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. <u>Historic-Cultural Monument Application</u>

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	Location: 537 South Broadway	
TIME:	10:00 AM	Council District: 14 – Huizar	
PLACE:	City Hall, Room 1010	Community Plan Area: Central City	
	200 N. Spring Street	Area Planning Commission: Central	
	Los Angeles, CA 90012	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]

Melissa Jones, Planning Assistant Office of Historic Resources

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

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

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.

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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 #125); 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 Angelesbased 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.

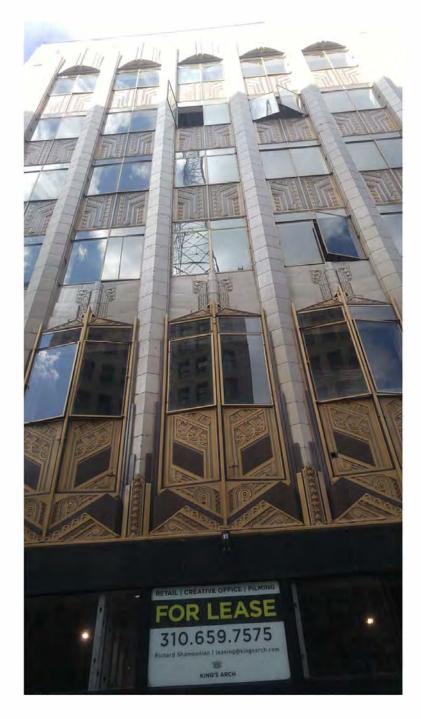
BACKGROUND

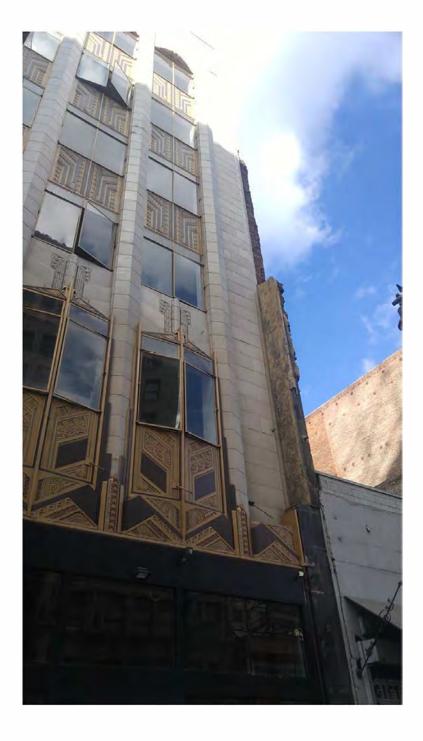
On October 19, 2017, the Cultural Heritage Commission voted to take the property under consideration. On November 9, 2017, a subcommittee of the Commission consisting of Commissioners Barron and Kanner visited the property, accompanied by staff from the Office of Historic Resources.





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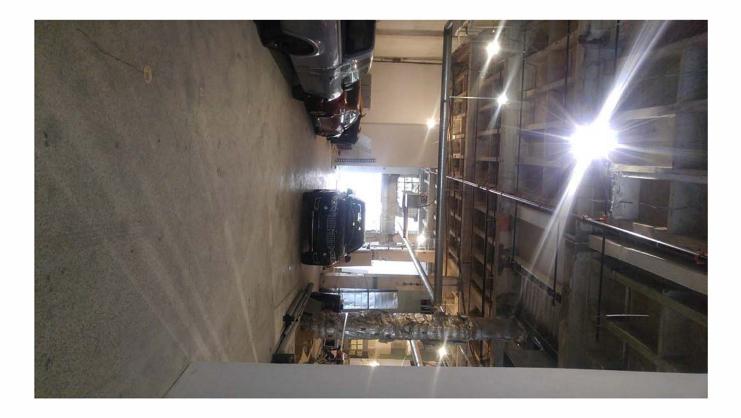


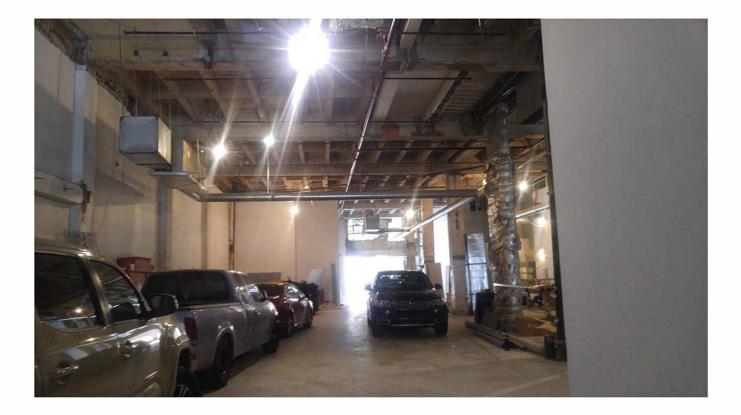
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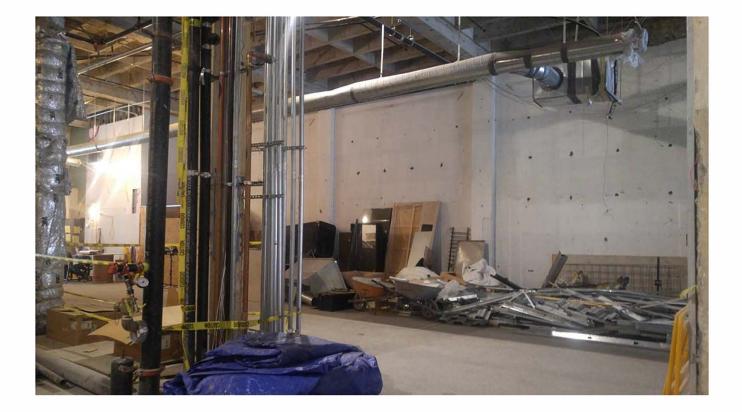
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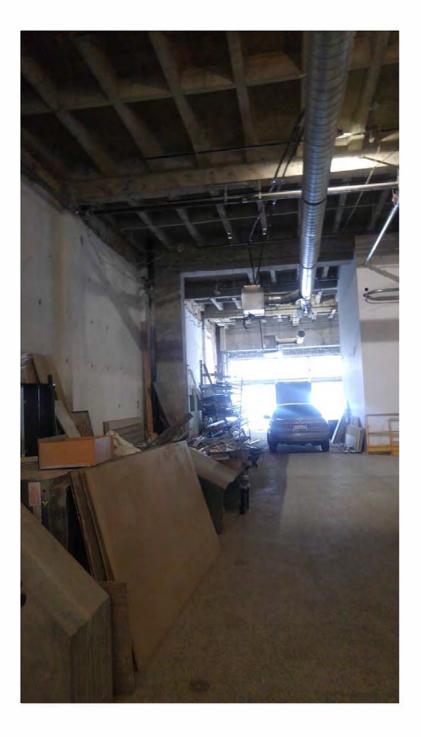
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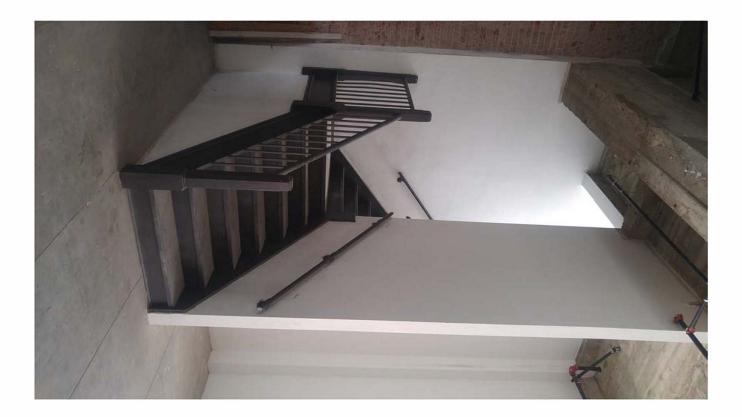


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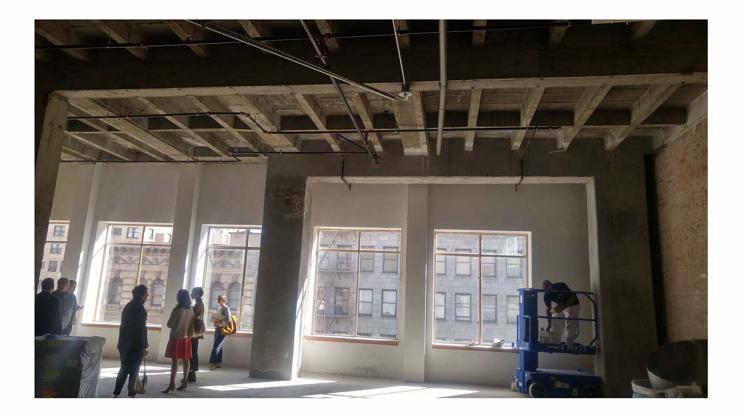
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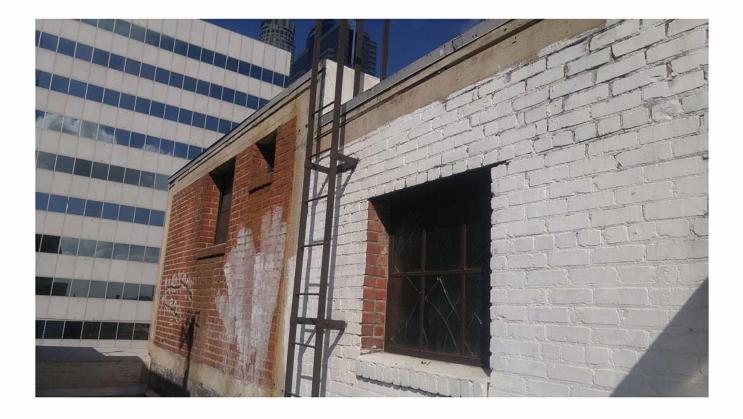


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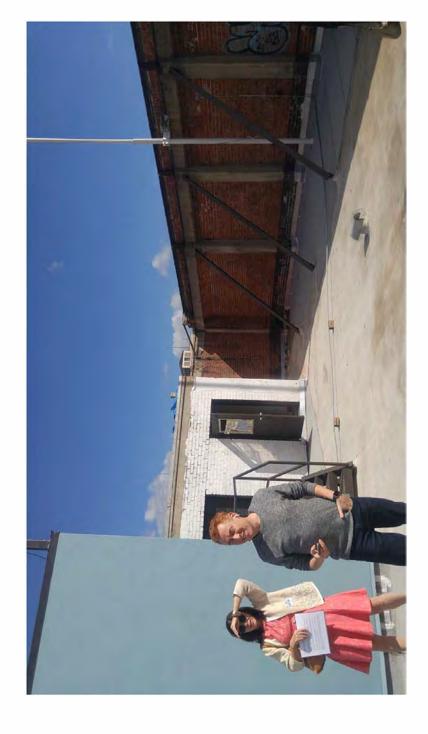
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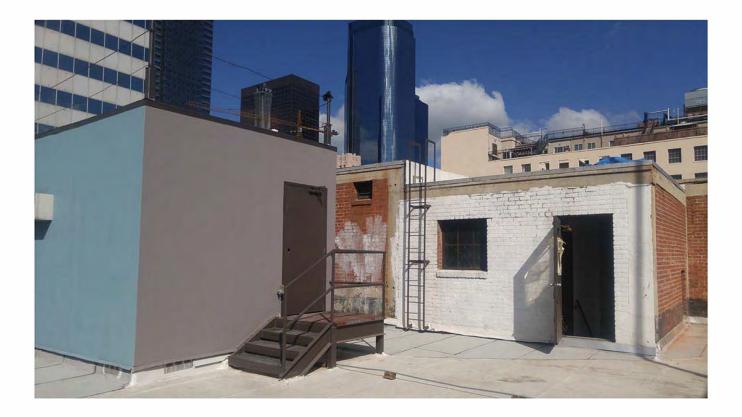


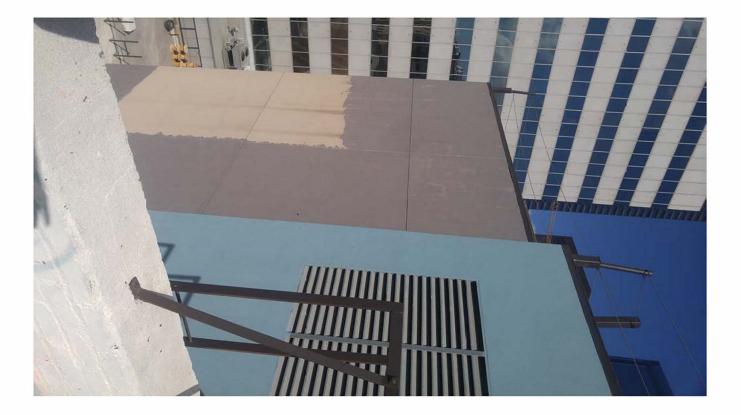
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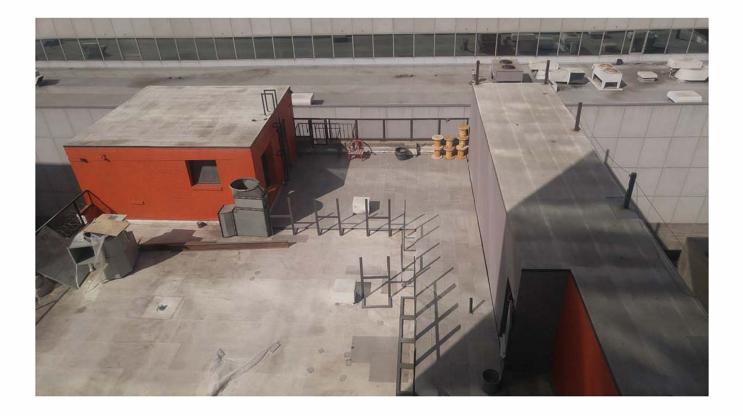


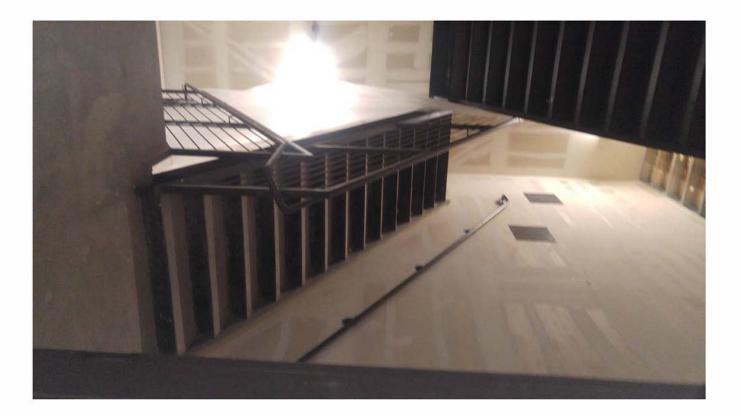
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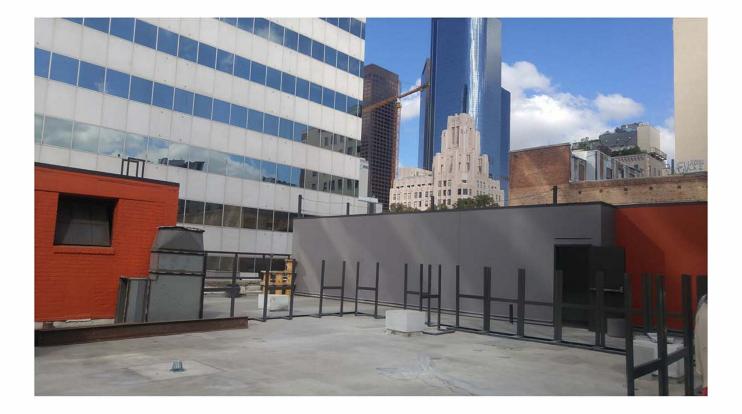
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COUNTY CLERK'S USE	CITY CLERK'S USE					
NOTICE OF EXEMPTION						
(California Environmental Quality Act Section 15062)						
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, 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 Depart	COUNCIL DISTRICT					
PROJECT TITLE	LOG REFERENCE					
F. & W. Grand Silver Store Building			ENV-2017-3968-CE CHC-2017-3967-HCM			
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	ARE	A CODE TELEPHON 213 978-1192	IE NUMBER EXT.			
EXEMPT STATUS: (Check One)						
	STATE CEQA GUIE	ELINES	CITY CEQA GUIDELINES			
MINISTERIAL	Sec. 15268		Art. II, Sec. 2b			
DECLARED EMERGENC	Y Sec. 15269		Art. II, Sec. 2a (1)			
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)			
× CATEGORICAL EXEMPTION Sec.		t seq.	Art. III, Sec. 1			
Class <u>8 & 3</u>	Category (City CE	QA 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.						
THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.						
SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistan	t	DATE November 14, 2017			
		EC'D. BY	DATE			
DISTRIBUTION: (1) County Clerk,	(2) City Clerk, (3) Agency Record					
IF FILED BY THE APPLICANT:						

NAME (PRINTED)

SIGNATURE

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 Location: 537 South Broadway Council District: 14 - Huizar TIME: 10:00 AM Community Plan Area: Central Citv PLACE: City Hall, Room 1010 200 N. Spring Street Area Planning Commission: Central Neighborhood Council: Downtown Los Angeles Los Angeles, CA 90012 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

<u>RECOMMENDATION</u> 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]

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant Office of Historic Resources Office of Historic Resources

Lambert M. Giessinger, Preservation Architect

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.

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.

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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.



1. PROPERTY IDENTIFICATION

Proposed Monument Name: F. & W. Grand Silver Store Building			Former name of property		
Street Address: 537 S. Broadway			: 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:	O Structure	O Object	O Site/ Open Sp	ace Natural Feature	

2. CONSTRUCTION HISTORY & CONDITION

Year Built: 1931	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?: • Yes	No OUnknown If "No," where?:	

3. STYLE & MATERIALS

Architectural Style: Art Deco		Stories: 6	Plan Shape: Rectangular	
FEATURE	RE PRIMARY SECONDARY		SECONDARY	
CONCEPTION	Type: Concrete, masonry unit	Type: Steel		
CONSTRUCTION	Cladding Material: brick	Clad	ding Material	: Paint
2005	Type: Flat	Type: Flat		
ROOF	Material: Rolled asphalt	Material: Concrete		
	Type: Casement	Туре	e: Floor-to-C	eiling
WINDOWS	Material: Metal	Material: Metal		
	Style: Centered	Style: Centered Style: Recessed		
ENTRY	Material: Glass	Material: Glass		

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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



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)

Listed in the National Register of Historic Places			
Listed in the California Register of Historical Resources	Listed in the California Register of Historical Resources		
Formally determined eligible for the National and/or California Registers			
Located in a Historic Preservation Overlay Zone (HPOZ)	Contributing featureNon-contributing feature		
Determined eligible for national, state, or local landmark status by a historic resources survey(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.



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	roperty Owner Is the owner in support of the nomination? • Yes ONo OUr		o OUnknown	
Name: 537 Broadway Associates, L. P.		Company:	King's Arch, Inc.	
Street Address: 8820 Wilshire Boulevard City: Beverly Hills S		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.cor	n

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.

\checkmark	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.
\checkmark	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.
\checkmark	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.	Digitally signed by Charles J. Fisher DN: cn=Charles J. Fisher, o, ou,
Charles J. Fisher	9-29-2016	Fisher	email=arroyoseco@hotmail.com, c=US Date: 2016.10.25 02:00:21 -07'00'
Name:	Date:	Signature:	0



10. SUBMITTAL

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

APPLICATION CHECKLIST

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

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

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

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 st 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 come 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.

