _____

Total Due: \$4,073.94
 Credit Card: \$4,073.94
 24824

12. ATTACHMENTS

Plot Plan *[Signature]*

2009LA40598

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

104081820096030

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

09016 - 10000 - 02901

- (P) Basement: 0 Levels / 1 Levels
- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Stories: 0 Stories / 6 Stories
- (P) NFPA-13 Fire Sprinklers Thru-out
- (P) B Occ. Group: 0 Sqft / Sqft
- (P) M Occ. Group: 0 Sqft / 8167 Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sts
- (P) Type I-B Construction

14. APPLICATION COMMENTS

**** Approved Seismic Gas Shut-Off Valve may be required. ** No parking will be changed for the proposed project within the Los Angeles State Enterprise Zone. // Modification granted to omit the pressurized vestibule requirement per Sec. 1005.3.3.7.1; to pressurize the new stair shafts per 1992 LAMC code; and to omit pressurization for the basement exit stair shaft leading directly to exterior ground floor. // Modification granted to use water curtain in lieu of protected opening at (1) basement exit corridor openings (2) ground floor stair shaft exit passageway openings (3) 2nd and 3rd floor alley side openings (<45% opening) that less than 30' from alley center line. // Increased 1.5% of building weight which le**

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) Rhyley Construction Co Inc	P O Box 13093,	Los Angeles, CA 90013	CLASS	LICENSE#	PHONE#
(E) Tan, Charles	3161 Driggs Avenue,	Rosemead, CA 91770	B	912329 S4758	818.726.3533

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: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO 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: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

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.

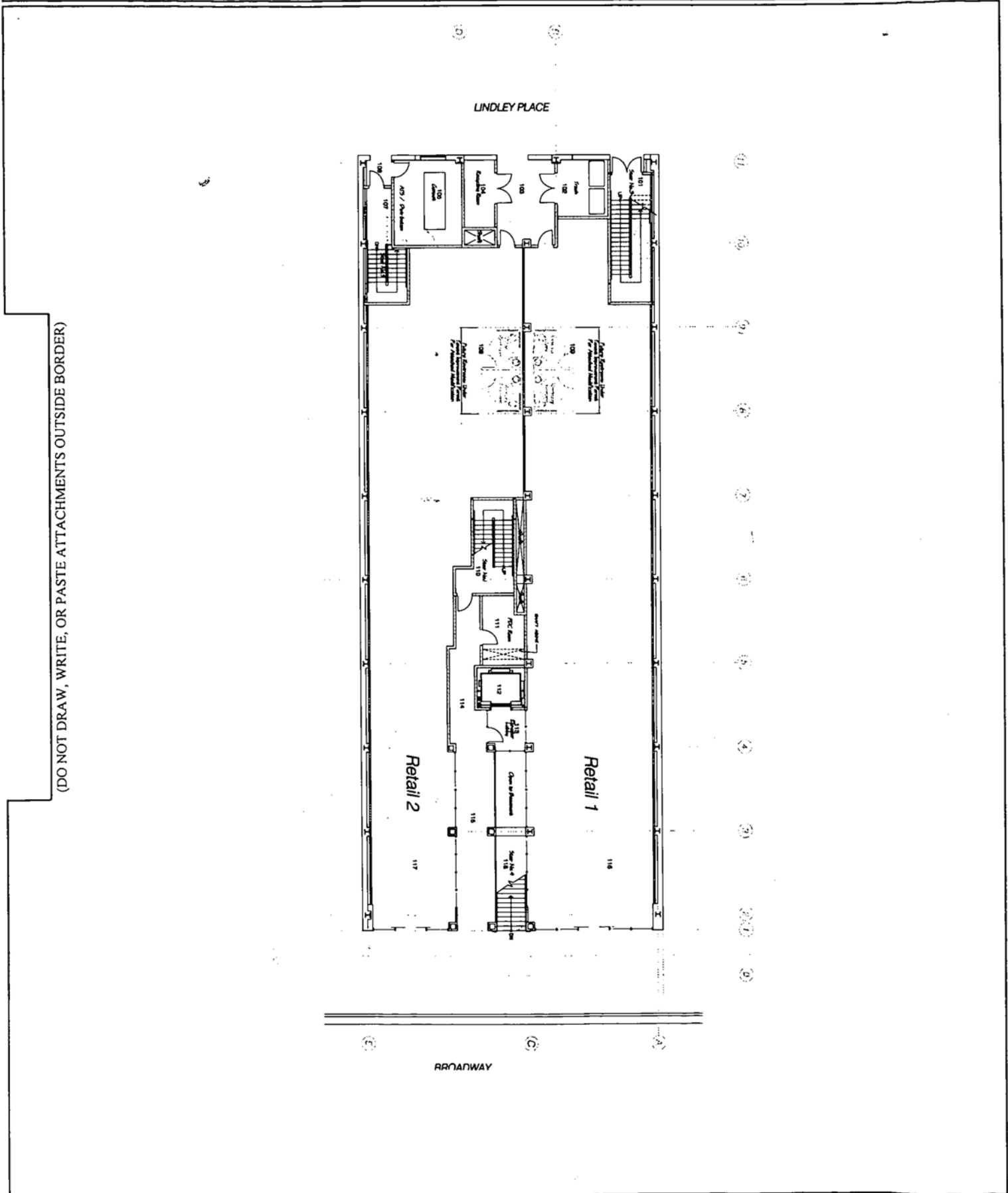
Print Name: **CIREG MARTIN** Sign: *[Signature]* Date: **8/12/09** Contractor Authorized Agent