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 ziggurats; 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 In Los Angeles, classic Art Deco is found mostly in commercial history. 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 Bibliography

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Los Angeles Times Articles:
Rowan Estate Worth Million and Quarter
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Richman Bros. to Launch New Store Next FridayMar 12, 1950, Page 37
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Additional Data Sources:

National Register Nomination data for Broadway Historic Theater District Los Angeles City Building Permits Los Angeles County Assessors Records Los Angeles County Subdivision Maps Kaplan Chen Kaplan letter to Community Redevelopment Agency, Jun 9, 2009 (Attached) Social Security Death Index United States Census Records





Form No. 10-300a (Hev 10-74)

> UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



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. Swelldom 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 /oviattbuilding) Photo by Annie Laskey/LA. 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)

<u>C. Howard Crane (/architects</u> /<u>c-howard-crane)</u>

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-hoteldowntownlos-angelesand-theatreace-hotel) Photo by Spencer Lowell whole new era of entertainment.

Beverly Wilshire Beverly Wilshire Second State Second Second State

(/locations/beverly-wilshire)

Welton Becket & Associates (/architects/welton-becketassociates)

Walker & Eisen (/architects /walker-eisen)

This luxurious hotel rose on the site of a racetrack.

<u>The Gaylord and</u> <u>HMS Bounty (/locations</u>

/gaylord-and-hms-bounty)

Walker & Eisen (/architects /walker-eisen)

One of the most prominent historic buildings on Wilshire.

Farmers Insurance Building (/locations/farmers-

insurance-building)

Claud Beelman (/architects /claud-beelman)

Walker & Eisen (/architects /walker-eisen)

Herman Spackler (/architects

/herman-spackler)

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



(/locations /beverlywilshire) Photo by Abir Anwar on Flickr



(/locations /gaylordand-hms-

bounty) Photo courtesy of Robert Jorgenson on Flickr



<u>(/locations</u> <u>/farmers-</u> insurance-

building) Photo by Adrian Scott

Fine/L.A. Conservancy

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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 bet 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 then 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.

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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.

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R OWAN, 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 em-

barked 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. Bilicke, he formed the Alexandria Hotel Company and built the Alexandria Hotel of Los Angeles, one of the most magnificent hostelries on the American Continent, and he is, with Mr. Bilicke, 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.



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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. CRA/LA 537 South Broadway – Historic Resource Project Evaluation Review June 8, 2009 Page 2

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



Kaplan Chen Kaplan

Architects & Planners

CRA/LA 537 South Broadway - Historic Resource Project Evaluation Review June 8, 2009 Page 3

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,

Daniel Kaplen

David Kaplan, Principal Historic Architect



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.

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	8,700
Total Improvements Floor Area		44,760

The 537 Building has the following approximate dimensions:

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 lifesafety 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 nonconforming 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.

bunung 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.

Building Systems

Summary of Character Defining Features:

	Building component	Historic Character Defining Features
1.	Basement:	None
2.	Stairwell.	Stairs simple concrete steps that do not confirm 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, architecs 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

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 work-ing 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

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Richman Bros. to Launch Newest Store Next Friday: Notional Chain's 66th Unit Uses Broadway Site Las Angeles Times (1023 Current File) (Mar 12, 1950) ProQuest Historical Newspapers Las Angeles Times pp. 37

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 337 S Broadway—will take place next Friday with appro-netate composites priate ceremonies. This newest link in the Rich-

This newest link in the Richman Bros, chain of men's cloth ling and furnishings stores is the third in the Los Angeles area, the others are in Crenshaw and Giendale. Two more are plasmed for later dates. One will be at Huntington Park and the other in Santa Monics. According to the company president, George H. Richman, who is dring here from Cleve land, O. for the opening, Rich-man prices will be the same here as elsewhere in the nation. Shiping Costs More

And, O. tor the opening, such an prices will be the same here as here were in the nation. Single Cost More "Thue" he said, "It coats more to ship things from the East to this city, but that is our prob-tem, not our customers", and we are not going to pass the added our prices silvays have been the same serviwhere, and we can-not going to pass the added our prices silvays have been the same serviwhere, and we can-not going to pass the added our prices silvays have been the same serviwhere, and we can-not going to fileweland, Chi-self and the same stores. Total foor space in the new More devoted to sales, tailoring, hipping and storage amounts to store than 54,000 square feet, store is as seafoam green, store store is as seafoam green, store store is seafoam green store store is s

Ber the, in smart shade of ivery, mahogany and gray. Bies Use Twe Floors Toromore than 17,000 square free of space-will be devoted of the scomplete devoted foors will be complete devoted foors will be complete devoted ment for men's suits, sports-wear, Arrahalings and hats. The hird floor of the building will be used for talkint, as lay analy for the state of the score state and the state of the store state is to the store to the store state is to the store to the store is of design. A 60 foot, stalled the store for solid state is an of the building. Porrelate state state of the building. Porrelate state st <text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text><text>

restilly 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 presi-dent or some other executive of the company to greet the work-ers when they arrive in the moming and bid them "good night" when they leave in the eventug. In 1010, before any one dreamed of vacations with pay for factory production workers.





OPENING PLANNED-Here is a view of Richman Bras." 66th store for men, to open Friday at 537 S Broadway.



Richman Bros. Mark 75 Years as Clothiers Los Angeles Times (1923-Current File); Oct 15, 1954; ProQuest Historical Newspapers: Los Angeles Times pg. 14



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

Richman Bros. Mark 75 Years as Clothiers

Seventy-five years of men's from Cleveland, O. The comclothing manufacture and pany was founded in Ohio in sales last night were feted in 1879. The company now numbers

Louis Appel, manager of

Prominent among decora-

a dinner at the Richman Bros. Co., 537 S Broadway.

Store employees and man- cities from Boston to Los Anagers from five Los Angeles geles. area stores, together with advertising men, assembled on the downtown store, was host. the store's second floor to eat. celebrate and to hear a mes- tions at the buffet-style supsage from George C. Richman, per were placards pointing to 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 Bielfield, Crenshaw; Darrold Hall, Glendale; Arthur Yaffey, Sonta Monica; Eldon Timberman, Huntington Park, and (in front) Louis Appel, downtown. Times photo

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 singlebreasted fashions.

The company has five out-83 plants in 58 American lets in the Los Angèles area. six months.

Minor Theft Suspect Spends Year in Jail

MEXICO CITY, Oct. 14 (P) 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

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Display Ad 54 -- No Title Los Angeles Times (1923-Current File); Jun 9, 1954; ProQuest Historical Newspapers: Los Angeles Times pg. B13



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

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

Hartfield Store Sold The store at 537 S. Broadway, under longterm lease to Hartfield-Zoterm lease to Hartfield-Zo-

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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" hight 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 is 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 StoresArchitect: NoneContractor: A. Hoegee & 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
	mezg 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 amisframe 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. Hoegee 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 MacMarray 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 MacMarray 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 MacMarray 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 MacMarray 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 nobearing 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

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			PECIFICATIONS
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To the Board of Bu Application i	ulding and Safety Commissioners of the City of Los Angeless;	mers of the City of Los Angeles, through the	office of the Superine
tendent of Building ject to the followin	alding and Safety Commissioners of the City of Los Angeles; a bereby made to the Board of Building and Safety Commissio r, for a building permit in accordance with the description a g wonditions, which are hereby agreed to by the undersigned is	nd for the purpose hereinafter set forth. This a applicant and which shall be desired conditions	pplication is made sub- entering into the exer-
First: That pon any street, a	g conditions, which are hereby agreed to by the undersigned the permit does not grant any right or privilege to erect any leav, or other public place or portion thereof. I the permit does not grant any right or privilege to use any it is, or may hereafter be prohibited by ordinance of the City of the granting of the permit does not affect or prejudice any ch	building or other structure therein described, o	or any portion thereof,
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	14.	Size of new additionxNo. of stories in heightSize of Lot
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	16.	Size of Redwood Mudsills
۰°.	17.	Size of exterior studs
	18.	Size of first floor joists
· ·	19.	Will all Lathing and Plastering Comply with Ordinance?
	20.	Will all provisions of State Housing Act be complied with?
	•	I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with,
1		whether herein specified or not. (Sign here)
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> that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not. (Sign here) (Owner or Authorized Agent) . ' (Sign here)

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FOR DEPARTMENT USE ONLY

APPLICATION	O.K.
CONSTRUCTION	О.К.
ZONING	O.K.
SET-BACK LINE	O.K.
ORD. 33761 (N.S.)	О.К.
FIRE DISTRICT	0.K

REMARKS

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All Applications Must be Filled Out by Applicant PLANS AND SPECIFICATIONS Indg. Form 1 and other data must also be filed BUILDING DIVISION DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Baildings CLASS "A"-" S To the Board of Building and Safety Commissioners of the City of 1.4 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 nurpose hereinafter set forth. This spplication 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 prohibiled by ordinance of the City of Los Angeles. Thick the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit. Block Lot No..... Clerk scription TAKE TO ROOM No. 248 (2ND FLOOR) city ż ŏ OTY CLERK PLEASE VERIFY F. B. Page **District No** M. B. Page LILLINGAL PLANS O TAKE TO ROOM No. 5 (MAIN ST. FLOOR) Street No of Joh ENGINEER PLEASE INK OR INDELIBLE PENCIL) (USE of Rooms. ...No. of Families..... 1. Purpose of Building 2. Owner's name 3. Owner's address. of Certificated Architect or Licensed. Architect's name. 4. Phon 5. Contractor's name 6. Contractor's address. TOTAL VALUATION OF BUILDING 7. Any other building or permit for a building on lot at present?. How used? 8. Size of proposed building. 54-0 x 158-a. Size of lot. 9. Number of stories in height. 10. .Height to highest point. Material of foundation Concrete .Character of soil 11. 12. Material of exterior walls. Material of interior construction 13. 14. Material of floors..... Material of roof..... creto 15. 0 Will all lathing and plastering comply with Ordinance? 16. 17. What zone is property in?..... 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. (F OVER (Sign Here FOR DEPARTMENT USE ONI s and Specifications checked PERMIT NO. Application checked tound and to conform to 3 na q 0SP FFR 2575 U Clu HHY VALUATION INCLUDED -YES

FOR DEPARTMENT USE ONLY APPLICATION 0. K. 0. K. CONSTRUCTION 0. K. ZOMING . о. к. О SET-BACK LINE (X 0. K. ORD. 33761 (N. S.) FIRE DISTRICT 0, K. REMARKS used in Re- Course amount cement to D 5200 barrels Tous 125 Rumu faring ster ં ·/** ļ , ••• 3व 4 · • • 5.

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Tidy, Form 3	CITY OF LOS A		· · · · · · · · · · · · · · · · · · ·
	DEPARTMENT OF BUILD	DING AND SAFETY	
	BUILDING DI	VISION	
	Application to Alexal	Repair or Demolish	
To the Beard of Su		·	
Application is tendent of Ruilding, ject to the following	s hereby made to the Board of Building and Batery And Las , for a building permit in accordance with the description a g conditions, which are hereby agreed to by the undersy and	iners of the City of Los Augeles, through the offic and for the purpose hereinafter set forth. This was	tion is made sub-
Firsts That t Rpon any street, all	he permit does not grant any right or privilege to erect say	building or other stawiure therein described, or an	ay port ba thereof,
for any purpose that Thirds That (: the permit does not grant any right or privilege to use any? t is, or may hereafter be prohibited by ordinance of the City"? the granting of the permit does not affect or projudice any cit	building or of at structure therein described, or an of Los Augues. In Augues, or right of possession in, the property	described in such
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Room No. 248 (2ND FLOOR)	Tract	Tract	
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(MAIN ST.) FLOOR)	BookF. B. Page	BookPageF. B. Page	
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D. Close of	propert Building H. No.	ances in Completed Building.	ς
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		(Apartmen's House, Motel, Residence, or As	ny Other Purpose.)
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	14.	Size of Lot
		Material of foundation
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	17.	Size of exterior studs
5	18.	Size of first floor joistsx
÷ .	19,	Will all Lathing and Plastering Comply with Ordinance?
p	20.	Will all provisions of State Housing Act be complied with?
~~	,	I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with,

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ZONING	О.К.	CV.
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ORD. 33761 (N. S.)	О.К.	(IV
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Sendent of Building, jest to the following	hereby made to the Board of Building and Safety Commi- for a building permit in accordance with the descriptic conditions, which are hereby agreed to by the undersign	issioners of the City of Los Angeles, through the office of the Superin- on and for the purpose hereinsfier sat forth. This application is made sub- ed applicant and which shall be deemed conditions antering into the exer-
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	Size of exterior study	1
18.	Size of first floor joistsx	•
19.	Will all Lathing and Plastering Comply with Ordinance?	
20.	Will sil provisions of State Housing Act be complied with?	
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FOR DEPARTMENT USE ONLY

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Authorized Agent)

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(Star			F LOS ANGELES	
		DEPARTMENT OF	BUILDING AND	SAFETY
	Ap	plication to Al	lter, Repair or	r Demolish
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iet to the follow cise of the perm	ng, for a building ing conditions, whi it:	permit in accordance with the ch are hereby agreed to by the	description and for the purpose undersigned applicant and which	of Les Angeles, through the office of the Superin- hereinalter set forth. This application is made sub- ch shall be doemed conditions entering into the exer-
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(MAIN ST. FLOOR)				
ENGINEER				Page
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1. What	purpose is the	e present Building nov	v used for?Store	
2. What	purpose will I	Building be used for he	ereafter?Store	Lananananananananananananananananananan
3. Owner	s name E.	& J. Grand-Silv	enStores	Phone
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with, w		FOR DEP	ARTMENT USE ONLY	(Owner or Adibbrised Agent)
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	19.	Will all Lathing and Plastering Comply with Ordinance?
ŕ	20.	Will all provisions of State Housing Act be complied with?
•.	4	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.
4.		(Sign here)

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tendent of Building, fo ject to the following con if the permit:	ng and Safety Commissioners of the City or reby made to the Board of Building and Ba r a building permit in accordance with ti ditions, which are hereby agreed to by the	the description and for the purp undersigned applicant and whi	ity of Los Angelus, through the ouse hereinafter set forth. This ich shall be deamed conditions e	application is made sub ntering into the exercis
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of building	(A ot	use Number and Street)		}
Between what }		-		Deputy.
	PRESENT building	ence, Apartment House, or any	Families other purpose.	Rooms
	ding AFTER alteration or mo	ving	Families	
	Name) NATEONAL		ES	
	dress 537 - 41			
5. Certificated	Architect B. J. Jose	/m Sta	ate sense NoP	hone
6. Licensed E	ngineer	Sta Lic	ense NoP	hone
7. Contractor.	MATIONA\$ 5	TORES St	te ense No.20428 P	hone
	s address	*****	•	a b
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New location }	4	(Hou	se Number and Stree	•• /	City Engineer
of building	M	(Hou	Number and Stree	t)	
Between what }	D= an	11 6°	- Sto.		
		\mathcal{Q}	and la	ilding	
1. Purpose of 1	PRESENT build	ling Store, Reside	ence, Apartmencility	tor any other purpos	PamiliesRooms
2. Use of build	ing AFTER alt	-	XTA		amiliesRooms
3. Owner (Print	Name) <u>NA</u> 7	T/ONAL	_ Dol	LAR	STOREFhone MU. 3
4. Owner's add	iress. 537	- 541	S. Bro	adway.	-
5. Certificated	Architect	B. J. J	Joseph	State License No.#	B.424 Phone MU. 300
		19B		State	Thema
6. Licensed En	igineer	A SI	A 4 A	License No.4 State	
7. Contractor.	Jupps Th	ann Sul	C Rad	License Nor	0428 Phone MU. 308
8. Contractor's	address	3/-04/	(Including all labor	and material and all	permanent) 7500
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10. on lot and give	y buildings NOW use of each.	{	LC 1	l, Apartment House, o	rany other nurner.
11. Size of exis	ting building	9°x 153Nu	mber of storie	s high	leight to highest point
12. Class of bui	Iding "4"		xisting walls	tel frame Ext	erior framework
Describe br	iefly and fully a	all proposed co	onstruction and	l work:	Wood or Stee
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	Plans, Spelification	Mand Applications	Application checke		SEP 11 :534
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Roc an Adapt france Michante			Valuation Inch	del Yes-No	Vioncena

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Bldg. Form		-	USE INK OR INDELIBLE PENCIL
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7		OF BUILDING AND SAFE	TY
		LDING DIVISION	
		r, Repair, Move or	
tendent of 1	d of Building and Safety Commissioners of the City cation is hereby made to the Board of Building and S Building, for a building permit in accordance with th bilowing conditions, which are hereby agreed to by the	of Los Angeles: Safety Commissioners of the City of Los Ar is description and for the purpose hereinsfter	ngeles, through the office of the Superin- r set forth. This application is made sub-
or the permi			about the beauth of the same months abound
for any pure Third	I that the permit does not grant any right or privi- rect, alley, or other public place or portion thereof. ds That the permit does not grant any right or priv some that is, or may hereafter be prohibited by ordina i: That the granting of the permit does not affect or	dege to use any building or other structure ance of the City of Los Angeles. r prejudice any claim of title to, or right of pr	therein described, or any portion thereof, assession in, the property described in such
permit,	REMOVED FROM		IOVED TO
Lot		Lot	
Tract		Tract	
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New loca of buildi	tion }		
Between	the the	ouze Number and Street)	Deputy.
cross str			J
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		idence, Apariment Bare or any other purpose	
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6. Lie	ensed Engineer	License No	
7. Co	ntractor. UWNIN	State License No.2	0428 Phone
8. Co	ntractor's address	[Including all labor and material and all	permanent)
	ALUATION OF PROPOSED WORK	lighting, heating, ventilating, water suppling, fire sprinkler, electrical wiring and/o equipment therein or thereon.	by plumb- pr elevator 3. 750 -
	te how many buildings NOW }	Building Residence, Hotel Apartment House, or	any other purpose.
11. Siz	e of existing building 60 x 136 N	lumber of stories high	leight to highest point.
12. Cl	ass of building. Material of	existing walls	erior framework Concrete Wood or Steel
De	scribe briefly and fully all proposed of	construction and work:	II al time and
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PERM	(Task .	C/3 No.	Stamp bere when Permit is issued
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11	972 Corrections verified Plans, Scilications and Application rechecked and Application	na Application chacked and approved	SEP 17 19
11	917/2 Corrections verified	na Application checked and approved	

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PLANS, SPECIFICA	ATIONS, and other data must be filed if required.	
	NEW CONSTRUCTION	
Size of AdditionSize of	of Lot 60 x136 Number of Stories when complete	te (/
Material of Foundation. Corcercte	Width of FootingDepth of footing below gr	ound
Width Foundation Wall	Size of Redwood SillxMaterial Exterior V	Walls
Size of Exterior Studsx.	Size of Interior Bearing Studs	.x
	loorxRaftersxRoofing Material	
I have carefully examined and read both hereby certify and agree, if a Permit is issu complied with whether herein specified or not to all of the provisions of the Building Ordin	a sides of this completed Application and know the same is true is ed, that all the provisions of the Building Ordinances and Sta by also certify that plans and specifications, if required to be file nances and State laws.	and c te La ed, wi
Sign	(Owner or Authorised Agent)	
	By Bank Eyre huft of C	m
FC	DR DEPARTMENT USE ONLY	
	(MA)	
Application		
Construction	Street Widening	Ventil
REINFORCED CONCRETE	The building (and, or, addition) referred to in tion is, or will be when moved, more than 100 feet f	this
Barrels of Cement		
Tons of Reinforcing Steel		
(3)	(4)	
	(4) There will be an unobstructed passageway at I feet wide, extending from any dwelling on lot to a or Public Alley at least 10 feet in width.	east Publ
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Bldg. Form 8			OF LOS ANGELE	. 👗	USE INK OR INDELIBLE PENCI
2	DEP	ARTMENT O	OF BUILDING A		
J	Applicatio		LDING DIVISION		- 1:-L
To the Board of Bu	ilding and Safety Commi	issioners of the fity	r, Repair, Mo	ove or Dem	olisn
Application in tendent of Building, ject to the following	for a building permit in conditions, which are he	ard of Building and S accordance with th reby agreed to by the	of Los Angeles: afety Commissioners of the e description and for the pu undersigned applicant and w	City of Los Angeles, thro pose hereinafter set forth. hich shall be deemed condi	ugh the office of the Super This application is made su tions entering into the exerci
First: That t upon any street. allo Second: That	he permit does not gran by, or other public place	at any right or privi or portion thereof.	lege to erect any building or	other structure therein de	eribed, or any portion there
for any purpose that Third: That permit.	t is, or may hereafter be the granting of the perm	prohibited by ordinitiati does not affect or	lege to erect any building or ilege to use any building or ince of the City of Los Ange prejudice any claim of title	to, or right of possession in	the property described in su
	REMOVED F	ROM		REMOVED	то
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Tract			Tract		
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New location	2	(H)	use Number and Street)	- I,	City Engineer
of building	5	Jame (Ho	use Number and Street)		}
Between what cross streets	}	Kg 5 H S	¢	, · ·]
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	uilding AFTER a	Store, Resi	dence, Apartment House, or at	y other purpose.	Kon Rooms
3. Owner (P	Ch-	Toral D	lin Stere	Families.	,
4. Owner's	· · · · ·	a S. B.	- Convertance - Convertance		Phone
	ted Architect	B. A		tate	
	Engineer	IBB-	5	tate	Phone
7. Contract		X		tate	-
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	l and read both s Permit is issue specified or not; Building Ording	sides of this com d, that all the p also certify tha ances and State	ppleted Application an provisions of the Built t plans and specificati laws.	Roofing Material d know the same is true and d ding Ordinances and State Li ons, if required to be filed, w	correct aws wi rill con
•	Sign 1	Here	(Owner or Authority)	orised Agent)	
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	FO	2 DEPARTM	ENT USE ONLY		
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Application	. Fire District.		Bldg. Line	Termite Inspection	•••••
Construction	Zoning		Street Widening	Forced Draft Venti	il
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Bide. Form 3	DEPART	CITY OF LOS			USE INK O Indelible pe	
5.		BUILDING D	IVISION		•••	
	pplication to		•			
ect to the following con	g and Safety Commissioners reby made to the Board of E a building permit in accord ditions, which are hereby aur- permit does not grant any ri permit does not grant any in of may hereafter be prohibi granting of the permit does	eed to by the undersigned s	applicant and which	th shall be deemed	conditions entering into the	exerch
	REMOVED FROM	ed by ordinance of the Git not affect or prejudice any	claim of title to, o	or right of possessi REMOV		in sue
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Tract		·····	ract			•••••
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New location) of building)	537 -52	(House Nutificer a	nd Street	dura	City Eng	
Between what }	4th AR	(House Number a	nd Street)	RK 1	D	eputy
1. Purpose of	PRESENT building.	Store			iesRooms	
	ding AFTER alterat	Store, Residence, Apartm	Store		iesRooms	
3. Owner (Print	Nation		LAR.	Stor	Phone	
4. Owner's ad	531-	541 - So	Bre	redu		
	ure88		Sta		q !	•••••
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 6. Licensed E 7. Contractor. 	ngineer. Sun Kay	Geom	E Co Sta	ense No	Phone Ve 8	33
8. Contractor'	address 1915	Kodie	Road	•		
	ON OF PROPOSED	WORK {Including a lighting, he ing, fre ap	ll labor and mate ating, ventilating rinkler, electrical therein or thereou	erial and all perma- , water supply, plu wiring and/or elev a.	ment mb- ator} \$.78 °	о Э
10. State how ma	ny buildings NOW }					
·	sting building			nt House, or any of Heigh		
	ilding. A. Mai				C	L
	iefly and fully all pr				Wood or	Steel
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PERMIT NO.	Plans and Specifications ch		Fire Di	strict	Stamp here when Permit is issued	
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14332	Plans, Specifications and rechecked and approved	Applications Application	Ft. checked and ap	11	UCT 24 NUNY	
PLANS	•	Ten	see 1	2 4/3 4 Clerk.		
	For Plans See E	iled with	SPRINKLER	Inspe	stor	
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		1. 6. s. r.	*	
PLANS,	SPECIFICA	TIONS, and of	ther data must be fi	led if required.
		NEW CONS	TRUCTION	
ze of Additionx	Size of	f Lotx	Number of S	tories when complete
aterial of Foundation		Width of Foot	ingDepth	of footing below ground
idth Foundation Wall	S	ize of Redwoo	d Sillx	Material Exterior Walls
ze of Exterior Studs	x	Siz	e of Interior Bearing	ng Studsx
				oofing Material
I have carefully examined reby certify and agree, if a mplied with whether herein s all of the provisions of the	and read both Permit is issue pecified or not; Building Ordin	sides of this com ed, that all the p also certify that ances and State		know the same is true and correct an ng Ordinances and State Laws will b as, it required to be filed, will conform
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		By	auch	in B Ree
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	F0	R DEPARIM	ENT USE ONLY	1
Application	Fire District.		Bldg. Line	Termite Inspection
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.		BUILDING DIV			
	lication to A				
to the Board of Building and Application is hereby m endent of Huilding, for a building, set to the following conditions	ade to the Board of Building ilding permit in accordance , which are hereby agreed to	r and Safety Commission with the description and by the undersigned appli	ers of the City of Los i for the purpose herein leant and which shall be	Angeles, through the after set forth. This as doemed conditions ent	office of the Superin- plication is made sub- aring into the supreise
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			••••••		••••••
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of building }		(House Number and			Deputy.
Between what cross streets		Λ.	\sim		
1. Purpose of PRI	ESENT building	thre R	Fuilding		Rooms
	AFTER alteration	or moving	House, or any other pur	Families	Room5
S. Owner (Print Nam	"National	. Dollar	tores		1000 m. 308
4. Owner's addres	ss 537- 541	S. Bro	adway.	•	
5. Certificated A	rchitect.	ad & yo.	State N	. В. 424 р	10no mar. 308
6. Licensed Engin	A	Darnes		oPl	none
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State how many b	OF PROPOSED W(mildings NOW }	Store B	Material, Labor, Finish in Completed Building		
 10. on lot and give us 11. Size of existin 	g buildingx	Residence	Hotel, Martment Hou	e, or any other purpose.	
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10/21/20	For Plans See File	with Required	SPRINKLER SPRINKLER Included Yos-N	Inspector	hechau

PLANS. SPECIFIC	ATIONS, and other data must be filed if required.	
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	Size of Redyood Sill	
	\sim / \sim	
	Size of Interior Bearing Studs	
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Application	st. Set back	
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Tons of Reinforcing Steel	Sign Here	
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		DING DIVISION	
	Application to Alter		
First: That th	ding and Safety Commissioners of the City of hereby made to the Board of Bullding and Bs for a bullding permit in accordance with the conditions, which are hereby agreed to by the e permit does not grant any right or privile ", or other public place or portion thereef.	ige to erect any building or other structure	therein described, or any portion thereo
Second: That i for any purpose that Third: That th	be permit does not grant any right or privil is, or may hereafter be prohibited by ordinar e granting of the permit does not affect or ;	lege to use any building or other structure ace of the City of Los Angeles. prejudice any claim of title to, or right of po	therein described, or any portion thereo succession in, the property described in suc
permit.	REMOVED FROM		OVED TO
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New location of building	}	use Number and Street)	
Between what	1 Deus		Deputy
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1. Purpose	of PRESENT building IQ		amiliesRooms
•	ilding AFTER alteration or mo	ience, Apartment House, or any other purpose	
	The st 195	The NTO	
3. Owner (Pr	at Name)	2 1	Phone
4. Owner's	addrecs 0410.	Droadway	*****
5. Certificat	ed Architect	State No	Phone
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7. Contracto	n+-1- and	a Sign Co State Not	2040 phone
	56751	A Bless	f none
8. Contracto	or's address UU O (-R) L.	Including all labor and material and all	permanent , 500 100
	TION OF PROPOSED WORK	Including all labor and material and all lighting, heating, ventilating, water supp ling, first sprinkler, electrical wiring and/o equipment therein or thereon.	r elevator }
10. on lot and	nany buildings NOW }	Residence, Hotel, Apartment House, or	any other purpose.
11. Size of e	xisting buildingN		
12. Class of	building	existing walls. Care Ext	erior framework
Describe	briefly and fully all proposed c		Wood or Steel
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PERMIT NO		Zone Fire District	Fre
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	Corrections	Bldg. Line Street Widening	Nou
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	Plans, Specifications and Applications recharked and approved	1/MBV DEllan	
1612	Plans, Specifications and Applications reclarched and approved Machine For Plans Sea J. Filed with	Regulard SPRINKLER Specified	Inspector 1 Armor

PLANS, SPECIFICATIONS, and other data must be filed if required. NEW CONSTRUCTION 20 of Addition Size of Let.		· · ·			e e e e e e e e e e e e e e e e e e e	, ייס, יימטיי,
ze of Additionx	PLANS, S	PECIFICAT	IONS, and o	ther data must be file	ed if required.	
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ldr. Form 3	DEPARTMENT OF	F LOS ANGELES	USE INK OR INDELIBLE PENCIL
		, Repair, Move or I	Demolish
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Application is hereb endent of Building, for a tet to the following condit f the permit:	y made to the Hoard of Building and Sa building permit in accordance with the c ions, which are hereby agreed to by the t	Los Angeles: fety Commissioners of the City of Los An description and for the purpose hereinafter undersigned applicant and which shall be dee	set forth. This application is made sub- med conditions entering into the exercise
First: That the per pon any street, alley or o Second: That the p	mit does not grant any right or privileg ther public place or portion thereof. ermit does not grant any right or privileg	o to crect any building or other structure to ge to use any building or other structure to te of the City of Los Angeles. judice any claim of title to, or right of poss	therein described, or any portion thereof, herein described, or any portion thereof,
ermit.	may hereafter be prohibited by ordinanc nting of the permit does not affect or pre EMOVED FROM		ession in, the property described in such
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Present location }	537 S. B	radway	
New location }	(Hous	to Number and Street	Approved by
of building }	(Hous	e Number and Street)	City Engineer.
Between what }			Deputy.
	la.		
1. Purpose of P	RESENT building	F: Apartment House, Botel, or any other purpo	amiliesRooms me)
2. Use of build	ing AFTER alteration or mo	oving STONS F	amiliesRooms
3. Owner (Print)	Name) MATIONHH	\$ STORES	Phone
4. Owner's Ad	dress 929 Martel	1 St San Tra	reisie
5. Certificated	Architect B. J. Jorg	State License No	Phone
6. Licensed En	gineer	State License No	Phone
		State License No	
	Address		
		(Including all labor and material and all p lighting, heating, ventilating, water suppl ing, fire sprinkler, electrical wiring and/o equipment therein or thereon.	y, plumb- elevator \$ 3000
		equipment therein or thereon.	· ·····) ·
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		ENT USE ONLY	Foc. 1244
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	Corrections verified	Bidg. Line Street Widening	Permit is issued
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16869	Plans, Speetfications and Applications	Application checked and approved	414 P4 5412 858-34
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	Sigii 11	12	(Owner of Authoriz	ed Agent)	
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	FOR	DEPARTM	ENT USE ONLY		
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the Beard of Building a Application is hereby adent of Building, for a tt to the following conditi the permit: First: That the permit	ad Safety Commissioners of the City r made to the Board of Building an building permit in accordance with one, which are hereby agreed to by oit does not grant any right or pri-	ef Los Angeles: d Eafety Commissioners the description and for the undersigned applicant vilege to erect any build	s of the City of Los Ange the purpose hereinafter se at and which shall be deem ding or other structure th	les, through the out forth. This app ed conditions enter erein described, wa	r plice of the Superia- plication is muse sub- uring into the exercise r any portion thereof,
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of building }		House Number and Stre	et)]	Approved by
New location }		House Number and Stre		}	City Engineer.
Between what }				1.	Deputy.
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2. Use of buildi	ing AFTER alteration or	moving	Fa	milies	Rooms
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7. Contractor	1. Have	200	State TR License No	5685	30449 one
8. Contractor's	Address		and material and all n		45.00
9. VALUATIO	N OF PROPOSED WORK	lighting, heating, ing, fire sprinkler	or and material and all po ventilating, water supply r, electrical wiring and/or a or thereon.	elevator \$	
10. State how man	y buildings NOW }				
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PLANS	For Plans See Filed will	Regulard	RINKLER Brecified cluded Wes-No	Inspectar	74.
Reddaman	· · · ·	Required Valuation in	cluded Yes-No	-10	Mar 1

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	PLANS, SPECIFICATIO	NS, and oth	her data must be filed if r	equired.				
	NE	EW CONS	TRUCTION					
	Size of Addition	otx	Number of Stories wł	ien complete				
	Material of FoundationWie	dth of Foot	ingDepth of footin	ng below ground				
	Width Foundation WallSize	of Redwoo	d SillNater	ial Exterior Walls				
	Size of Exterior Studsx.	Siz	e of Interior Bearing Stud	SXX				
	Joists: First FloorXSecond Floor							
	I have carefully examined and read both side hereby certify and agree, if a Permit is issued, complied with whether herein specified or not; al to all of the provisions of the Building Ordinance	es and State	laws.					
	Sign He	те А. НО	Owner or Authorize	INC. d Agent)				
	1	By						
	FOR J	DEPARTME	ENT USE ONLY					
	Application Fire District		Bldg. Line	Termite Inspection				
-	ConstructionZoning	(2)	Street Widening	Forced Draft Ventil				
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4. Owner	F 100- 1 0 - 1 - 1 + 1				Phone
5. Owner's	Address 319 S.	ANTYLIN J day 1		P. O	ANGLES
E. Certificat	ed Architect	******	4 26 20 20 20 20 20 20 20 20 20 20 20 20 20	State License No	Phone
i Elensen	Knaineer	and the second second		Linnned Me.	Phone
8. Contracto	f ELECTRIC	1. Philippin I. G.	11 C. Manar 44 197. 19	License No.	12520,
	or's Address	THE MERICE DEVO	Including all labor an lighting, Keating, year	d material and all putiliating, water supply	ermanent) plumb- elevator + \$1050_00
		ED WORK	ing, fire sprinkier, o	lectrical wiring and thereon.	elevator i -\$.1000.00
II. State how	many buildings NC	W }	(Sfore, Dwelling,	Apartuppat House, He	otel or other purpose)
12. Material	Exterior Walls	Wood,	Steel or Masoury	Exter	tor framework (Wood or Steel)
If. Describe	briefly all propose	d construction	and work:	-	
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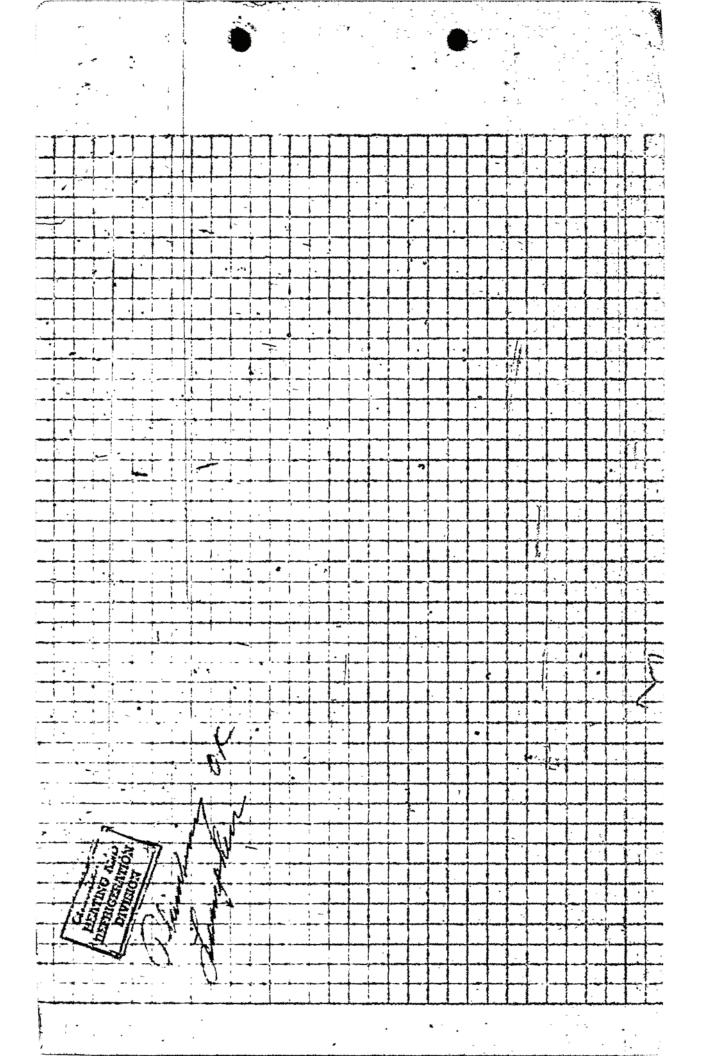
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APPLICATION TO CITY OF LOS ANGELES ALTER, REPAIR, or DEMOLISH DEFARTMENT 02 AND FOR A BUILDING AND SAFETY Certificate of Occupancy BUILDING DIVISION Lot Na 2 Block 14 Trace PAD. SURVEY Location of Building 537-541. South BROADWA Approved by City Engineery Beimien what cross streets? BET. 5 2M & 62 Deputy. USE INK OR INDELIBLE PENCIL 1) Present use of building 57.022 Families 🚛 * Rooms ... wither Apartment House Hatel or other 2 State how long building has been used for present occupancy 3 Use of building AFTER alteration or moving . Shere: Families. Rooms 4 Owner KATHRYN MAC MURRAY Phone 5 Owner's Address 24 N. MARENGO AVE P.O. LASADENA Certificated Architeci HALLE? KALIENZES & KLUSED State No 7 Lornsed Engineer HENRY Men LAYNE State - Literate No. 54 7 Proce Of A GSYZ E Contractor State License No. . Phobe 9. Contractor's Address 11 State how many buildings NOW I content to but and give use of each. 37.78 Store Dwelang. Apartment Ha 13. Size of existing building 60, x 100 Number of stories high" 6 Height to highest pomt Wind Swet an Managers' Exterior tramework STEE 13. Material Exterior Walls. TYPE 14. Describe briefly all proposed construction and work: EXPLORATORY WORK ON PARALETS PRIDE TO COMPLETION OF PLANS RECEIPT NEW CONSTRUCTION -15. Size of Addition x Size of Lot x Number 16. Fooung: Widthi Pepth in Ground - Width of Wall 17. Size of Stude x Material of Size of Rafters Size at Lot x . Number of Stories when complete DATE Size of Floor Joists Size of Rafters Ix Type of Rooting 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 compli with all laws, and that in the doing of ISSUED the work authorized thereby I will not employ any person in violation of the Labor Code of State of California relating to Workmen's Compensation Insuran Sito here TRACER DISTRICT OFFICE . Be FOR DEPARTMENT USE ONLY PLAN CHECKING NO. OCCUPANCY SURVEY Investigation Cert of: Occupancy Fee Valuation 5 2 Ates of Bldg Sq. Ft. Bldg. Permit F i RECEIPT Total TYPE 1207153 Carnes GROUP Fre Deurst 6. NO. or Flabe COD Faled with SPRINKLER a included DO NOT WRITE BELOW THIS LINE TYPE OF RECEIPT DATE ISSUED TRACER NO. (31) RECEIPT NO. CODE FEL PAID 2.2 Fiss Checking × - 1 Supplemental Flan Checking Building Permit LUL 2030 1,118032