Bldg Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA01951FO
Initiating Office: METRO
Printed on: 03/13/09 16:41:48

PLOT PLAN ATTACHMENT



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

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Rhyley Construction Co Inc	P O Box 13093,	B	912329	Los Angeles, CA 90013
(E) Youngblood, Charles St Denny	556 Segovia Ave,		C45031	San Gabriel, CA 91775

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: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO 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: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

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:

- 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
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Charles Youngblood**

Sign: 

Date: **4/13/09**

Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA10992

Commercial

Initiating Office: METRO

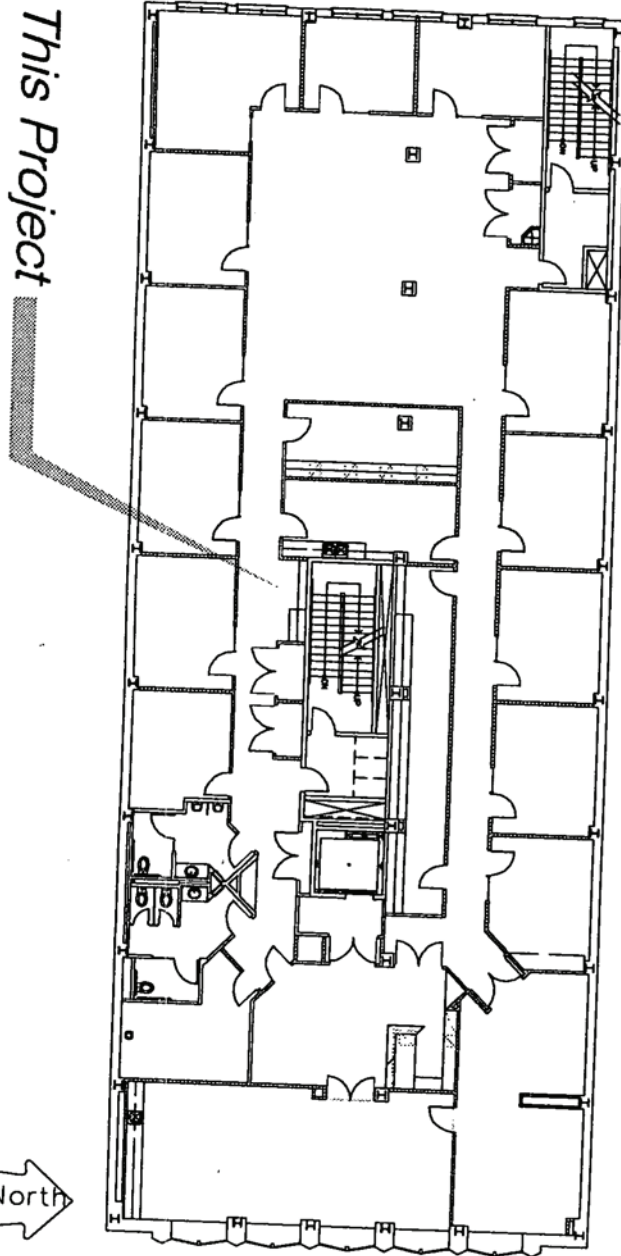
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 11/13/09 08:35:16

09016-10000-18796

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



City of Los Angeles

Site Location Plan 3rd Floor

B 11/13/09



Bldg-Alter/Repair
 Commercial
 Plan Check at Counter
 Plan Check

City of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
 AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue
 Status Date: 07/19/2010

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
ORD'S SURVEY	14	3	4	M R 53-66/73	129A211 114	5149 - 033 - 004

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway	Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.00 District Map - 129A211 Energy Zone - 9	Fire District - 1 (Entire parcel) Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 11/12/1935 Near Source Zone Distance - 1.2
---	--	--

ZONE(S): [Q]C5-4D-CDO /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-164307-SA1350	HCM - US-79000484	CPC - CPC-2005-1122-CA
ZI - ZI-2385 Greater Downtown Housing	ORD - ORD-180871	CRA - ZI 2316 CITY CENTER REDEV	CPC - CPC-2005-1124-CA
ZI - ZI-2408 Broadway	ORD - ORD-75667	CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-2005-361-CA
ZI - ZI-940 Central Bsn District Redevel	OHD - Yes	CPC - CPC-1986-606-GPC	CPC - CPC-2008-4502-GPA

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
 Levy, Betsy 604 Alpine Dr BEVERLY HILLS CA 90210