وأراحه بسيطيع فسنسط والمتدقيك والارتطالة ورقيانا والملابلا والتكرية والمورغ والر APPLICATION TO CITY OF LOS ANGELES ALTER, REPAIR, or DEMOLISH DEPARTMENT BUILDING AND SAFETY AND FOR A **Certificate of Occupancy** BUILDING DIVISION Lot No. - .--Tract. SO. BROADWAY Approved by City Espiner Location of Building Kumber and Streets Between what cross streets" 5 Z.H. & 6 Z.H. Depaty USE INK OR INDELIBLE PENCIL 1. Present use of building Store Dare Day Apartment House Herel or sever pe Families. 2. State how long building has been used for present occupancy, Zo ·YR. 3. Use of building AFTER Alteration or moving Families Rooms 4. Owner. KATHRYN MACMURRAY. Phone 5. Owner's Address 24 NORTH MARENGO . P. O. PASADENAL State License No 6. Certification Architect. • State License No 5478 7. LICENSED ENTINE HENRY MI LAYNE Procedu 2:0547 State 8. Contractor License No. 9. Contractor's Address Iscillating all labor and rearrish and all perce-light of heating wonliking water supply of lag. Are sprinking electrical writing and the equiprent literation or thermag. TO. VALUATION OF PROPOSED WORK 12. Size of existing building 60 x 150 Number of stories high 6 Height to highest point 110 MASONRY 13. Material Exterior Walls - Exterior framework STREEL. Woud Meet 14. Describe briefly all proposed construction and work: STRENGTHEN PARAPETS ALONG WEST WALL TYPE Oreal BEAST WALL 60 2 RECEIPT 1100 12 NEW CONSTRUCTION 15. Size of Addition. Size of Lot X -A X ... Number of Stories when complete Whith of While . Size of Floor Jossis 16. Footing: Width ... Depth fa- Ground ... DATE 17. Size of Studs x. Materiat m Floor 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 **ISSUED** 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 Insupatce. Sim bere Mine the TRACER DISTRICT FOR DEPARTMENT USE UNLY-PLAN CHECKING OCCUPANCY SURVEY NO Investigation Fee 5 200 Cert. cl aluation Area of Bidg. Sq FL Occupator Fee Î ろの Bidr Permit Fet Total RECEIPT AXIMAN DE Indian Lat TYPE Key Las Las Star T. Carnet Lot Keyed GROUP Distr NO \mathcal{G} 129 ar Fiana Sidz. Lit CODE SPRINKLAN Filed with Inspe effect-Remaired KD1 1210 aurist Cha. DO NOT WRITE BELOW THIS LINE TYPE OF RECEIPT DATE ISSUED TRACER NO. (M) RECEIPT NO. CODE FEE PAID 12.1 111 -331 Plan Checking LA11028 PAIN Supplemental Flan Checking 打汗 十霉素 Building Permit 290

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3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY	Form 8-3
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Flot Plan Required on Back of Original.	Manager and the second s
1. LEGAL LOT BLK. TRACT	DIST MAP 129-204
2. BUILDING ADDRESS APPROVED 537-541 S. Broadway	20NE -5-4
3. BETWEEN CROSS STREETS 5th St. AND 6th St.	FIRE DIST
4. PRESENT USE OF BUILDING Store Same	INSIDE
5. OWNER Grayson-Robinson Stores Inc.	COR LOT REV COR.
6. OWNER'S ADDRESS PO. ZONE 537-541 S. Broadway L.A.	LOT SIZE
7. CERT ARCH STATE LICENSE PHONE	LEGAL
STATE LICENSE PHONE	REAR ALLEY
9. CONTRACTOR STATE LICENSE PHONE H. Kaplan Co. Inc. 135464 WE 11164	SIDE ALLEY BLDG. LINE
10, CONTRACTOR'S ADDRESS P.O. ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	
DISTRICT OFF	FICE
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING	SPRINKLERS REQ'D.
13. VALUATION: TO INCLUDE ALL FIXED	SPECIFIED BLDG. AREA
AND USE PROPOSED BUILDING. 550.00 14. SIZE OF ADDITION STORIES HEIGHT VALUATION APPROVED DODE	DWELL UNITS
15. NEW WORK: EXT. WALLS ROOFING APPLICATION CHECKED APPLICATION CHECKED APPLICATION CHECKED	PARKING
Demolish existing store front	GUEST ROOMS
& interior non atrain the the CORRECTIONS VERFIED	FILE WITH
S Wall Grish, NO STRUCT. CHEE 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.	CONT INSP
SIGNED SIGNED SIGNED SIGNED SIGNED SIGNED SIGNED	INSPECTOR
TYPE GROUP MAX. OCC. P.C. S.P.C. B.P. 50 I.F. O.S. I G-1 CHANGE S.P.C. B.P. 50 I.F. O.S.	C/0
VALIDATION CASHIER'S USE ONLY	
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This Form When Properly Validated is a Permit to Do the Work Described.

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APPLICATION TO ALTER - REPAIR - DEMOLISH	Form B-3
CITY OF LOS ANGELES DEPT: OF BUIL	DING AND SAFETY
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plet Plan Required on Back of Original.	· · · · · · · · · · · · · · · · · · ·
1. LEGAL LOT BLK LA TRADUNE SIMILA	DIST MAP
2. BUILDING ADDRESS	ZONE
537-541 South Broadway 3. BETWEEN CROSS STREETS AND	FIRE DIST
4. PRESENT USE OF BUILDING	INSIDE
Retail Store Same	COR LOT
5. OWNER PHONE	REV. COR.
Greven-Robinson Stores P. O. ZONE	LOT SIZE
550 West 59th St New York 19	60,158
7. CERT ARCH STATE LICENSE PHONE	
STATE LICENSE PHONE	REAR ALLEYZOD
MORRIS GOLDSMITH SE 1230 OL 38880	SIDE ALLEY
9. CONTRACTOR STATE LICENSE PHONE	BLDG. LINE
10. CONTRACTOR'S ADDRESS P.O. ZONE	AFFIDAVITS
10. CONTRACTOR'S ADDRESS , SLVD LIA. 19	
11. SIZE OF EXISTING BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE	
GOX153 G+3 75+40 ONE SAME	
DISTRICT O	FICE
J 537-541 South Broadway	SPRINKLERS
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING	REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED	BLDG. AREA
AND USE PROPOSED BUILDING. 4 00,000	DWELL
	UNITS
7 TS. NEW WORK: EXT. WALLS ROOFING ANPRICATION CHECKED	PARKING SPACES
(DESCRIBE)	GUEST
New front and new stairs	ROOMS
CORRECTIONS VEDICIED	FILE WITH
Greating (No. En sp)	CONT. INSP
I certify that in doing the worklauthorized hereby I will not PLANS APPROVED	
of California relating to workmen's compensation insurance.	LUCHECTOR
Grayson-Robinson Stores _ APPLICATION ARROYED	INSPECTOR
TYPE GROUP MAX. SCC. P.C. D.S.P.C. B.P. GELF. O.S.	C/0
TYPE GROUP MAX. SCC. P.C. DD S.P.C. B.P. GOLF. O.S.	
VALIDATION	
DEC-11-58 76137 B - 2 CK	50.00
JAN-13-59 02538 B-1CK	93.00
This Form When Properly Validated is a Permit to Do the Work Descrip	ed.

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Validated is a Permit to Do the Wor orm When Prep erty

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	CATE OF OCCUPANCY	ISH Form B-3
INSTRUCTIONS 1. Applica	nt to Complete Numbered in Required on Back of O	Items Only.
LEGAL LOT BLK. TRACT	rd's Survey	DIST MAP 129-209
BUILDING ADDRESS	APPBO	VED ZONE
537 So. Broadway	F	S 0-5-4
BETWEEN CROSS STREETS AND 6t	h St.	FIRE DIST
PRESENT USE OF BUILDING	USE OF BUILDING	INSIDE
Retail Store	Same & Sign	KEY Thru
OWNER	PHONE	
Gravson's Dept. Store	P 0. MA 872	E LOT SIZE
•	F . 20N	
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LIC, ENGR	STATE LICENSE PHO	NE REAR ALLEY
Richard N. Jasper		743 SIDE ALLEY
CONTRACTOR	STATE LICENSE PH	BLDG, LINE
Adevance Noen Sign Co.	<u>127087 MA E</u>	1743
	L. A. 12	
960 No. Broadway SIZE OF EXISTING BLOG. STORIES HEIGHT	O. OF EXISTING BUILDINGS ON L	DT AND USE
200 x 200 6 100 ·	1 - Retail Sale	
2 E27 Co Transform		DISTRICT OFFICE
5 537 So. Broadway	- *,	L. A.
MATERIAL WOOD HETAL CONC. BLOCK	CONCT LI HOUD LI OFELL	ROOFING SPRINKLERS REQ'D.
EXT. WALLS: STUCCO BRICK CONCRETE		SPECIFIED
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I certify that in doing the work authorized hereb		CONT. INSP
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California relating to workmon's compensation		ROVED INSPECTOR
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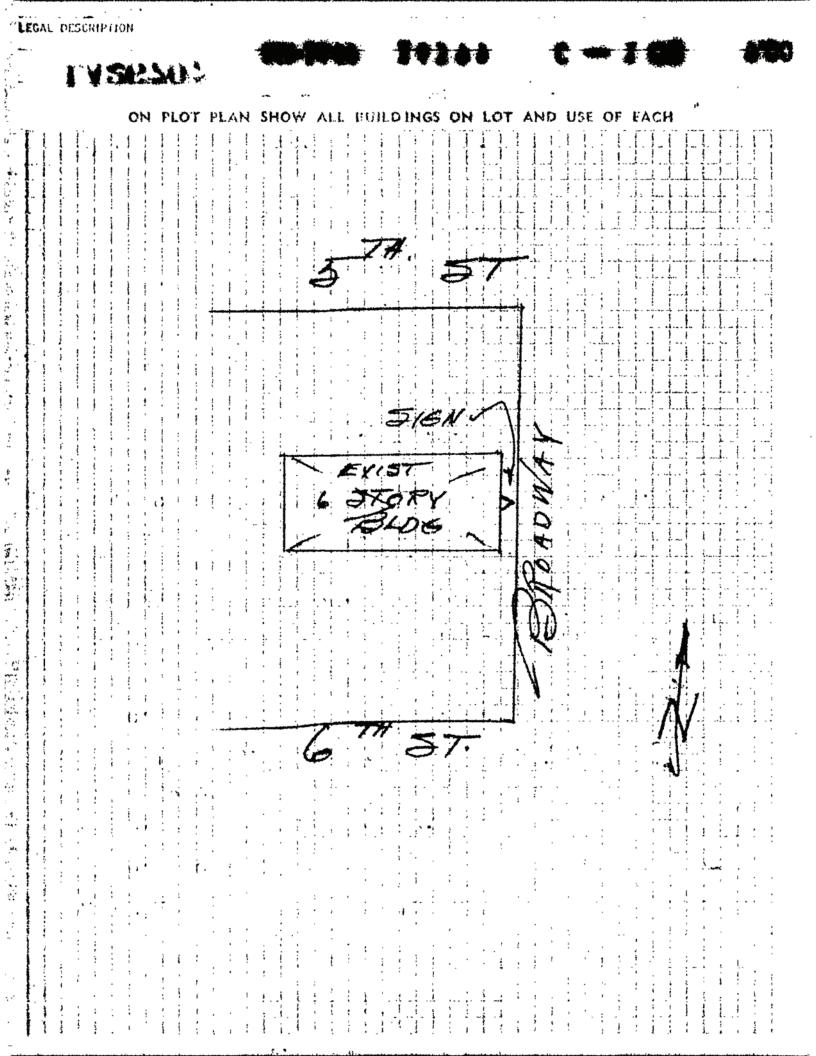
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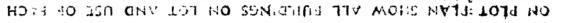


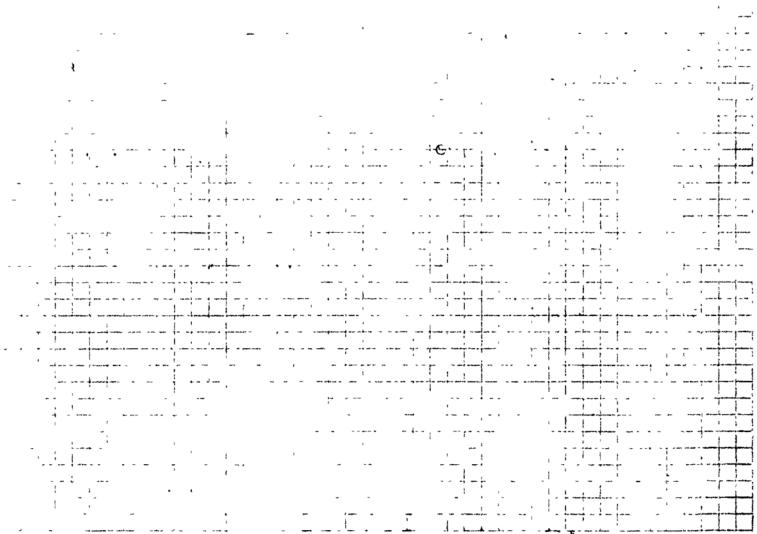
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BETWEEN CR	537 South	<u>i Broadwa</u>	ay.				ELDE DIST
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CONTRACTOR	· · · · · · · · · · · · · · · · · · ·		·····	STATE		IONE	
	t		1.	27087/C1	· · · · · ·	A. 6-6824	BLDG., LINE
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3. VALUATION:	TO INCLUDE AL	L FIXED					BLDG. AREA
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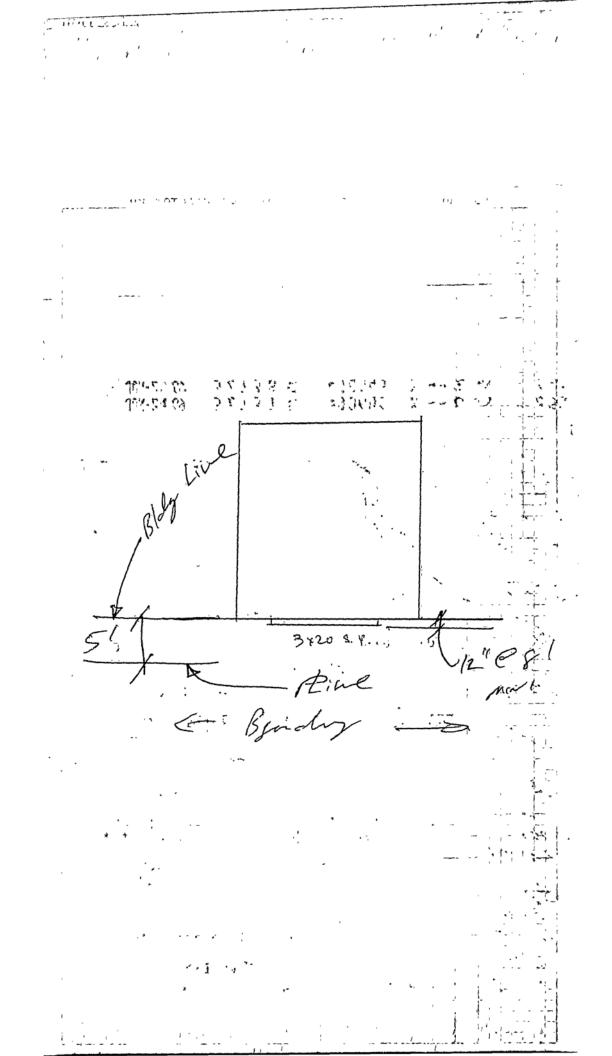
APPLICATION FOR INSPECTION OF SIGNS	B&S 8-5-Rev. 10-68
	EPT. OF BUILDING AND SAFETY
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Req	
1. LEGAL LOT 2 BLK. 24 TRACT Greis Survey	1 2078
2. TYPE OF SIGN OR NEW WOM all Sign	DIST. MAP 129-209
3. JOB ADDRESS 537/ S-Broadway: LA.	20NE C.5-4
4. BETWEEN CROSS STREETS The AND 5Th	FIRE DIST.
B. OWNER'S NAME	LOT (TYPE)
6. OWNER'S ADDRESS	LOT SIZE
7. ARCHITECT OR ENGINEER TAR TAR STATE LICENSE NO. PHONE BL. Prenovier 7375 H023624	120,28 × 158.89.
. CONTRACTOBER 1. NOON 115967 STATEXCANE THONE	
9. LENDER NOTE: BRANCH ADDRESS	BLDG. LINE
10. SIZE OF SIGN HEIGHT ABOVE TOTAL COPY AREA	AFFIDAVITS
11. ILLUMINATION TO BE USED: SINGLE FACE DOUBLE FACE	
NONE THE INDIRECT FLASHING OTHER	
12. MATERIAL OF CONSTRUCTION SUPPORTING FRAME FRAME FRAME OF SURFACE OF SIGN LABUIG.	2
13. JOB ADDRESS 537 S Broadway LA	DISTRICT OFFICE
AND USE PROPOSED SIGN.	GRADING CO
15. SIZE OF EXISTING BURENING TYPE STORIES EXE WALKS OF CONST.	HIGHWAY DED.
16. TYPE OF SIGN OF NEW WORK ILL WALL SIGN	CONS.
FREEWAY NOT REQUIRED INSPECTION ACTIVITY CLEARANCE REQUIRED MAJ.S.	CONS. ZONEDBY
FREEWAY CLEARANCE	FILED WITH
FLASHING LIGHTS Yes No	COLONAL OF ENDER
	FREEWAY CLEARED
SIGN TRAFFIC APPROVAL	DATE 24-69
P.C. No. CONT. INSP. APPLICATION APPROVED	
P.C. 2.50 S.P.C. G.P.I. B.P. 55 I.F. O.S.	C/O TYPIST
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAIL FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.	D OR SIX MONTHS AFTER
۲ 	
g	6 CK 2.50
<u>y</u> <u>JUN-24-69</u> 327375 •90646 X — 6 y <u>JUN-24-69</u> 327385 •90646 X — 2	1 CK 3.85
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STATEMENT OF RESPONSIBILITY

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

"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 poformed." (See Sec. 91.0202 L.A.M.C.)