Tenant
 Applicant (Relationship Engineer)
 John Lee - 2414 W 236th Pl TORRANCE, CA 90501 (213) 820-7925

7. EXISTING USE (16) Retail

PROPOSED USE

8. DESCRIPTION OF WORK
 NEW ALUMINUM ROLLUP DOOR (75% open link) AND AWNING (max. 14' 6" high and max. 6' projection into the sidewalk)

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Sai Khun
 OK for Cashier: Julio Zafra
 Signature: *[Signature]*

DAS PC By: *[Signature]*
 Coord. OK: *[Signature]*
 Date: 7-19-10

LA Department of Building and Safety
 LA 05-10-288372 07/19/10 12:36 PM

For inspection requests, call toll-free (888) L.A.B.S. (524-2645).
 Outside LA County, call (213) 482-0000 or request inspections via
 www.ladbs.org. For Building Permit Center call 311 or (866) 4LACITY.
 For Commercial Building Permits, call (213) 473-3231.

BUILDING PERMIT COMM	\$159.25
ONE STOP SURCH	\$3.21
SYSTEMS DEVT FEE	\$9.64
CITY PLANNING SURCH	\$9.56
MISCELLANEOUS	\$10.00
GEN PLAN MAINT SURCHARGE	\$4.78
GREEN BUILDING FEE	\$1.00

For Cashier's Use Only W/O #: 01402418

P100141000002418FN

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:
\$7,000	
FINAL TOTAL Bldg-Addition	198.91
Permit Fee Subtotal Bldg-Addition	159.25
Energy Surcharge	
Handicapped Access	
Plan Check Subtotal Bldg-Addition	0.00
Fire Hydrant Refuse-To-Pay	
E.O. Instrumentation	1.47
O.S. Surcharge	3.21
Sys. Surcharge	9.64
Planning Surcharge	9.56
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharge	4.78
Green Building Fee	1.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Declaration *[Signature]*
 Plot Plan



14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(E) Lee, John K (O) , Owner-Builder	2414 W 236th Place, Torrance, CA 90501		C56696 0	213-820-7925 310-749-9136

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. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State 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 Section 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).
- OR
- 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.)

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. 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. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: Hyosang Lee Sign: [Signature] Date: 7/19/10 Owner Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 10014 - 10000 - 02418

Project Address: 535 S Broadway LA CA 90013

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

BL 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

BL 2. I understand building permits are not required to be signed by property owners unless they are *responsible* for the construction and are not hiring a licensed Contractor to assume this responsibility.

BL 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

BL 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

BL 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials; I may be considered an "employer" under state and federal law.

BL 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

BL 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless *all* work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

BL 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

BL 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service; the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 10014-10000-02418

Project Address: 535 S Broadway LA CA 90013

10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 535 S Broadway LA CA 90013

11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: Betsy Levy

Signature of property owner [Signature] Date: 7/19/10

- SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Bldg-Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA06995

Commercial

Initiating Office: METRO

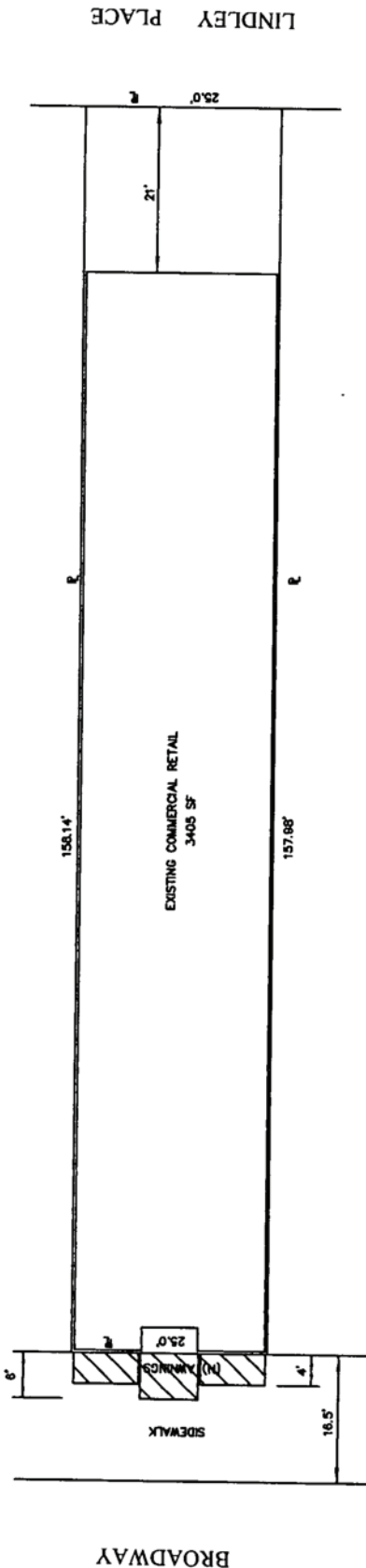
Plan Check

PLOT PLAN ATTACHMENT

Printed on: 07/02/10 11:51:16

0107 2010 02 2010

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



1 SITE PLAN 1/4" = 1'-0"

(P) Basement: 0 Levels / 1 Levels
 (P) Floor Area (ZC): 0 Sqft / Sqft
 (P) Stories: 0 Stories / 6 Stories
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) B Occ. Group: 0 Sqft / Sqft
 (P) M Occ. Group: 0 Sqft / 8167 Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Stg
 (P) Type I-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	CLASS	LICENSE#	PHONE#
(C) Rhyley Construction Co Inc (E) Tan, Charles	P O Box 13093, 3161 Driggs Avenue,	Los Angeles, CA 90013 Rosemead, CA 91770	B 912329 S4758	818.726.3533

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: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO 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: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

I certify that in the performance of the work for which this permit is issued, I shall not employ a ny 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: **CAREG MARTIN** Sign:  Date: **8/31/10** Contractor Authorized Agent

537 S Broadway



Permit #: B15LA04164
Plan Check #: B15LA04164
Event Code: .

15016 - 10000 - 06187

Printed: 04/20/16 03:14 PM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 04/20/2016 Last Status: Issued Status Date: 04/20/2016
--	--	---

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN#)	2. ASSESSOR PARCEL#
ORD'S SURVEY	14	2	1	M R 53-66/73	129A211 120	5149 - 033 - 003

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway	Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 129A211 Energy Zone - 9	Fire District - 1 (Entire parcel) Hillside Grading Area - YES Near Source Zone Distance - 1.2 Parking Dist. - CCPD Parking Dist. - DPD
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ZONES(S): [Q]C5-4D-CDO

4. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER YC - YD-7007 ZI - ZI-2385 Greater Downtown Housing Ince ZI - ZI-2408 Broadway ZA - ZA-2013-1068-MCUP	ORD - ORD-164307-SA1350 ORD - ORD-129944 ORD - ORD-135901 ORD - ORD-137036	HCM - US-79000484 CRA - ZI 2316 CITY CENTER REDEV PRJ CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA
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5. CHECKLIST ITEMS Special Inspect - Anchor Bolts Special Inspect - Concrete>2.5ksi Special Inspect - Epoxy Bolts	Special Inspect - Field Welding Special Inspect - Grade Beam/Caisson Special Inspect - H/S Bolt	Special Inspect - Masonry Special Inspect - S.M.R. Frame-Concrete Special Inspect - Structural Observation
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6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): 537 BROADWAY ASSOCIATES LP 8820 WILSHIRE BLVD, BEVERLY HILLS CA 90211 - Tenant: Applicant: (Relationship: Owner) ALAN S - 8820 WILSHIRE BLVD, BEVERLY HILLS, CA 90211 - (310) 659-7575

For Cashier's Use Only W/O #: 51606187

7. EXISTING USE (16) Retail	PROPOSED USE (16) Retail (13) Office
---------------------------------------	---

8. DESCRIPTION OF WORK Supplemental to 09016-10000-02901 to complete remaining work, change use from retail to retail and office, with architectural revisions and structural upgrades.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Allen Manalansan OK for Cashier: Allen Manalansan Signature:	DAS PC By: Shine Lin Coord. OK: Date: 04/20/2016
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11. PROJECT VALUATION Final Fee Period Permit Valuation: \$916,575 PC Valuation: \$538,575	Sewer Cap ID: Total Bond(s) Due:
---	-------------------------------------

12. ATTACHMENTS Owner-Builder Declaration Plot Plan
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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 ESTE 104083435 4/20/2016 3:14:39 PM	
BUILDING PERMIT COMM	\$4,287.80
BUILDING PLAN CHECK	\$610.50
BUILDING PLAN CHECK	\$305.25
PLAN MAINTENANCE	\$85.76
EI COMMERCIAL	\$256.64
ONE STOP SURCH	\$110.92
SYSTEMS DEVT FEE	\$332.76
CITY PLANNING SURCH	\$317.36
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$264.47
ARTS DEV FEE	\$2,315.00
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$810.00
CA BLDG STD COMMISSION SURCHARGE	\$37.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$9,783.46

Permit #: 150161000006187
Building Card #: 2016LA62935
Receipt #: 0104572288



* P 1 5 0 1 6 1 0 0 0 0 6 1 8 7 F N *

1050427201608615

13. STRUCTURE INVENTORY

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

15016 - 10000 - 06187

- (P) Floor Area (ZC): 0 Sqft / Sqft
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) Concrete Special M.R. Frame
 (P) A3 Occ. Group: +1900 Sqft / 1900 Sqft
 (P) B Occ. Group: +42225 Sqft / 42225 Sqft
 (P) M Occ. Group: +6514 Sqft / 6514 Sqft
 (P) S2 Occ. Group: +1032 Sqft / 1032 Sqft
 (P) A3 Occ. Load: +126 Max Occ. / 126 Max Occ.
 (P) B Occ. Load: +423 Max Occ. / 423 Max Occ.
 (P) M Occ. Load: +217 Max Occ. / 217 Max Occ.
- (P) S2 Occ. Load: +3 Max Occ. / 3 Max Occ.
 (P) Parking Req'd for Bldg (Bicycle only) pre-March 13, 2013
 (P) Type I-A Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** Modification - 2015.07.29: Exit stair enclosure to be ventilated per High-Rise Ord. (E) Retail under permit no.: 1931LA02575 No increase zoning code floor area, Per "NOT APPROVED-CORRECTION NOTICE" performed by Inspector Sako Aghazarian permit no.: 09016-10000-02901 is 75% completed. This permit to cover to continue the work within that permit and include the followin additional scope of work: - Additional floor area between stairs #1 & #2 - Revision of exit stair layouts - Architectural alterations - Voluntary seismic upgrade (The addition and alterations to structure does not increase