Signed	r or Agent)		1/1	Jame	Date,
Bureau of Engineering	ADDRESS APPROVED		1.3	→cų	6/24/69
Dullea of angineering	HIGHWAY DEDICATION	REQUIRED			
		COMPLETED			
Municipal Arts Commissioners	APPROVED FOR ISSUE				
Board of Building Safety Commissioners	APPROVED FOR ISSUE FILE #				
Traffic	APPROVED FOR ISSUE	د			
Planning	APPROVED UNDER CASE #				
Conservation	APPROVED FOR ISSUE FILE #				,
	· /· ,	7		• 1	1



3 APP	LICATION FO			ADD-ALTI		R-DEMO	BLS B-3 BUILDING AND	(R7.77)
INSTRUCTIONS		to Complete N				DEPT. OF		SAFETY C/
1. LOT LEGAL Fr	, 2	BLK 14	Or	d's Sur	vey		DIST. MAP 129	209
2. PRESENT USE (E BUILDING		NEW LICE	BUILDING			CENSUS TRA	.00
	etail Sa	les	1 1 >	same	e		C5-4	
537 Se	. Broad	way					ene	
4. BETWEEN CROS 5th			AND 6t	h				thru
5. OWNER'S NAME HARTF	IELD ZOD	Y'S INC	L 4		PHONE	120.2	BX158.	89
6. OWNER'S ADDR		Ave	CITY LA		ZIP	120.1	0 158.	14
7. ENGINEER	and a car y	BUS LIC N		TIVE STATE LIC	NO PI	HONE	ALLEN	
8. ARCHITECT OR	DESIGNER	BUS LIC N		TIVE STATE LIC.	· · ·	IONE	BLDG. LINE	У
9. CONTRACTOR not s	elected	BUS LIC I	NO. AC	TIVE STATE LIC	NO PI	HONE	AFFIDAVITS	07
10. BRANCH LENDER		ADDRESS	1	1 :	CITY		CCPD	DPD
11. SIZE OF EXIST	NGTH 153 1	STORIES HEIGH	no. of	XISTING BUILD	DINGS ON LOT	AND USE	*ZI940	
12. CORST: MATERI OF EXISTING BLDG	AL EXT. WA		ROOF	conc	FLOOR	onc	SEISMIC STU	DY ZONE
A 13. JOB AD			1				LA LA	
EQUIPN	ENT REQUIRED TO	OPERATE >	100,0	00 /			QRIT. SOIL	
15. NEW WORK:		non-bear	7		ns. co	nst.	GRADING Ves	
new s				x# lay-	1	ling	yes bo	
NEW USE OF BUILDIN	IG		IZE OF AD	TION	STORIES	HEIGHT	FLOOD	
TYPE	GROUP	BLDG		PLANS CHECK		4	CONS.	
DWELL UNITS	MAX OCC. Ne		DTAL	PLANS APPRO	ED ED		ZONED BY	Hard
GUEST	PARKING REQ'D	PARKING P		APPLICATION	STA		FILE WITH	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	310. 001	<u>nr</u>		PECTION ACTIN		INSPECTOR	
P.C. 379 95	S.P.C.	3 PH1-T.I.	P.	M. 1.F.	// G.P.	1. C,	0 0.9	S.
P.C. NO.	ON FILE	ENSATION INSURA	рт 🗶				TYPIST mJ	
PERMIT EXPIRES	TWO YEARS AFT	FEE IS PAID	OR 180 DA	•5700		- 6 C		enced. 9.95
ONLY	JAN6-18	5553 5553	5	•5700	δŬ.	-10	X 44	7.00
S			-					
IER'S								
CASHI	•••							

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authori-zation 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 the work described herein, or the condition of the property or soil upon which such work is performed."

Signed Parton	E. Corashakas
(Owner or Agent ha	ving Property Owner's Consent)

- Unstruction 1								والمستعد والمستعد وأحديته المستعد المتعد والمتعاد والمتعادي والمتعاد والمتعاد والمتعاد والمتعاد والمتعاد والمت
Construction Tax RECEIPT NO. DWELLING UNITS								
Traffic	APPRO	APPROVED FOR						
Planning	APPROVED UNDER CASE #							
Housing	HOUSIN	HOUSING AUTHORITY APPROVAL						
Fire	APPROV	APPROVED (TITLE 19) (L.A.M.CS700)						
Conservation	Conservation APPROVED FOR ISSUE NO FILE FILE CLOSED							
		SFC NOT APPLICABLE			SFC DUE		L	
				L	SFC PAID	SFC PAID		
			L	NOT AVAILABLE				
	SEWERS			L	SEWERS AVAILABLE		L	
			FLOOD CLEARANCE					
				COMPLETED		COMPLETED		
HIGHWAY DEDICATI		ION		REQUIRED				
Engineering	ring DRIVEWAY							
Bureau of		ADDRESS APPROVED					Amaya	12-22-77
ALSO, sign statement on reverse side, if applicable.				Signature/I				



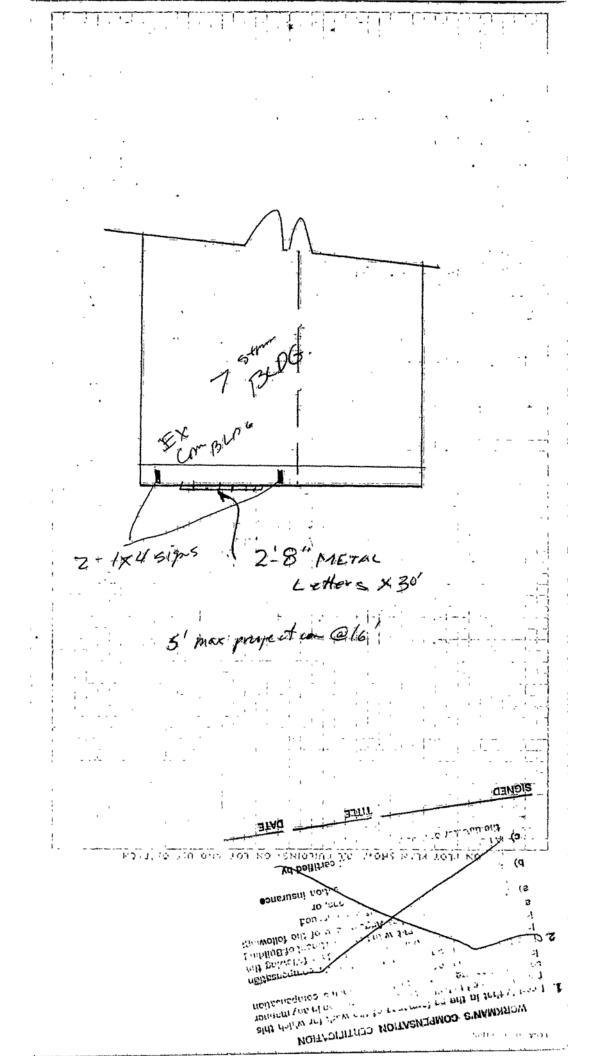
0.0 Ramon E. Corassubias Ausoc. Oir 12/22/77 Design/pleaning F CONTRACTOR OF TIFICSHORE 1ND US. 0. 13 CH THE UNIT SOLAN LOT 08 1.07 LUN 1904 --------í. .

C APPLICATION	FOR INSPECTION OF SIGNS	CON FILLEN
CITY OF LOS ANGELES INSTRUCTIONS: 1. Applicant to Complete No.	P DEPT.	OF BUILDING AND SAFETY
1. LOT BLK. TR.	ler	DIST. MAP 129-209
LEGAL		CENSUS TRACT
DESCR. Fr. 2	Ord's Survey	2078.00
1. TYPE OF SIGN OR NEW WORK	RESIDENTIAL COMMERCIAL	ZONE
(19) set letters & two	D/F signs	0504
537 S. Broadway		FIRE DIST. One
4. BETWEEN CROSS STREETS	IND	LOT (TYPE)
5th St. S. OWNER'S NAME	6th St.	lint/thru
Hartfields		8x158.89
		0x158.14
same		
7. ARCHITECT OR ENGINEER BUS. LIC. NO.	ACTIVE STATE LIC. NO. PHONE	ALLEY
. QUALIFIED INSTALLER BUS. LIC. NO.	ACTIVE STATE LIC. NO. PHONE	BLDG. LINE
Brite Lite 16	1718 764-4847	AFFIDAVITS
	CITY ZIP	YC7007
10. SIZE OF EXISTING BUILDING TYPE STORIES	EXT. WALL CONST. ROOF CONST.	
WIDTH 100 LENGTH 100 7	conc comp	*ZI 940
11. SIZE OF SIGN TOTAL COPY AREA	DVERALL	DTP/CCPD
1-2-8x30 $2-1x4$ 90	HEIGHT 707 18-8	_
12. MATERIAL OF SIGN SUPPORTING FRAME	TRAME OF COPY SURFACE OF SIGN mtl plastic	
TE. JOB ADDRESS	pace pace	DIST. OFFICE
S 537 S. Broadway VALUATION TO INCLUDE ALL FIXED EQUIPM	ENT	GRADING
14. REQUIRED TO OPERATE AND USE PROPOSED	SIGN \$.330.0	ves
THE TYPE OF SIGN OR NEW WORK	SINGLE FACE DOUBLE FACE	CONS.
set letters & two D/H	FLASHING DOTHER	ZONED BY
NONE NITERNAL	REVOLVING none	*GJ
17. NO. OF SIGNS OR 3 NO. OF ADDITIONAL GAS TUBE SYSTEMS 3 BRANCH CIRCUITS	NO. OF CONTROL	FREEWAY CLEARANCE
	ALT EEES PLANS CHECKED	Dawa
APPROVALS REQUIRED		fland
Yes No 2	1600 PLANS APPROVED	15/78
FREEWAY SURVEY	APALICATION APPROVED	DATE 415 / 10
CONTROL DEVICES	AFALICATION AFFROVED	rices with
BLDG. PERMIT	26 80 CONFIC INSP.	INSPECTOR
BOARD	700 INSP. ACTIVITY E	
P.C. 22,78 S.P.C.	E.P. TOTAL 4980 / G.P.I.	
	TER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFT	ER TYPIST
FEE IS PAID OR 180 DAYS AFTER	FEE IS PAID IF CONSTRUCTION IS NOT COMMENCE	and dmb
≥APR5-78 7879	55 •61001 U-6	CK 22.78
APR5-78 7879	65 •61001 U-2	CK 49.80
		100 Q -17 41.5
S2		
HS		

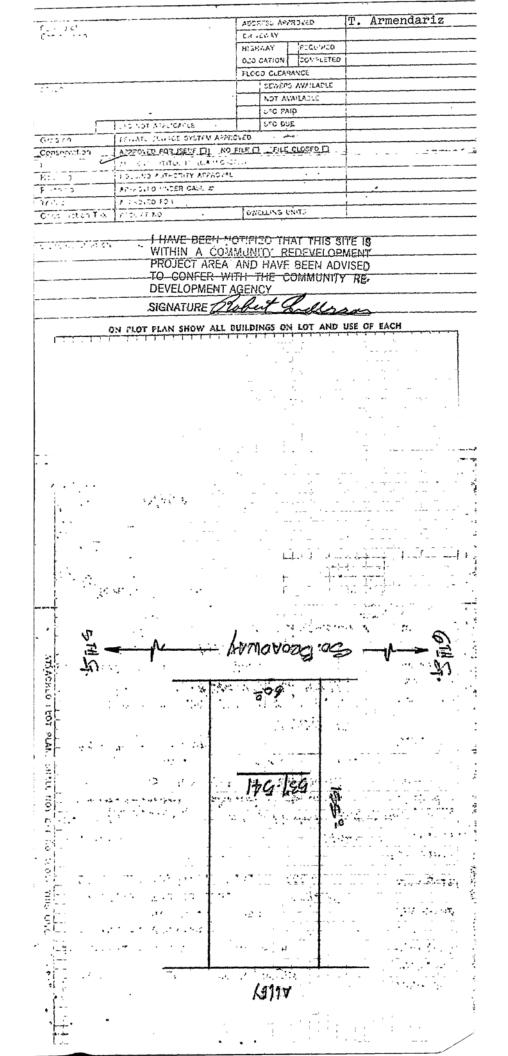
STATEMENT OF RESPONSIBILITY

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 author-iszation 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 warrantly 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	or insent having Property Owner's Consent)	Signature/Date					
Owner	or gent having Property Owner's Consent)	Signardie/ Date					
Bureau of Engineering	ADDRESS APPROVED	Z.A. Meyers 4/5/78					
·							
Conservation	APPROVED FOR ISSUE D NO FILE						
Traffic	APPROVED FOR ISSUE						
Municipal Arts	APPROVED FOR ISSUE						
Planning	APPROVED UNDER CASE #						
Board of Building and · Safety Commissioners File #							

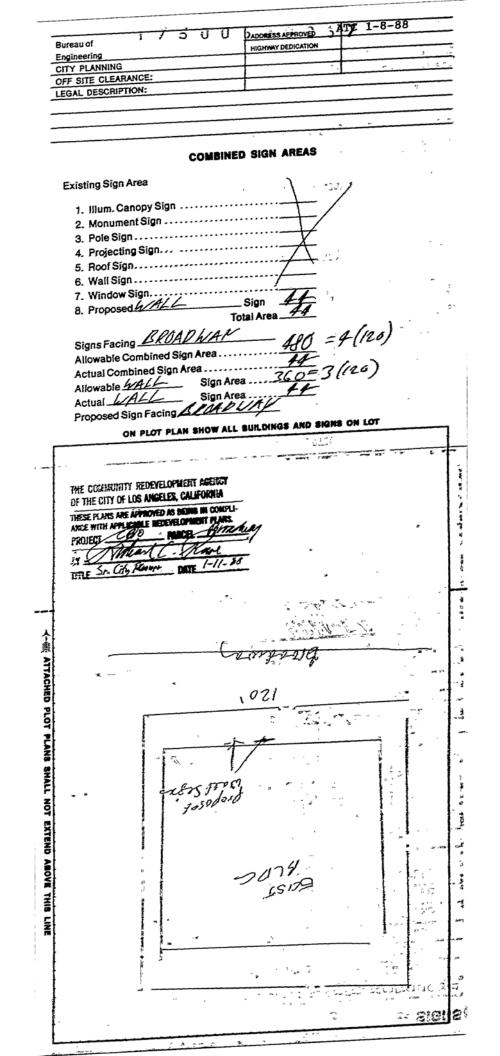


P U B L I.C. R E C.O.R.D. APPLICATION FOR INSPECTION -TO ADD-ALTER-REPAIR-DEMOLISH CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY								
	TRUCTIONS:		nt to Complet					
1. 1 LOT		BLOCK	TRACT			COUNCIL DISTRICT NO.	DIST. MAP 129-209	
LECAL FR-	2	14	ORD'S	SURVE	Z	9	CENSUS TRACT	
DEPOR.		1 .		E OF BUILDI	•		2078.00	
	ETAILS	SALES	(16	SAME			C5-4(-2))
3. JOB ADDRESS 537	-42 S. 1	Broadwa	y				fire dist. One	
4. BETWEEEN C	COL CONTRACTOR	5th St.	AND . 6t				Interior	°
5. OWNER'S NAT	Frield	Lody's	Inc. 1		477-05	16	LOT SIZE	
C CHUNCOUP AND	DBESS	ary Ave	CITY	84	2064 ^{IP}		Irregula	r
Z ZZ	5 Milita			TIVE STATE	LIC. NO.	PHONE	ALLEY	
B. ARCHWECT O	P DESCHER	BUS. 1	IC. NO. AC	THESTATE	LIC. NO.	PHONE	16. varie BLDG. LINE	
Mr. H	arc		CITY		- 2 * ZIP	8-6400	5 ft. BI	
- 7	R FIGINEER'S AL		B-K		687	846-715	BD. 1116	9
10. CINTRACTOR	Wm Gr	TATINA	AC. NO.		LIC. NO.		8,02.37	
11. SIZE OF D	LENGTH 15	5 486	HEIGHT NO.			N LUT AND USE	CCPD	
WIDTHO U 12. CONST. MATE	RIAL	XT WALK	IN FIA					
OF EXISTING	SLOW NO D		MAN LANE		IIIN IC	nc.	DISTRUT OFFICE	
2 537	DIAL STATUS	Bydadk	ANILY		1		L A.	ONE
	USE PROPOSED B	TO OPERATE		\$90	700,3	8 V		
15. NEW WORK (Describe)		LY WITH	I FIRE	SAFUATY	ORD.	DATED	GRIDING FLO	0D
	FEB. 8,	1979.4	ECARD			70-	HVY. DED. CON	
(16) Ret	•		SIZE OF ADD	ITION		RIES HEIGHT	ZONED BY Lumkes	
(16) Ret	UP	ES BLDG. AREA	Nor	PLANS CHI			FILE WITH	
T. OCC	G-1		N.C.		IZMAN		TYPIŞT	
DWELL	occ. NC		NG PROVIDED	h xz	SPECTION A	an -	MIP INSPECTOR	
GUEST	PARKING REQ'D NO	C STD.	COMP.			U.S. CONS.	Kobosa	
SPRINKLERS	2	CONT. INSP. NO		Ċ	51	. 85 C-PC		
P.C. 5/85	P.M.			Č	- 6	.00 8P-C		
S.P.C.	I.F.	Claims for refu	nd of fees paid on				1 12 85 CH	ITD .
B.P. / 09	0.5.	one year from d fee: or 2. With	nd of fees paid on e filed: 1. Within ate of payment of in one year from tion of extension	N BD	143 4	[0/27/80	1 14 4 20 51	
G.P.C		date of expirat for building or	ion of extension grading permits Dept. of B. & S. 12 & 22.13 LAMC.	s use				
-		SECTIONS 22.1	2 & 22.13 LAMC.	CASHIER'S				
DIST. OFFICE	ENERGY:	lone_		CAS				
▼YY-9560								
PLAN CHECK EXPIRES TWO YEA FEE IS PAID IF CO	RES ONE YEAR A	FTER FEE IS	PAID. PERMIT DAYS AFTER					
FEE IS PAID IF CO	ASTRUCTION IS		TIONS A		IFICATI	ONS		- · · ·
Ø		LICENSE	D CONTRAC	CTORS DE	CI ARATIC	N	W) of Division 2 of	***
Business and P	m that I am lice rolessions Code,	and my licen	e provisions of se is in full fo	chapter 9 (c rce and effe	commencing	with Section 700 $\sim CUQIC$	0) of Division 3 of	ine
Date 0-27-		-B-1 107	Wr VGI	evcit	AVE.	BURB	ANK	
	-	OW mot from the C		D OFOLAT	ATION	ng reason (Sec.	7031.5. Business	and
17. I hereby affin Professions Cod prior to its issue provisions of th fessions Code) any applicant for	te: Any city or cit	ounty which re	quires a permit	to construct nit to file a s	alter, imprigned staten	ove, demolish, onent that he is is	censed pursuant to	ure, the
provisions of th fessions Code)	e Contractor's Li or that he is ex	empt therefrom	apter 9 (commission and the basis of to a civil per	for the alle	ged exempti more than fi	of Division 3 of on. Any violation	n of Section 7031.5 (\$500).):	by
I, as owned	of the property,	or my employ	ees with wages Business and I	as their sole	compensatiode: The Co	ion, will do the tontractor's Licen	work, and the struct se Law does not ap the his own employer rovement is sold with approve for the purp	ture
to an owner of provided that at	property who build improvement	are not inter	es thereon, and ded or offered	d who does for sale. If,	such work the	building or imp	h his own employed rovement is sold with	thin
one year of con of sale.).	npletion, the own	er-builder will	nave the burd	with license	d contractor		he project (Sec. 70	144
Business and Pr	ofessions Code:	The Contractor such projects	's License Law with a contrac	does not ap	ply to an ow	ner of property to the Contracto	he project (Sec. 70 who builds or impro pr's License Law.).	Ves
🗆 i am exem	nt under Sec.	20-20	B. & P. 9.19	this reason.	H		70.0	
Date <u>CET</u>	10, 11	WORKER	S' COMPENS	SATION DE	CLARATI	ON	a pre	-
Date	thereof (Sec. 38	certificate of 00, Lab. C.).	content to self	insure, or a	certificate o	Worker's Comp	ensation Insurance,	or
Policy No255	py is hereby furr	Com	pany _	1511-10	ISUR9	NCE L	MIGNICS	
Date 10/2	py is filed with t	he Los Angelei	City Dept. of	Ido Sil ty	is to	~ Vre	- PRES	
Applicant's Maili	ng Address 10	7 W- 1	BARA	s Au	6	URBOA	115	
CE 19. I certify that i so as to become	RTIFICATE O	e of the work	for which this	permit is iss	ued, I shall	not employ any	person in any man	ner
Date · /V	A	Ap	plicant					
NOTICE TO APP pensation provis revoked.	ICANT: If, aff ions of the Lab	or Code, you	s Certificate of must forthwith	comply with	such provis	secome subject sions or this pe	to the Workers' Co rmit shall be deen	ned
20. I hereby affirm	that there is a					e work for which	h this permit is issu	Jed
(Sec. 3097, Civ. Lender's Name _	^{c.).} NA							
Lender's Address								.
and county ordin	ances and state	laws relating	to building con	struction, an	d hereby au	thorize represent	tatives of this city	to
I realize that it	his permit is an	application fo	r inspection, th	at it does no	t approve o	authorize the sale law, that a	work specified here	in,
Angeles nor any	board, departme	nt, officer or	employee there the condition	of the prope	warranty or inty or soil	shall be respon upon which suc	work specified here either the city of I sible for the perform h work is perform the 2012 CON	ed.
N/		dhi	up	TATA	Pra	2:	t IN AN	0
Signed	ani		er's coment) .		insition /	+.00	Date	<u> </u>
10	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			- P. W.	M.Chri	stian Ci	Contrac	TOP