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) MINAS, CARO JOLFAJE	4742 SAN FERNANDO RD,	GLENDAL, CA 91204	GE601	
(E) TAN, CHARLES	3161 DRIGGS AVENUE,	ROSEMEAD, CA 91770	S4758	
(E) YOUNGBLOOD, CHARLES ST DENNY	556 SEGOVIA AVE,	SAN GABRIEL, CA 91775	C45031	
(O) OWNER-BUILDER			0	

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. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State 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 Section 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 and 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).

OR

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and 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.)

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. 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. 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 Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ALLEN SHAMOOILIANSign: Date: 04/20/2016 Owner Authorized Agent

Bldg-Alter/Repair
Commercial
Plan Check

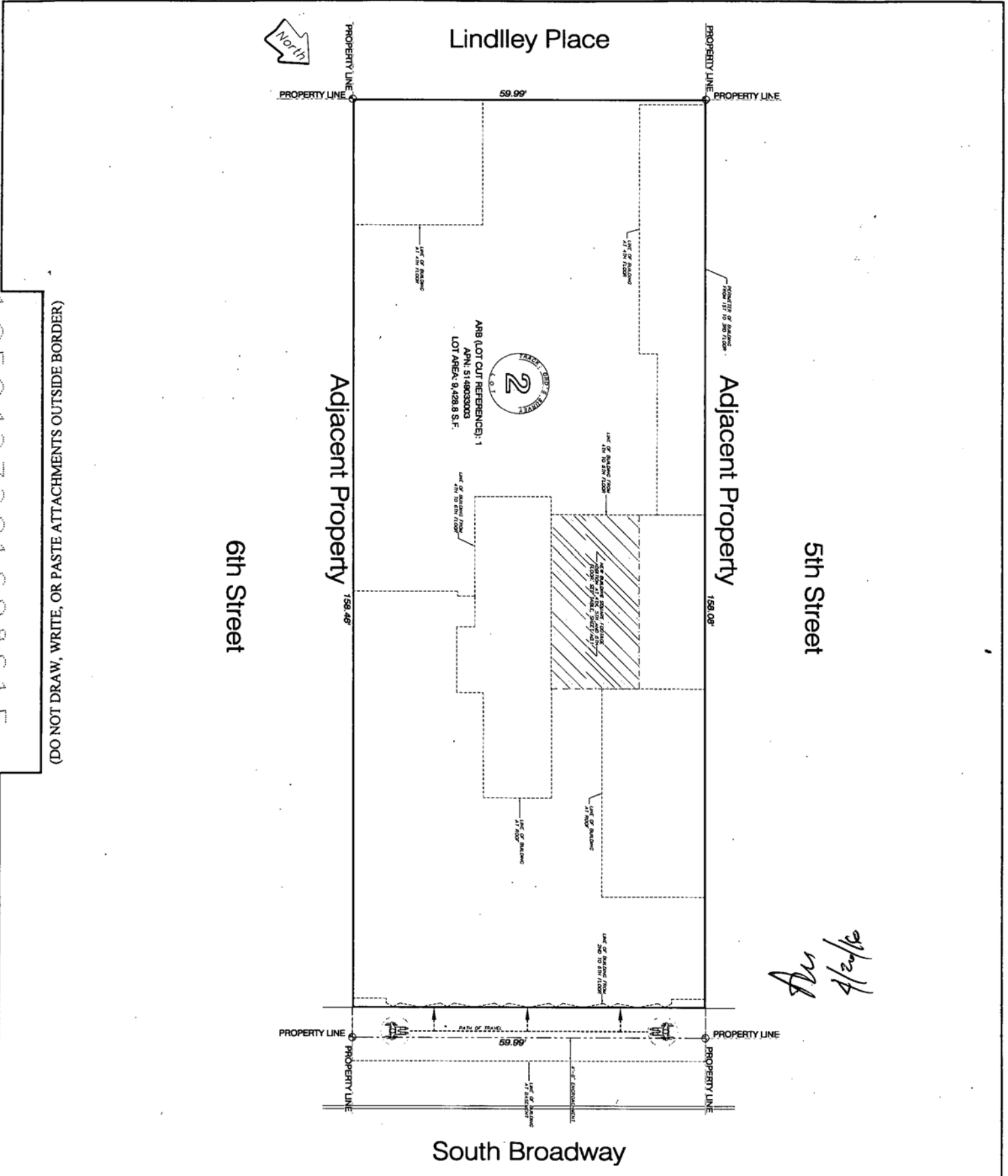
City of Los Angeles - Department of Building and Safety

Plan Check #: B15LA04164FO

Initiating Office: METRO

Printed on: 02/11/16 10:18:41

PLOT PLAN ATTACHMENT



1050427201608615

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

AW
4/20/16



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 15016-10000-06187

Project Address: 537 S. BROADWAY

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

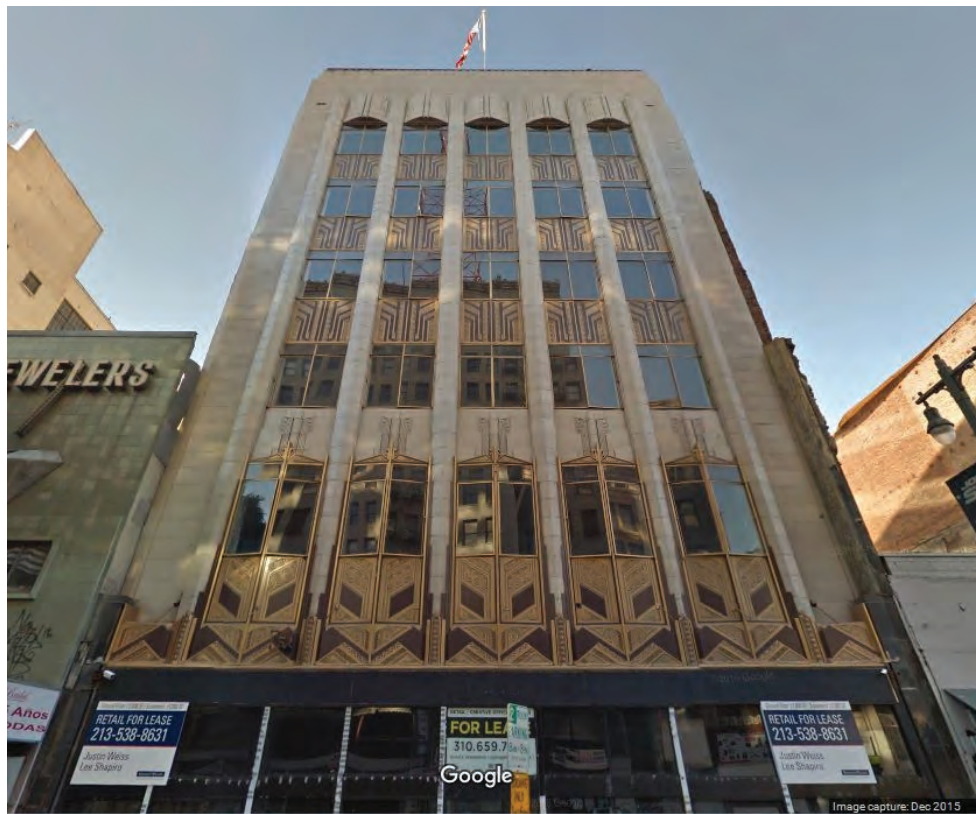
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

1050427201608615

F. & W. Grand Silver Store Building Photographs



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway on opening day in 1931 showing original store front.



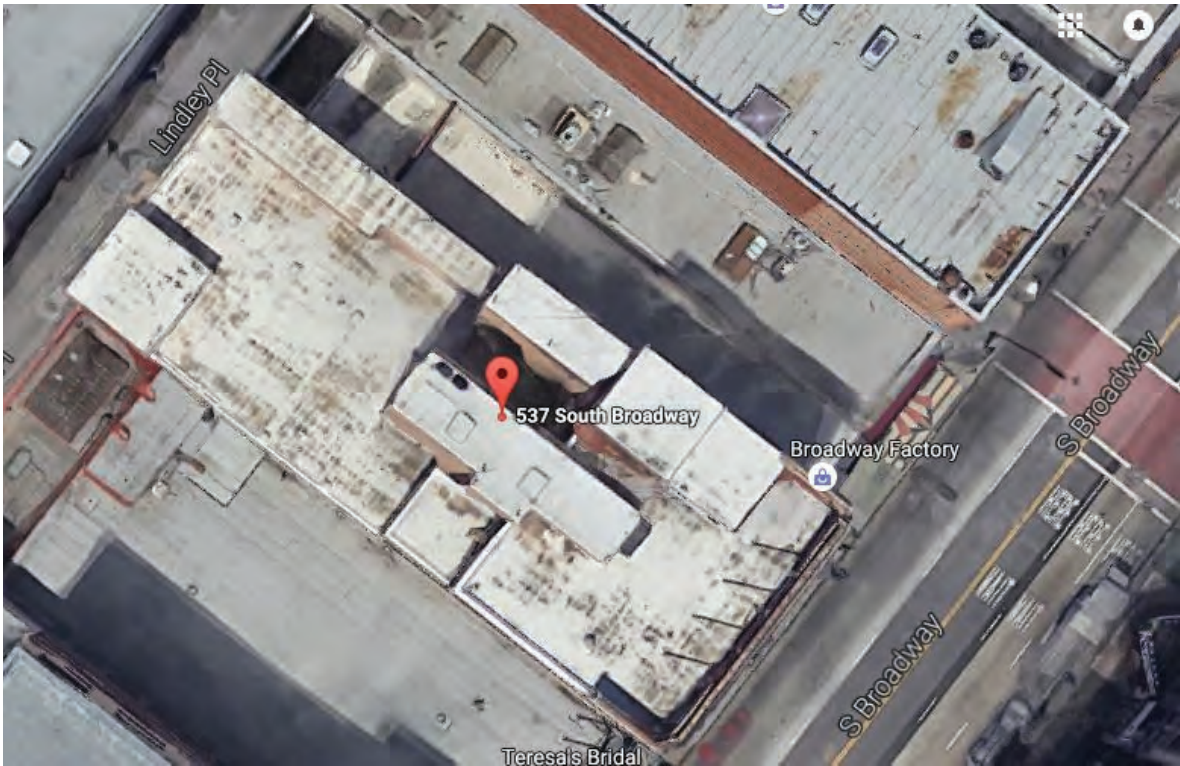
F & W Grand Silver Building, 537-41 S. Broadway, May 20, 2013 (Photograph from Curbed LA)