	CITY OF LOS ANGELES	DEPT, OF BUILDING AND SAFETY	OF SIGNS
C APPLICATION 7	5005	1 . 3 . 6	OF SIGNS
INSPECTION		anter A stat Blas Remit	d on Back of Original.
INSTRUCTIONS: 1. Applicar	at to Complete Numbered	Items Only. 2. Plet Plan Require DISTRICT	DIST. MASOO
1. ILOT	14 OIC	i's Survey No. 9	
LEGAL fr 2	14 010	, , ,	2078
			ZONE C5-4
2 TYPE OF SKEN OR NEW WO 19) Wall Sign	- 2	EXP. DATE	FIRE DIST.
1 JOB ADDRESS 537 S Broa		🖸 темр.	int/thru
4. BETWEEN CROSS STREETS	And	St	
5th St		PHONE	120X158
Christina's	CITY	ZIP	. ¥
6. OWNER'S ADDRESS 537 S Broadwa	BUS. LIC. NO. ACT	IVE STATE LIC. NO. PHONE	ALLEY 3 3
7. ARCHITECT OR ENGINEER		ZIP	BLDG. LINE
& ABCHITECT OR ENGINEER	AUG200	WE STATE LIC. NO. PHONE	AFFIDAVITS
1. QUALIFIED INSTALLER	EUS. LIC. NO. ACT	391-1125	ZI 940
LOCAL NEOD	CITY		48480 50619 7007
16.60 Stanford 11. SIZE OF EXISTING BUILDING	I St Santa	Monica 90404	50015 7001
11. SIZE OF EXISTING SOLES	APEA LOVERALL	THAN GRADE I FROM ROOM	P.C. BEOD (H)
2×16, 1×12	OTAL COPPOREA OVERALL	STREET GUIDE	DIST. OFFICE
2 A TO THE ADDRESS			SESMIC STLEY ZONE
14 VALIDATION TO INC	LUDE ALL FAED EQUIPMENT	GN \$ / 56400	
AEQUIRED TO OPEN	SUPPORTING FRAME FRA	ME OF COPY SURFACE OF SIGN	
CONSTRUCTION	1		Yes
Wall Sign	PAR Z	G FE GEHER	ZDEJEY H.P.
17. ILLUKINATION	THEVOLV	ING CONTROL	FLE WITH
TIL NO. OF SKENS OR CAS TUBE SYSTEMS	INO. OF ADDITIONAL	O DEVICES	TYAST
PERMIT FEES	CONT.	CULKANEK	INSPECTOR
SIGNS/G. T. SYSTEMS	FREEWAY CLEARANC	E Martia Conste	BISSSRAM"
ADDITIONAL CIRCUITS	NEAR	C 18.14 8-	7 C 1
ELECTRICAL SERVICE	Com	C 35.28 5-	CI 9
CONTROL DEVICES	TEANSPORTATION	5 K 10 05	
BLDG. PERMIT 36	28 DEPT. CLEARANCE	6 = E5950 CC	1
P.C. 18 14 1014	28 DATE	S C6153 2 01/117	
SP.C.	50 FH	CANHEN'S	*
105.5	10 . LF-J'	He	
S.P.L T-I	0	- 5	
LA		Nex.	2
 LA Briess 1 stores period of sime has been a part of the period of the per			
tes 3 24 x 150 275 872 22 28 20 20 x -	DECLARATIONS AN	D CERTIFICATIONS TORS DECLARATION Chapter 9 (commencing with Section To and effect. Contractor & Signature M D DECLARATION	.
	LICENSED CONTRAC	Chapter 9 (commencing with Section	7000) of Division 3 of the
19. I hereby affirm that I am lice Business And Professions Code,	and my license is in full for	FC2_Contractor's Signature	assey
Date 1/1/18/ Lic. Class	TS236 BUNGA	ne n	
Contractor's Matting Address	OWNER-BUILDE	R DECLARATION R DECLARATION Into crastruct, allor, improve, demolies to crastruct, allor, improve, demolies int to file a signal distance of the file of the alleged scalar of the signal for the alleged scalar of the bundled d as their sole construction, will do it professions Code; The Contractor's LK professions Code; The Contractor's LK	ec. 7031.5, Business and or repair any structure,
20. I hereby affirm that I am exer Professions Code: Any city or c	ounty which requires a permit ounty which requires a permit res the applicant for such perm	to construct, and statement that he is hit to file a signed statement that he is acting with Section 7000) of Division 3	of the Business and Pro-
prior to its issuence, 200 revealers Lipprovisions of the Contractor's Lipprovisions of the Contractor's Lipprovisions of that be is en	scense Law (Chapter 9 [commissionse Law (Chapter 9 [commission]) and the basis	for the alleged exemption. Any viola alleged exemption, any viola distributed distributed of not more than five bundred distributed of the second sec	ollars (\$500).)=
any applicant for a permit subjection	or my employees with wages	for the alleged when then five bundled d naity of not more than five bundled d as their sole compensation, will do the professions Coder The Confusctor's Lik volo as such work himself or the i hor sale. If, however, the building or i for sale. If, however, the building or is	anse Law does not apply
is not intended or offered for si	nids or improves thereon, and	for sale. If, however, the building or it	improve for the purpose
ane year of completion, the own	ner-bailder will have the burd	as their sole concension, while the professions Code: The Contractor's try of who does such work heaself or the lor sale. If, however, the boilding or is not proving that he did not build or with licensed contractors to construc- does not apply the an owner of enoper- tor(s) licensed pursuant to the Contra this reason.	t the project (Sec. 7044.
L as cuner of the proper-	The Contractor's License Law	cces not apply to an const of proper tor(a) licensed pursuant to the Contra	ctor's Liperse Law).
Business and who contracts for 1 am exempt under Sec	B. & P. C. for	this reason	
Cate	Owner's Signature	ATION DECLARATION	mosnestion kneurance, or
21. I hereby affirm that I have a	certificate of consent to self-	ATION DECLARATION insure, or a certificate of Wicker's Co	
Deher NO			
Certified copy is hereby form	nished. the Los Angeles City Dept. of E	alda. a salety.	
Date	Applicant's Signature		SURANCE
Acolicant's Malloy Address CERTIFICATE O	F EXEMPTION FROM W	ORKERS' COMPENSATION IN permit is issued. I shall not employ a of Caldonnia.	ny person in any manner
Date	ter making this Certificate of	comoly with sich provisions or this	permit, size a
pensation provisions of the Lab	CONSTRUCTION	LENDING AGENCY	hich this permit is isound
21. i hereby affirm that there is a	construction fending agency	LENDING AGENCY for the performance of the work for w	
Lender's Address	application and state that the	above information is correct. I agree struction, and hereby authorize repre-	entatives of this city to
24. I certify that I have read that and county ordinances and state and county ordinances and state	laws relating to building con property for inspection purpose	above information is correct. I agree struction, and hereby authorize repre- zz it does not accouve or authorize to concel with any applicable law, the dimeter agree waternay or stall be man of make any waternay or stall be man of the property or soll upon, which,	t petter the city of Los
	and any wolfing of these to	comply with any applicable and the set	sint work is performed.
Angeles sor any hourd, deputing	ribed serain of the condition	a me man	F-FF-FF-
		Position	at the Date construction of
Signed (Owner or agent having	ng property owner's consent)		
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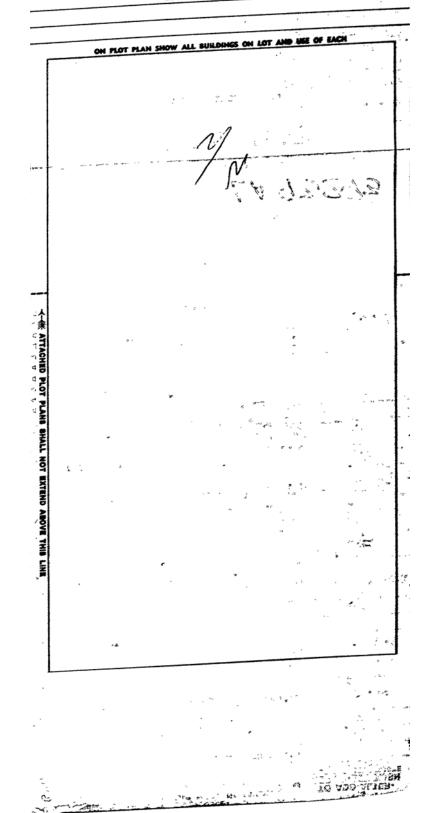


INSPECTION			OR CENTIFICATE OCCUPANCY
INCTRUCTIONS: 1. Applicant to Comple	de Numbered He	100000	DIST, MAP
TRACT		DISTRICT NO.	129-209 CLASUS TRACT
I. LOT LEGAL Fr. 2 - OT	d's Survey	9	
	53-66/73		2078
PENAL INF OF BUILDING	SE OF BUILDING		C5-4(-2)
2. PREDUT USE OF BUILDING	- 40		т
3. DO ADDRESS BROATWAY			LOT THE
ACTIVICIEN CROSS STREETS	6th		Int LOT SIZE
Jui	213-866	-3600	120X156.9
5. OWNERS NAME Petrie Stores Corp. CITY		ZIP	LOALSON
6. OWNERS ADDRESS	CTIVE STATE LIC. N	O. PHONE	ALLEY
ENCINEER COST			20'R
S. ARCHITECT-ON SCHERE BUS, LIC. NO.	CTIVE STATE LIC. N	0. PHONE	5'
		20	AFFIDAVIIS
A APOSITECT OF SHEERS ALLONED		A PHONE	At the back
	CITIVE STATE LIC. N -385-2582		
	OF EXISTING BUILD	INGS ON LOT AND USE	P.C. NEOD
11. SIZE OF EXISTING. PLOC.		FLOOR	No(
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TO OF FRISTING BLOG		STREET GUIDE	TA h
13. JOS ADDRESS 537 S. Broadivary			SEISMIC STUDY ZONE.
3 14. VALUER TO INCLUE ALL FILED ENLETING TO INCLUE ALL FILED ENLETING TO DEFLATE AND USE PROPOSED BULLENS	\$ 19000.	00	CRACING R.M.
AND USE PROPOSED BUILDING	1.0	Tup	Yes -
15. NEW WORK REPROCE - CLAS	SAD	in ye	MNY, DED. COND.
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SIZE OF AD	OTTION	STORIES HEIGHT	Salem
NEW USE OF BUILDING ALC	PLANS CHECKED		FILE WITH
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Dets OWNER-BULLD Torlessons Torle	ER DECLARATIV and Law for the area construct, and mit to file a signed second with Section for the alread e as their sole con- Professional Con- text of another area of another text o	Minimum reason (Bec , increme, demolation, in reason of the second second second reason of the second second second reason of the second second second second second second second second second second secon	TOILS, Business and TOILS, Business to her The Daviness and Pro- a of Section 70315 by transformer and the structure is can done and then the Structure and the Structure
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Dec OWNER-BUILD 17. 1 hereby afform that I an except from the Contractors II. Professo is Cock: Any ofty or coccent which requires an any professors of the contractors II. Professor is its interactors and the second and the second and the contractors II. Interactors II. Professor is its interactors and the second	ER DECLARATIV and Law for the area construct, and mit to file a signed second with Section for the alread e as their sole con- Professional Con- text of another area of another text o	Minimum reason (Bec , increme, demolation, in reason of the second second second reason of the second second second reason of the second second second second second secon	TOILS, Business and Archive, Tools of archive, Tools of archive, Tools of archive, Tools of archive, Tools of archive, a of Section TOILS by work, and the statuture is class cost and archive, the Subide of Sec. Told, the Subide of sections - of Economic Sec. Told, the Subide of sections - of Economic Sec. Told, the Subide of sections - of Economic Sec. Told, To Be Workert Com- mic shall be deamed is comply with at city Comply with at city

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Planning	APPROVED UNDER CASE #											
	APPROV							_				
Traffic Tax	RECEIPT					DWI	LLING U	INIT	\$			
Construction Tax	nuoch i		_									

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

ZI145-2074



537 S Broadway



Application #: Plan Check #: Event Code:

97048 - 10000 - 01928

Printed: 02/12/14 12:35 PM

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Sign		City	of Los Angeles	- Department (of Buil	ding and Safety	Issued on: 12	/19/1997
Onsite Plan Check at Counter	APPLICATION FOR INSTA				STA	LLATION	Last Status: Per	mit Expired
Plan Check at Counter			AND INS	PECTION	OF	SIGNS	Status Date: 05/	/12/2006
L IRACT	BLOCK	LOTIS	THE HIS	Δ		OUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL
ORDS SURVEY	14	2		i		4 R 53-66/73	129A211 120	5149 - 033 - 003
3. PARCEL INFORMATION Area Planning Commission - C LADBS Branch Office - LA Council District - 14 Census Tract - 2073.00 Energy Zone - 9	intral	Hill: Park Park	side Grading Ard side Ordinance - cing Dist CCPI cing Dist DPD mas Brothers Mi	Y D				
ZONES(S): C5-4, D					-			
4. DOCUMENTS Z.1 145-2074 Z.1 145-2075 Z.1 145-2306 Z.1 940 5. CHECKLIST ITEMS								
S CHECKLESS IT MAD								
5. PROPERTY OWNER, J Owner(s) BEGONIA DEVELO Tenant: Applicant: (Relationshi	PMENT INC		тн ST STE 910			LOS ANGELES C	A 90013	
Owner(s) BEGONIA DEVELO Tenant	PMENT INC			8. DESCRIPTIO		ORK	A 90013 L SIGN RTFOR BOB Q	UAN
Owner(s) BEGONIA DEVELO Tenant: Applicant: (Relationshi ~	PMENT INC	215 51 PROPOSED USE		8. DESCRIPTIO		ORK UAL LETTERS WAL	L SIGN RTFOR BOB Q	/ILD (524-2845)
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Owner(s) BEGONIA DEVELO Tenant: Applicant: (Relationshi 2. EXISTING USE 2. # Bides on Site & Use. 10. APPLICATION PROC BLDG. PC By:	PMENT INC 9 Contractor) ESSING INFORM	215 57 PROPOSED USE (19) Sign	TH ST STE 910 DAS PC By	8. DESCRIPTIO		ORK UAL LETTERS WAL For inspection requests, Outside LA County, cal	L SIGN RTFOR BOB Q , call toll-free (888) LA4BU II (213) 482-0000 or request in speak to a Call Center agent.	ILD (524-2845) nspections via
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Owner(s) BEGONIA DEVELO Tenant: Applicant: (Relationshi - 2. EXISTING USE 2. # Bldes on Site & Use 2. # Bldes on Site & Use 2. # Bldes on Site & Use 3. # Bldes on Site & U	PMENT INC p Contractor) ESSING INFORM Quan SEORMATION F: 13 26 13 21 10	215 51 PROPOSED USE (19) Sign ATION	DAS PC By Coord OK Date: wices Fee	8. DESCRIPTIO	DIVID	ORK UAL LETTERS WAL For inspection requests, Outside LA County, cal www.ladbs.org. To LA County, call (213) 4 For Cashier's Use	L SIGN RTFOR BOB Q .call toll-free (888) LA4BU II (213) 482-0000 or request in speak to a Call Center agent. 173-3231. Only	ULD (524-2845) nspections via call 311 Outside W/O #: 7480192 •ed
Owner(s) BEGONIA DEVELO Tenant: Applicant: (Relationshi - 2. EXISTING USE 2. # Bides on Sile & Use 3. EXISTING USE 3. EXIS	PMENT INC p Contractor) ESSING INFORM Quan SEORMATION F: 13 26 13 21 10	215 57 PROPOSED USE (19) Sign (ATION (ATION (ATION (ATION (4 48 Control De 52.50 31.25 1.58 9,21 27.62 12.32 5.00 17.00 26.00 0.00	DAS PC By Coord OK Date: wices Fee	8. DESCRIPTIO	DIVID	ORK UAL LETTERS WAL For inspection requests, Outside LA County, cal www.ladbs.org. To LA County, call (213) 4 For Cashier's Use	L SIGN RTFOR BOB Q .call toll-free (888) LA4BU II (213) 482-0000 or request in speak to a Call Center agent. 173-3231. Only Cermit Expir	ULD (524-2845) nspections via call 311 Outside W/O #: 7480192 •ed

13. STRUCTURE INVENTORY (Note: Numeric measurem (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 I.ength: 44 Feet (P) # 41352; Sign Vidth: 3 Feet (P) # 41352; Street Frontage: 60 Feet	ent dalk in the formal "number / number" imp	ihes "change in numeric value / lotai resolting aumer	e value j	97048	- 10000 - 01928
14. APPLICATION COMMENTS:					
15. BUILDING RELOCATED FROM:		1			
16 CONTRACTOR, ARCHITECT & ENGINEER NAME (C) MARTINEZ LORENZO VILLASENOR	ADDRESS 211 S UNION PLACE,	LOS ANGELES, CA 90026	CLASS C10	LICENSE # 432339	PHONE # (213) 829-2033



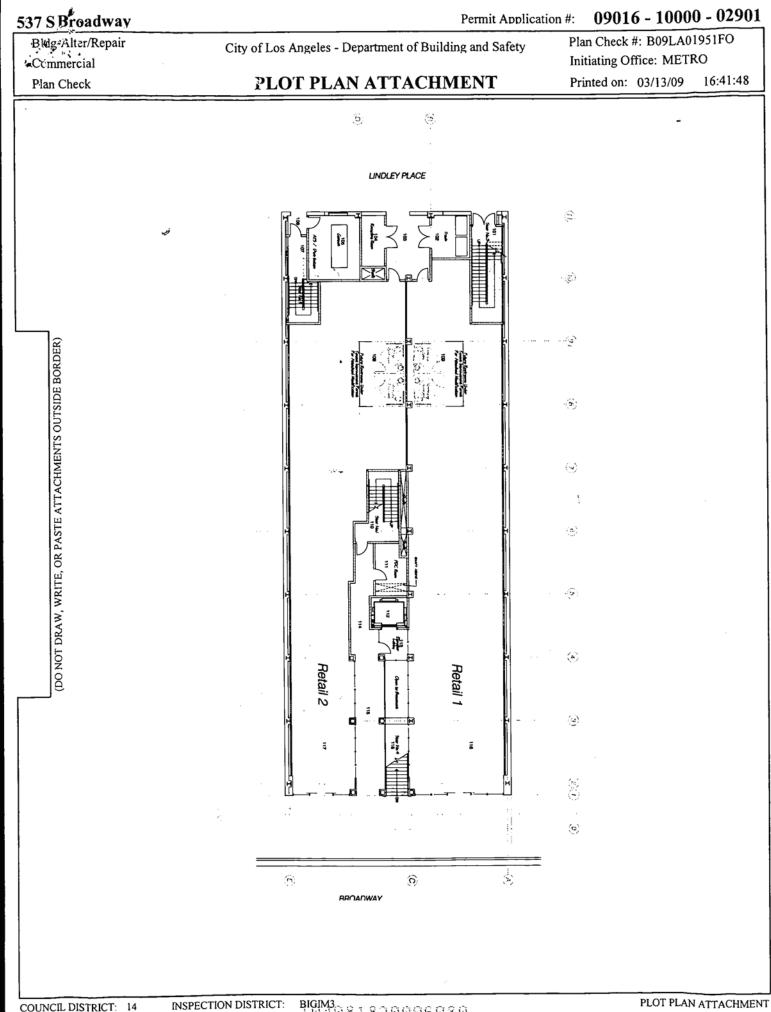
Permit #:

09016 - 10000 - 02901

Plan Check #: B09LA01951 Printed:08/12/09 01:43 PM

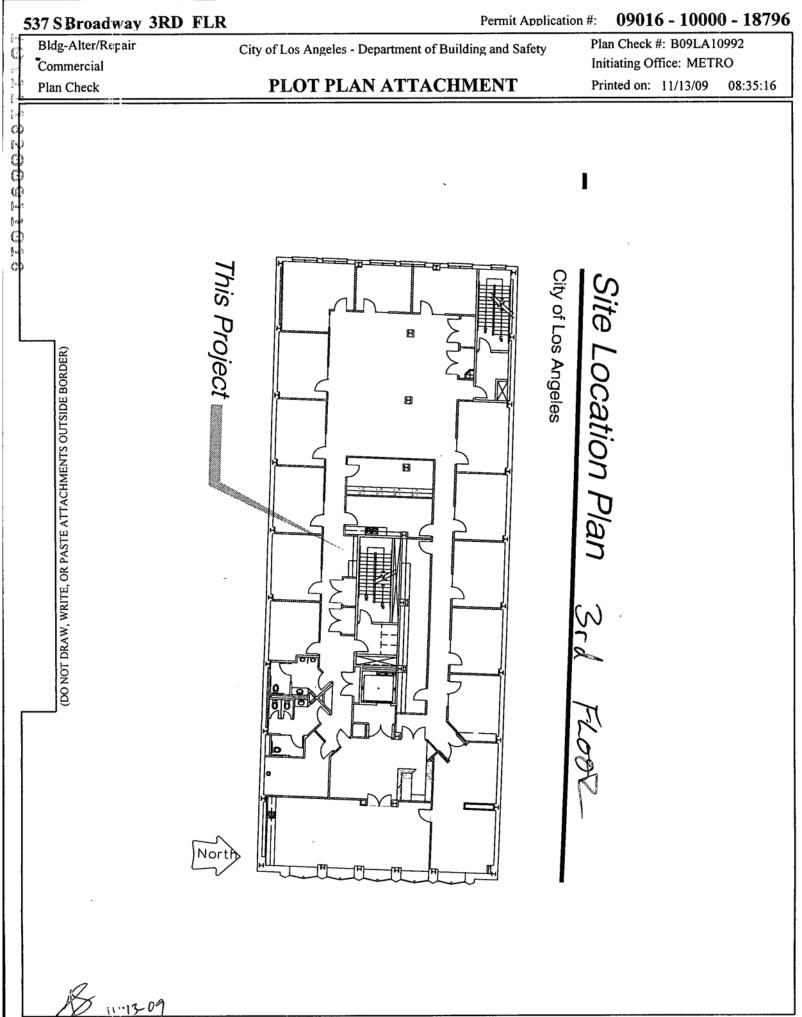
	ADRID TIR	Event Code:		
Bldg-Alter/Repair City of Los Angeles - D	epartment of Building	and Safety		
Commercial APPLICATION FO	• , •		Last Status: Ready	to Issue
Regular Plan Check			Status Date: 08/12	/2009
				2. ASSESSOR PARCEL #
L TRACT BLOCK LOT(s)	ARB COUNT		PARCEL ID # (PIN #) 129A211 120	5149 - 033 - 003
ORD'S SURVEY 14 2	1 M R :	53-66/73	129A211 120	5149 - 055 - 005
3. PARCEL INFORMATION Area Planning Commission - Central Community Plan Area	a - Central City	Hillside Grad	ling Area - YES	
LADBS Branch Office - LA Census Tract - 2073.	00		inance - YES	
Bldg. Line - 5 District Map - 129A2 Council District - 14 Energy Zone - 9	.11		: - 07/01/1937 Zone Distance - 1.2	
Council District - 14 Energy Zone - 9 Certified Neighborhood Council - Downtown Los Angele Fire District - 1 (Enti	re parcel)	Parking Dist		
ZONE(S): C5-4D /				
4. DOCUMENTS ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-164307-SA1350) CRA - 719	40 CENTRAL BSN DIST	CPC - CPC-2005-3	361-CA
ZI - ZI-2385 Greater Downtown Housins OHD - Yes	CPC - CPC	-1986-606-GPC	CDBG - BID-Histo	oric Downtown Los A
ZI - ZI-940 Central Bsn District Redevel HCM - US-79000484 YC - YD-7007 CRA - ZI 2316 CITY CENTI	CPC - CPC R REDEV CPC - CPC	-2005-1122-CA -2005-1124-CA	CDBG - FEZ-Los CDBG - LARZ-Ce	
<u>5. CHECKLIST ITEMS</u> Special Inspect - Epoxy Bolts Special Inspe	ct - Fire Proofing	Fabricat	or Reqd - Structural	Steel
Special Inspect - Epoxy Injection Special Inspect	ct - Structural Observ	ation Storm V	Vater - SUSMP-Not F	Req'd
	qd - Shop Welds	Std. Wo	rk Descr - Seismic G	as Shut Off Valve
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION				
Owner(s)	010	LOS ANGELES CA	00013	
Begonia Development Inc 215 5th St STE	910	LUS ANGELES CA	A 70015	
Tenant				
Applicant (Relationship: Agent for Owner)		1 4 C 4 00012		(213) 229-8906
M/A Design Group - 880 East First S	t#A	LA, CA 90012		(213) 229-8900
7.EXISTING USE PROPOSED USE	8. DESCRIPTION OF WOR	ding: remove (E) elevators	s, stairways, non-structu	ral walls, floor
(13) Office (16) Retail	openings; add (N) NFF	A-13 automatic fire sprin	kler system, restrooms,	elevator, enclosed
	stairways, elevator pan	A-13 automatic fire sprin thouse, rear window asser of required parking spaces	blies exterior & interi 5 10 258844 08/	12/09 D1:48FM
9. # Bldgs on Site & Use:		For inspection requests, ca	H toH-free (888) LA4BU	ILD (524-2845) \$35 327.
		Outside LA County, Eal (2	13) 482-6000 or Foquest In Edite a Call Center agent, o	spections via \$66. call 311 or \$157.
IO. APPLICATION PROCESSING INFORMATION BLDG. PC By: Tien Jen Wang DAS PC By: Ror	ald Allen		DDbutSalfLA County, cal	
OK for Cashier: Tien Jen Wang Coord. OK:		For Cashier's Use On	15 DEVT FEE	W/0 #: 9160290 513.
			LIANNING SUKCH	\$203.0 \$5.1
	6-12-09		BUILDING FEE	\$30.(
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period			ING PLAN CHECK	\$9,1
Permit Valuation: \$750,000 PC Valuation:			ING PLAN CHECK	\$0.0
FINAL TOTAL Bldg-Alter/Repair 4.073.94 Permit Issuing Fee	0.00	BUILD	ING PLAN CHECK	\$0.1
Permit Fee Subtotal Bldg-Alter/Repa		P0901	61000002901FN	
Handicapped Access		, , , , , , , , , , , , , , , , , , , ,		
Plan Check Subtotal Bldg-Alter/Rep 0.00 Off-hour Plan Check 0.00				
Plan Maintenance 66.54			Total Due	
Fire Hydrant Refuse-To-Pav			Credit Co 24884	rd: \$4,073.
E.O. Instrumentation 157.50 O.S. Surcharge 71.02				
O.S. Surcharge 71.02 Sys. Surcharge 213.07			20091	-A40598
Planning Surcharge 203.62				
Planning Surcharge Misc Fec 5.00				
Green Building Fee 30.00				
Sewer Cap ID: Total Bond(s) Due:		<u>]</u>		
12. ATTACHMENTS				
Plot Plan			I ÎNTÂN ÎN ÎN ÎN ÎN ÎN ÎN ÎN	n in in Din Din Din In Din
L W.	******	× P 0 9 0 1	0 0 0 0 0 0 0 0	2901FN*
- 104031	820096080	1		

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting to	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 / Ste							
(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	In the event that any box (i.e. 1-16) is filled to capacity, it						
within the Los Angeles State Enterprise Zone. // Modification granted to omit the pressurized vestibule requirement per	is possible that additional information has been captured						
Sec. 1005.3.3.7.1; to pressurize the new stair shafts per 1992 LAMC code; and to omit pressurization for the basement	electronically and could not be printed due to space restrictions. Nevertheless, the information printed						
exit stair shaft leading directly to exterior ground floor. // Modification granted to use water curtain in lieu of protected	exceeds that required by Section 19825 of the Health and						
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	Safety Code of the State of California.						
15. Building Relocated From:	J [
16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS							
	CLASS LICENSE# PHONE #						
(C) Rhyley Construction Co IncP O Box 13093,Los Angeles, CA 90013(E) Tan, Charles3161 Driggs Avenue,Rosemead, CA 91770	B 912329 818.726.3533 S4758						
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also exp 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	n for parmite granted by 1 ADRS (See 22.12.8.22.12						
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 ability to take prime contracts or subcontracts involving specialty trades.	the Business and Professional Code related to my						
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 which this permit is issued.	the Labor Code, for the performance of the work for						
(1) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performant workers' compensation insurance carrier and policy number are:	nce of the work for which this permit is issued. My						
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 a laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	to become subject to the workers' compensation Labor Code, I shall forthwith comply with those						
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT							
AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPL IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	ENSATION, DAMAGES AS PROVIDED FOR						
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNI	NG						
I certify that notification of asbestos removal is either not applicable or has been submitted to the AOMD or EPA as per section 19827 5 of t	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 pasetion 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of Calif.	aint in pre-1978 buildings due to the presence of lead per ornia 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 is Lender's name (if any):Lender's address:Lender's address:Le	ssued (Sec. 3097, Civil Code).						
21. FINAL DECLARATION							
1 certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING T	THE A POWE DECLARATIONS is compared a surgery to						
comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to	o 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 comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make	does not authorize or permit any violation or failure to						
performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I furt	her affirm under negality of periupy, 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 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).	e event such work does destroy or unreasonably interfere						
By signing below, I certify that:							
(1) I accept all the declarations above namely the Licensed Contractor's Declaration. Workers' Compensation Declaration, Asbestos Pe	emoval Declaration / Lead Hazard Warning						
Construction Lending Agency Declaration and Final Declaration, and	entoral Deciaration / Lead Hazard warding,						
(2) This permit is being obtained with the consent of the legal owner of the property.							
Print Name: GREG MARTIN Sign: Aug Ingul Date: 8/	12/04 XContractor Authorized Agent						
	(·						
5							



537 S Broadway 3RD FLR	Permit #: 09016 - 10000 - 18796 Plan Check #: B09LA10992 Printed: 11/13/09 01:07 PM Event Code: Event Code: Printed: 11/13/09 01:07 PM
Bldg-Alter/Repair City of Los Angeles - Department of Buildi Commercial APPLICATION FOR BUILDIN Plan Check AND CERTIFICATE OF OCC	G PERMIT Last Status: Ready to Issue
	INTY MAP REF # PARCEL ID # (PIN #) 2. ASSESSOR PARCEL # R 53-66/73 129A211 120
3. PARCEL INFORMATICN Area Planning Commission - Central Community Plan Area - Central City LADBS Branch Office - LA Census Tract - 2073.00 Bldg. Line - 5 District Map - 129A211 Council District - 14 Energy Zone - 9 Certified Neighborhood Council - Downtown Los Angele 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
ZI - ZI-2385 Greater Downtown Housing ORD - ORD-180871 CRA - ZI ZI - ZI-940 Central Bsn District Redevel OHD - Yes CPC - CP	2316 CITY CENTER REDEV CPC - CPC-2005-1124-CA 940 CENTRAL BSN DIST CPC - CPC-2005-361-CA C-1986-606-GPC CPC - CPC-2008-4502-GPA C-2005-1122-CA CPC - CPC-2009-874-CDO-ZC
6. PROPERTY © WNER, TENANT, APPLICANT INFORMATION Owner(s): Begonia Development Inc 215 5th St STE 910 Tenant: Applicant: (Relationship: Agent for Owner) - M/A Design Group 880 East First St 2.EXISTING US 1 PROPOSED USE (13) Office	LOS ANGELES CA 90013 LOS ANGELES, CA 90012 (213) 229-8906 RK CONSTRUCTION OF NEW NON-BEARING PARTITIONS, NEW ILLING, NEW FLOOR & WALL FINISHES at 3rd floor
9.# Bidgs on Site & Use: 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Albert Servin DAS PC By: OK for Cashier: Roger Hypen Coord. OK: Signature: Image: Coord. OK:	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 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231. For Cashier's AUS@ Conty thent of Buil W/0#: apd 688796. 9 LA 06 39 162703 11/12/09 01: 11Pf1
II. PROJECT VALUATIC N & FEE INFORMATION Final Fee Period Permit Valuation: \$320,000 PC Valuation: FINAL TOTAL Bldg:-Alter/Repair 2.072.43 Permit Fee Subtotal Bldg:-Alter/Repair 1.704.38 Handicapped Access 1.704.38 Plan Check Subtotal Bldg-Alter/Repair 0.00 Plan Maintenance 34.09 Fire Hydrant Refuse-To-Pay 67.20 CO.S. Surcharge 36.11 Sys. Surcharge 108.34 Planning Surcharge 104.31 Planning Surcharge Misc Fee 5.00 Green Building Fee 13.00 Permit Issuing Fee 0.00 Sewer Cap ID: Total Bond(s) Due:	BUILDING PERMIT COMM \$1,704.38 PLAN MAINTENANCE \$34.09 EI COMMERCIAL \$67.20 OME STOP SURCH \$36.11 SYSTEMS DEV7 FEE \$108.34 CITY PLANNING SURCH \$104.31 MISCELLANEOUS \$5.00 GREEN BUILDING FEE \$13.00 BUILDING PLAN CHECK \$0.00 BUILDING PLAN CHECK \$0.00 P090161000018796FN Total Due: \$22,072.43 Credit Card: \$22,072.43
12. ATTACHMENTS Plot Plan	$\begin{bmatrix} & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & & \\ & & & \\ & & & \\ & & & & \\ & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & & & \\ & & $

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting	ng numeric value") 09016 - 10000 - 18796
14. APPLICATION COMMENTS	In the event that any box (i.e. 1-16) is filled to capacity, it
** Approved Seismic Gas Shut-Off Valve may be required. **	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 IncP O Box 13093,Los Angeles, CA 90013(E) Youngblood, Charles St Denny556 Segovia Ave,San Gabriel, CA 91775	B 912329 C45031
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expired of the period of 180 days (Sec. 98.0602 LAMC).	ration 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 with	in 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 my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 705	 of Division 3 of the Business and Professions Code, and 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 370 which this permit is issued.	00 of the Labor Code, for the performance of the work for
I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance workers' compensation insurance carrier and policy number are:	ormance of the work for which this permit is issued. My
Carrier: Everest Ntl. Ins. Co.	sher: 7600001394091
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manne laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 or provisions.	r so as to become subject to the workers' compensation of the Labor Code, I shall forthwith comply with those
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJ AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF CO	ECT AN EMPLOYER TO CRIMINAL PENALTIES OMPENSATION, DAMAGES AS PROVIDED FOR
IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD W/ I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827. (909) 396-2336 and the notification form at <u>www.aqnd.gov</u> . Lead safe construction practices are required when doing repairs that distr 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	.5 of the Health and Safety Code. Information is available at urb paint in pre-1978 buildings due to the presence of lead per
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 perm Lender's name (if any): Lender's address:	t it is issued (Sec. 3097, Civil Code).
21. FINAL DECLARATION	
L certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUD	ING 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 purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, a	s city to enter upon the above-mentioned property for inspection
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 work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but	t 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:	tes Removal Declaration / Land Harard Warring
(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbes Construction Lending Agency Declaration and Final Declaration; and	nos removai Deciaration / Leau nazaru waming,
(2) This permit is being obtained with the consent of the legal owner of the property.	
Print Name: (1, QEL, 14 HC1 12 Sign: AN VUL Date:	U 13 02 Contractor Authorized Agent
$\langle \rangle$	



535 S Broadway



Permit #:

Plan Check #: B10LA06995 Event Code:

10014 - 10000 - 02418

Printed:07/19/10 12:36 PM

Bldg-Alter/Repair City of Los Angeles - Department of Buildi	
Commercial APPLICATION FOR BUILDING	
	- · · · · · · ·
	<u>STY MAP REF # PARCEL ID # (PIN #)</u> 2 53-66/73 129/\211 114 5149 - 033 - 004
3. PARCEL INFORMATION Area Planning Commission - Central Certified Neighborhood Council - Downtow LADBS Branch Office - LA Community Plan Area - Central City Bldg. Line - 5 Census Tract - 2073.00 Council District - 14 District Map - 129A211 Conmunity Design Overlay District - Broadway Energy Zone - 9 ZONE(S): [Q]C5-4D-CDO / Image: Control Cont	m Los Angel/ Fire District - 1 (Entire parcel) Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 11/12/1935 Near Source Zone Distance - 1.2
ZI - ZI-2385 Greater Downtown Housing ORD - ORD-180871 CRA - ZI ZI - ZI-2408 Broadway ORD - ORD-75667 CRA - ZI	S-79000484 CPC - CPC-2005-1122-CA 2316 CITY CENTER REDEV CPC - CPC-2005-1124-CA 940 CENTRAL BSN DIST CPC - CPC-2005-361-CA C-1986-606-GPC CPC - CPC-2008-4502-GPA
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	
Owner(s) 604 Alpine Dr Identify Levy. Betsy	BEVERLY HILLS CA 90210
Tenant Applicant (Relationship Engineer) John Lee - 2414 W 236th Pl	TORRANCE, CA 90501 (213) 820-7925
I.EXISTING USE	OLLUP DOOR (75% open link) AND AWNING (max. 14' 6" high and the sidewalk)
	For inspection requests, an toiMice (Staty KA4BO100 (524-2645) 41PT
9. # Bldgs on Site & Use: 10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Sai Khunn DAS PC By: OK for Cashier: Julio Zafra Coord. OK: Signature: Date: 7-11-10 11. PROJECT VALUATION & FEE INFORMATION Final Fee Period Permit Valuation: \$7,000 PC Valuation: FINAL TOTAL Bldg-Addition 198.91 Permit Issuing Fee 0.00	Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.ongUTLDIAGo PERMILIAEr GMMIcall 311 or \$159, (866) 4LACITY EB2 CARMIER GMALA County, call (213) 473-3231. \$1 ONE STOP SURCH For Cashier's SYSTEMS DEVT FEE W/0 #: 01402418 CITY PLANNING SURCH MISCELLANEOUS \$10. GEN PLAN MAINT SURCHARGE \$4. GREEN BUILDING FEE \$1. P100141000002418FN
Permit Fee Subtotal Bldg-Addition 159.25 Energy Surcharge Handicapped Access Plan Check Subtotal Bldg-Addition 0.00	Total Due: \$198. Check: \$198.
Fire Hydrant Refuse-To-PayE.O. Instrumentation1.47O.S. Surcharge3.21Sys. Surcharge9.64Planning Surcharge9.56Planning Surcharge Misc Fee10.00Planning Gen Plan Maint Surcharge4.78Green Building Fee1.00	2010LA53242
Sewer Cap ID: Total Bond(s) Due:	
12. ATTACHMENTS Owner-Builder Declaration Plot Plan	* P 1 0 0 1 4 1 0 0 0 0 2 4 1 8 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting i	numeric salue") 10014 - 10000 - 02418
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 NAMEADDRESS	CLASS LICENSE# PHONE #
(E) Lee, John K 2414 W 236th Place, Torrance, CA 90501	C56696 213-820-7925
(O), Owner-Builder	0 310-749-9136
	the first sector starting and is a strong of fars a continuous
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also experied of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 6	on for permits granted by LADBS (Sec. 22.12 & 22.13
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 (Sect Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, al signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing w <u>Professions Code</u>) or that he or she is seempt therefrom and the basis for the alleged exemption. Any violation of <u>Section 7031</u> , a civil penalty of not more than five hundred dollars (\$500).):	so requires the applicant for such permit to file a rith Section 7000) of Division 3 of the Business and
	is not interded on a fformal formal.
I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who build himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sa sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or imp	s or improves thereon, and who does such work ale. If, however, the building or improvement is
 OR () I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Bu Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a continue License Law.) 	siness & Professions Code: The Contractors License
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 or which this permit is issued. 	of the Labor Code, for the performance of the work for
() I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performative workers' compensation insurance carrier and policy number are:	ance of the work for which this permit is issued. My
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 laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the	as to become subject to the workers' compensation the Labor Code, I shall forthwith comply with those
provisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJEC' AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COM IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	T AN EMPLOYER TO CRIMINAL PENALTIES PENSATION, DAMAGES AS PROVIDED FOR
19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARN 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 o (909) 396-2336 and the notification form at <u>www.aqmd.gov</u> . Lead safe construction practices are required when doing repairs that disturb 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 Cal	f the Health and Safety Code. Information is available at paint in pre-1978 buildings due to the presence of lead per
20. FINAL DECLARATION	
I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, ma performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I fi work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in 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).	y to enter upon the above-mentioned property for inspection it does not authorize or permit any violation or failure to ke any warranty, nor shall be responsible for the urther affirm under penalty of perjury, that the proposed
By signing below, I certify that:	1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 - 1973 -
(1) 1 accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Remov	val 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: WOSAW Lee Sign: Date: Date:	FAGALO Owner Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 0014 -10000 - 02448

Project Address:

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

<u>'t/</u> 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.

<u>Q</u>_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.

BU 7. I understand under California Contractors' State License Law, an Owner-Builder who builds singlefamily 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 MSD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 10014 - 10000 - 02418

Project Address: 35 S Broadway LA CA 90013

 $\underline{\&}$ 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: $\underline{5555}$ broadway LA CA $\underline{9015}$.

<u>I</u> 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. <u>Riv</u> 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

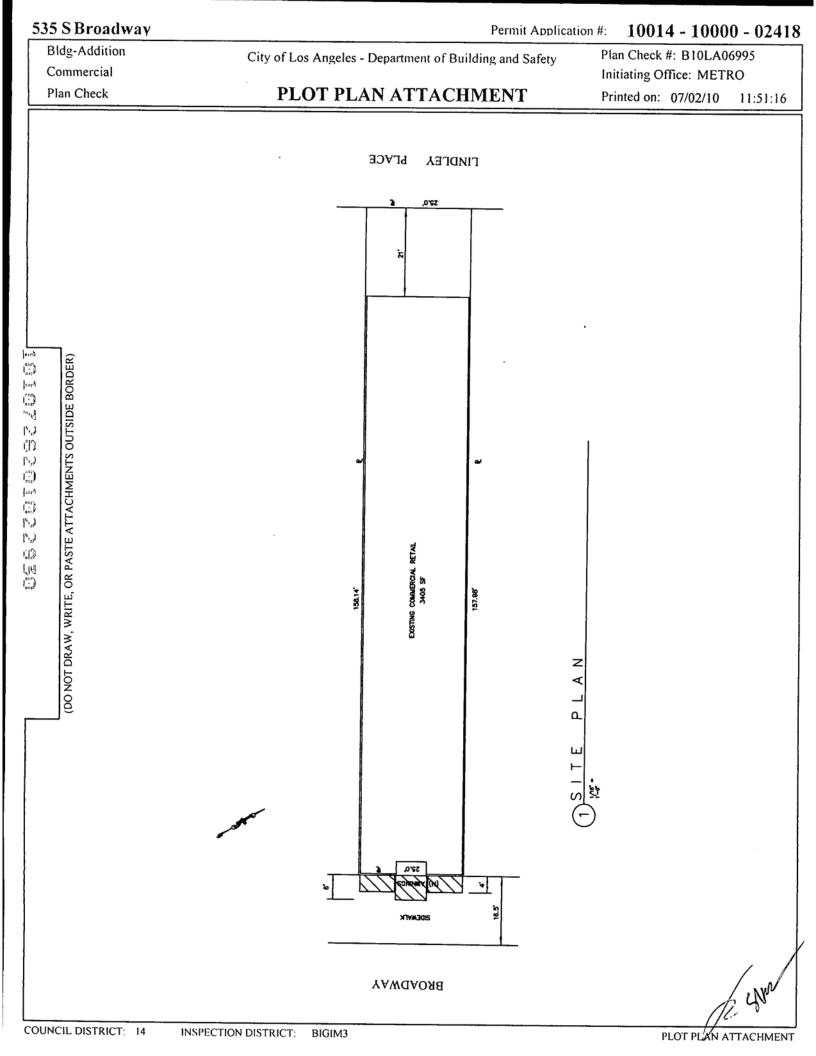
obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed 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 Date: Signature of property owner

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 Tille 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 exivities. 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 RCA that were previously issued will allow flexibility and timely distribution of information to the includion.



537 S Broadway



Permit #:

Plan Check #: B10LA08738 Event Code

09016 - 10001 - 02901

Printed: 08/31/10 11:00 AM

Bldg-Alter/Repair City of Los Angeles - Department of Buildi	ag and Safaty
Bldg-Alter/Repair City of Los Angeles - Department of Buildi Commercial APPLICATION FOR BUILDING	
Fian Check at Counter	· ·
Plan Check AND CERTIFICATE OF OCC	
	NTY MAP REF # PARCEL ID # (PIN #) 2. ASSESSOR PARCEL # 2. 53-66/73 129A211 120
3. PARCEL INFORMATION Area Planning Commission - Central Community Plan Area - Central City LADBS Branch Office - LA Census Tract - 2073.00	Hillside Grading Area - YES Hillside Ordinance - YES
Bldg. Line - 5 District Map - 129A211 Council District - 14 Energy Zone - 9 Certified Neighborhood Council - Downtown Los Angele Fire District - 1 (Entire parcel)	Lot Cut Date - 07/01/1937 Near Source Zone Distance - 1.2 Parking Dist CCPD
ZONE(S): C5-4D /	
ZI - ZI-2385 Greater Downtown Housing OHD - Yes CPC - CP	940 CENTRAL BSN DIST CPC - CPC-2005-361-CA C-1986-606-GPC CDBG - BID-Historic Downtown Los Au C-2005-1122-CA CDBG - FEZ-Los Angeles C-2005-1124-CA CDBG - LARZ-Central City
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): Begonia Development Inc 215 5th St STE 910 Image: Trenant: Applicant: (Relationship: Agent for Owner) M/A Design Group - 880 East First St #A	LOS ANGELES CA 90013 LA, CA 90012 (213) 229-8906
7.EXISTING USE PROPOSED USE 8. DESCRIPTION OF WO	RK it #09016-10000-02901 to remove the width of the existing front canopy.
9. # Bidgs on Site & Use: 1: COMMERCIAL BLDG	For inspection requests, call toll-free (888) LA4BUILD (524-2845).
10. APPLICATION PROCESSING INFORMATION	Outside LA County, call (213) 482-0000 or request Inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or
BLDG. PC By: DAS PC By:	(866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
OK for Cashier: Tien Jen Wang Coord. OK:	For Cashier's/Useconty thent of BuildW/0#:0.91602901:0 LA 03 17 275735 08/31/10 11:0361
Signature: Date: OB-31-10	
11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	BUILDING PERMIT COMM 973.1 BUILDING PLAN CHECK 973.8
Permit Valuation: \$501 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 174.11 Permit Fee-Single Inspection Flag Permit Fee Subtotal Bldg-Alter/Repair 73.13 Handicapped Access 73.13 Plan Check Subtotal Bldg-Alter/Repair 65.81 Fire Hydrant Refuse-To-Pay 65.81 E.O. Instrumentation 0.50 O.S. Surcharge 2.79 Sys. Surcharge 8.37	EI COMMERCIAL 50.3 ONE STOF SURCH 52.7 SYSTEMS DEVT FEE 98.3 CITY PLANNING SURCH 58.3 MISCELLANEOUS 516.0 FLANNING GEN PLAN MAINT 54.1 GREEN BUILDING FEE 51.0 BUILDING PLAN CHECK 50.0
Planning Surcharge 8.34	P0901610C0102901FN
Planning Surcharge Misc Fee 10.00 Planning Gen Plan Maint Surcharge 4.17 Green Building Fee 1.00 Permit Issuing Fee 0.00	10LA- 5479/ Credit Cardt 0.74.1 92445
Sewer Cap ID: Total Bond(s) Due:	
12. ATTACHMENTS	
1	* P 0 9 0 1 6 1 0 0 0 1 0 2 9 0 1 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in n	umeric value / total resulting numeric value") 09016 - 10001 - 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 / Ste (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:	
(-,,,,	CLASS LICENSE# PHONE # ngeles, CA 90013 B 912329 818.726.3533 wad, CA 91770 S4758 S4758
PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issual period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one ye LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to co	ar from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13
17. LICENSED CONTRACTOR I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (comm my license is in full force and effect. The following applies to B contractors only: I understand the I ability to take prime contracts or subcontracts involving specialty trades.	encing with Section 7000) of Division 3 of the Business and Professions Code, and
License Class: B Lic. No.: 912329 Contractor: RHYLEY CO	
 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 prowhich this permit is issued. I have and will maintain workers' compensation insurance, as required by Section 3700 of the I workers' compensation insurance carrier and policy number are: 	vided for by Section 3700 of the Labor Code, for the performance of the work for
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 laws of California, and agree that if I should become subject to the workers' compensation provprovisions. WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFU AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. 	Uty person in any manner so as to become subject to the workers' compensation sions of Section 3700 of the Labor Code, I shall forthwith comply with those JL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES
19. ASBESTOS REMOVAL DECLARATIO I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or El (909) 396-2336 and the notification form at <u>www.aqmd.gov</u> . Lead safe construction practices are required who section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 5	PA as per section 19827.5 of the Health and Safety Code. Information is available at in doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per
20. CONSTRUCTION LENDING AG I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the v Lender's name (if any): Lender's address:	
21. FINAL DECLAR I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the abor comply with all city and county ordinances and state laws relating to building construction, and hereby authoriz purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department offic performance or results of any work described herein, nor the condition of the property nor the soil upon which work will not destroy or unreasonably interfere with any access or utility easement belonging to others and loc with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (See	e information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to expresentatives of this city to enter upon the above-mentioned property for inspection work specified herein, and it does not authorize or permit any violation or failure to er, or employee thereof, make any warranty, nor shall be responsible for the such work is performed. I further affirm under penalty of perjury, that the proposed ated on my property, but in the event such work does destroy or unreasonably interfere
By signing below, I certify that: (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compense Construction Lending Agency Declaration and Final Declaration; and (2) This permit is being obtained with the consent of the legal owner of the property.	ation Declaration, Asbestos Removal Declaration / Lead Hazard Warning,
Print Name: CIREG MARTIN Sign: IN ULM	Date: <u>Y</u> <u>J</u> <u>J</u> <u>Contractor</u> Authorized Agent

.



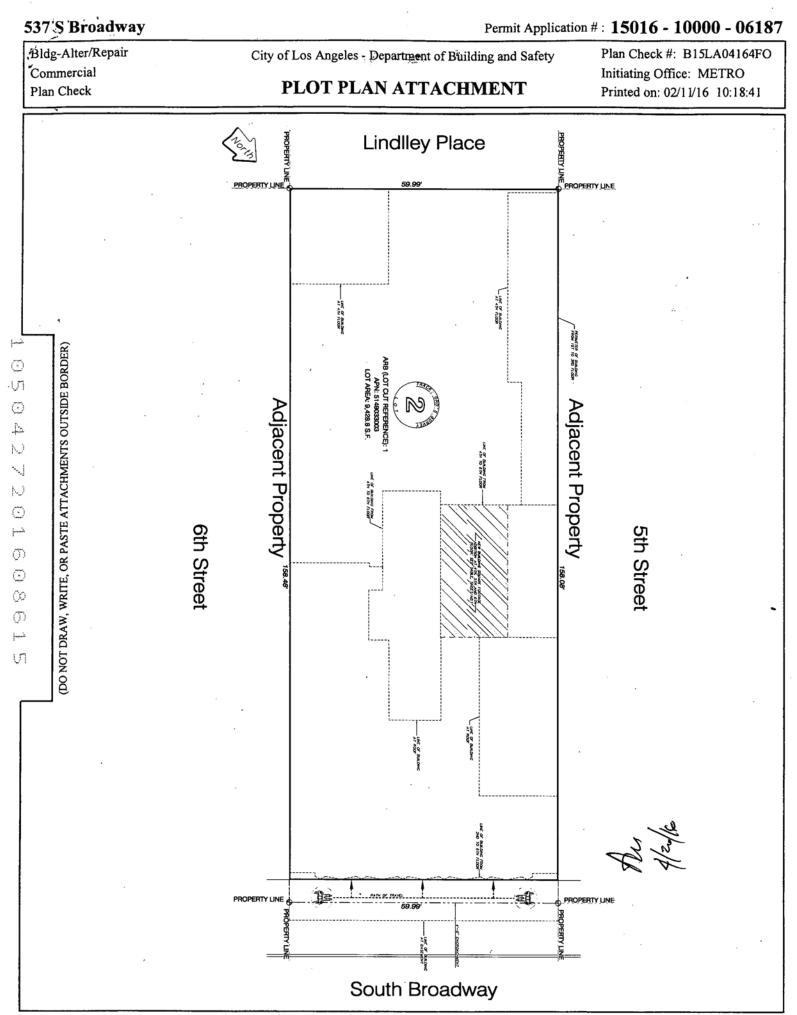
Permit #: Plan Check #: B15LA04164 Event Code:

15016 - 10000 - 06187

Printed: 04/20/16 03:14 PM

	COLD 11			
Bldg-Alter/Repair GREEN - MANDATORY	City of Los Angeles - Department of B	uilding and Safety	Issued on: 04/20)/2016
Commercial Regular Plan Check	APPLICATION FOR BUILD	ING PERMIT	Last Status: Issue	d
Plan Check	AND CERTIFICATE OF O	CCUPANCY	Status Date: 04/20	
I. TRACT BLOCK LOT(s)		COUNTY MAP REF#	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL
ORD'S SURVEY 14 2	1	M R 53-66/73		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 Community Plan Area - Central City Census Tract - 2073.01 District Map - 129A211 Energy Zone - 9	Hillside G Near Sour	ct - 1 (Entire parcel) rading Area - YES ce Zone Distance - 1.2 ist CCPD ist DD	
zones(s): [Q]C5-4D-CDO		T uning D		
±. DOCUMENTS ZI - ZI-2374 LOS ANGELES STATE ENTER YC - YD-70 ZI - ZI-2385 Greater Downtown Housing Ince ORD - ORE ZI - ZI-2408 Broadway ORD - ORE ZA - ZA-2013-1068-MCUP ORD - ORE Special Inspect - Anchor Bolts Special Inspect - Concrete>2.5ksi Special Inspect - Epoxy Bolts	O-129944 ORD - ORD O-135901 ORD - ORD	-75667 Special Insg Special Insg	HCM - US-79000484 CRA - ZI 2316 CITY CEN CPC - CPC-1986-606-GPC CPC - CPC-2005-1122-CA vect - Masonry eect - S.M.R. Frame-Concrete	2
5. PROPERTY OWNER, TENANT, APPLICANT INFORMATION	Special Inspect - H/S Bolt	For Cashier's Use Only	ect - Structural Observation	W/O #: 5160
(16) Retail (16	(310) 659-7575 <u>PPOSED USE</u>) Retail) Office			
Sewer Cap ID: Total		BUILDING PER BUILDING PLAI BUILDING PLAI PLAN MAINTENI EI COMMERCIAI ONE STOP SURG SYSTEMS DEVT CITY PLANNING MISCELLANEOUS PLANNING GEN ARTS DEV FEE MISCELLANEOUS	N CHECK N CHECK ANCE CH FEE S SURCH S PLAN MAINT SURCH	\$4,287.80 \$610.50 \$305.25 \$85.76 \$256.64 \$110.92 \$332.76 \$317.36 \$10.00 \$264.47 \$2,315.00 \$40.00
Owner-Builder Declaration Plot Plan For inspection requests, call toll-free (888) LA4BUILD (524-284 (213) 482-0000 or request inspections via www.ladbs.org. To sp	•	SCHOOL DEV CO CA BLDG STD O BUILDING PLAN	COMMISSION SURCHAR	\$810.00 3E \$37.00 \$0.00
311. Outside LA County, call (213) 473-3231.	6 1 8 7 F N ★		Sub Total: 0161000006187 1 #: 2016LA62935 .04572288	\$9,783.46

13. STRUCTURE INVENTORY (Note: Numeric n	asurement data in the format "number / number" implies "chatge in a	umeric 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) S2 Occ. Load: +3 Max Occ. / 3 M (P) Parking Req'd for Bldg (Bicycle of (P) Type I-A Construction	fax Occ.		13010 -	10000 - 00187
 (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 P) B Occ. Load: +423 Max Occ. / 423 Max O P) M Occ. Load: +217 Max Occ. / 217 Max O	cc.				
14. APPLICATION COMMENTS:			In the event that any box (possible that additional inf	formation has been c	aptured
High-Rise Ord. (E) Retail under permit no.: 1931L/ NOTICE" performed by Inspector Sako Aghazarian work within that permit and include the followin add	uired. ** Modification - 2015.07.29: Exit stair enclosure to be ve 02575 No increase zoning code floor area, Per "NOT APPROVI sermit no.: 09016-100000-02901 is 75% completed. This permit to tional scope of work: - Additional floor area between stairs #1 & tary seismic upgrade (The addition and alterations to structure double to structure dou	ED-CORRECTION cover to continue the #2 - Revision of	electronically and could no restrictions. Nevertheless t that required by section 19 Code of the State of Califo	the information print 825 of the Health an	ed exceeds
5. BUILDING RELOCATED FROM:					
I6. CONTRACTOR, ARCHITECT & ENGINEER NAM (E) MINAS, CARO JOLFAIE (E) TAN, CHARLES (E) YOUNGBLOOD, CHARLES ST DEN (O) OWNER-BUILDER	4742 SAN FERNANDO RD, 3161 DRIGGS AVENUE,	GLENDALE, CA 91204 ROSEMEAD, CA 91770 SAN GABRIEL, CA 91775		LICENSE# GE601 S4758 C45031 0	<u>PHONE #</u>
period of 180 days (Sec. 98.0602 LAN	This permit expires two years after the date of the permit issuanc C). Claims for refund of fees paid must be filed within one year fr to reimbursement of permit fees if the Department fails to conduc	om the date of expiration for permits gran	ted by LADBS (Sec. 22.1	2 & 22.13	
	17. OWNER-BUIL	DER DECLARATION			
city or county which requires a permit that he or she is licensed pursuant to th or she is exempt therefrom and the bas hundred dollars (\$500).):	ury that I am exempt from the Contractors' State License Law o construct, alter, improve, demolish, or repair any structure, prior provisions of the Contractors License