F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph in Blackstock Collection, LAPL)



F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph Blackstock Collection, LAPL)



F & W Grand Silver Building, 537-41 S. Broadway, Dec. 2015 (Photograph by Google Earth Satellite View)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



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F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, interior of window, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, tile from soda fountain, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, terrazzo flooring, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)

INSURANCE
FOR THIS
PROPERTY
OWAN & CO
300
OWAN BLDG. LOANS

POST NO BILLS







City of Los Angeles Department of City Planning

10/2/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

537 S BROADWAY

ZIP CODES

90013

RECENT ACTIVITY

CHC-2017-3967-HCM

ENV-2017-3968-CE

Broadway CDO, Eff. 10/26/09

Broadway CDO, Eff. 10/26/09

CASE NUMBERS

CPC-2017-432-CPU

CPC-2014-2711-CDO-SN-ZC

CPC-2012-1737-MSC

CPC-2010-213-CA

CPC-2009-874-CDO-ZC

CPC-2008-4502-GPA

CPC-2008-4502-GPA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-1986-606-GPC

ORD-75667

ORD-184056

ORD-184055

ORD-180871

ORD-164307-SA1350

ORD-137036

ORD-135901

ORD-129944

ORD-129279

ZA-2013-1068-MCUP

YD-7007

ENV-2017-433-EIR

ENV-2014-2712-MND

ENV-2013-3392-CE

ENV-2013-1069-MND

ENV-2010-214-ND

ENV-2009-1487-ND

ENV-2008-4505-ND

ENV-2008-4505-ND

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

AFF-50619

Address/Legal Information

PIN Number	129A211 120
Lot/Parcel Area (Calculated)	9,428.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149033003
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	14
Lot	FR 2
Arb (Lot Cut Reference)	1
Map Sheet	129A211

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C5-4D-CDO-SN
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2457 Historic Broadway Sign Supplemental Use District ZI-2408 Broadway ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2450 Downtown Streetcar ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Broadway
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	Historic Broadway Sign Supplemental Use District
Streetscape	Broadway

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Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	Active: Pershing Square Park

Assessor Information

Assessor Parcel No. (APN)	5149033003
Ownership (Assessor)	
Owner1	537 BROADWAY ASSOCIATES LP
Address	8820 WILSHIRE BLVD PH BEVERLY HILLS CA 90211
Ownership (Bureau of Engineering, Land Records)	
Owner	BEGONIA DEVELOPMENT, INC.
Address	215 W 5TH ST #910 LOS ANGELES CA 90013
APN Area (Co. Public Works)*	0.218 (ac)
Use Code	1106 - Commercial - Store - 6 to 13 Stories
Assessed Land Val.	\$4,225,064
Assessed Improvement Val.	\$3,538,490
Last Owner Change	11/04/2014
Last Sale Amount	\$7,350,073
Tax Rate Area	13264
Deed Ref No. (City Clerk)	740153
	7-231
	392371
	0-388
Building 1	
Year Built	1931
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,080.0 (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
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

Special Grading Area (BOE Basic Grid Map A-13372) Yes

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.19073168
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HISTORIC DOWNTOWN LOS ANGELES
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	153

Fire Information

Bureau	Central
Batallion	1
District / Fire Station	9
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-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2012-1737-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETScape PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2013-1068-MCUP
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT
Project Descriptions(s):	MASTER CONDITIONAL USE PERMIT PURSUANT TO SECTION 12.24W1 TO ALLOW 13 ESTABLISHMENTS, INCLUDING 12 ON-SITE SALE AND ONE OFF-SITE SALE OF ALCOHOLIC BEVERAGES. THE ESTABLISHMENTS CONSIST OF 3 THEATERS, 8 RESTAURANTS, 3 BARS, ONE NIGHTCLUB, AND ONE MARKET.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-2712-MND

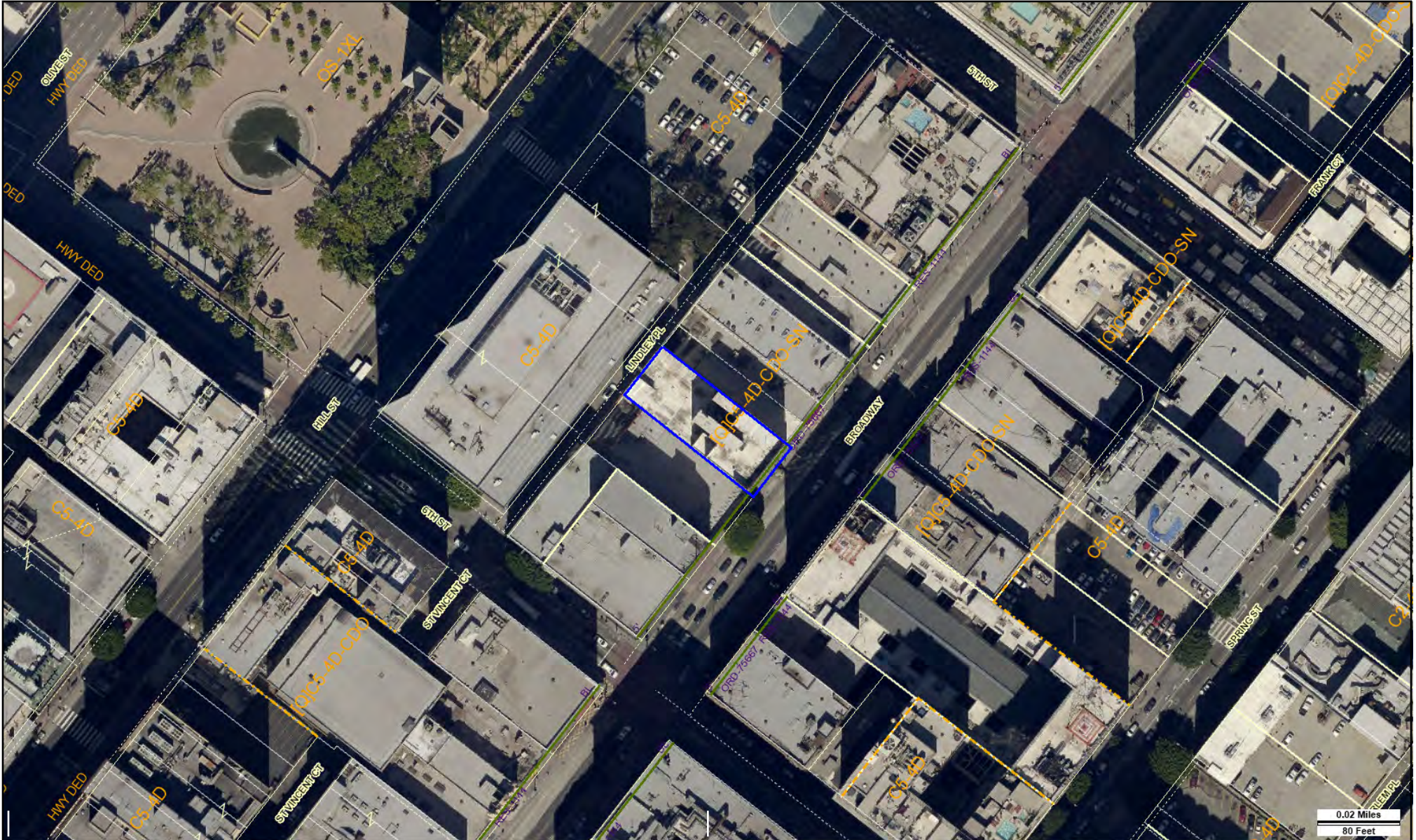
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Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-1069-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	MASTER CONDITIONAL USE PERMIT PURSUANT TO SECTION 12.24W1 TO ALLOW 13 ESTABLISHMENTS, INCLUDING 12 ON-SITE SALE AND ONE OFF-SITE SALE OF ALCOHOLIC BEVERAGES. THE ESTABLISHMENTS CONSIST OF 3 THEATERS, 8 RESTAURANTS, 3 BARS, ONE NIGHTCLUB, AND ONE MARKET.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

- ORD-75667
- ORD-184056
- ORD-184055
- ORD-180871
- ORD-164307-SA1350
- ORD-137036
- ORD-135901
- ORD-129944
- ORD-129279
- YD-7007
- AFF-50619
- AFF-48480

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Address: 537 S BROADWAY

APN: 5149033003

PIN #: 129A211 120

Tract: ORD'S SURVEY

Block: 14

Lot: FR 2

Arb: 1

Zoning: [Q]C5-4D-CDO-SN

General Plan: Regional Center Commercial

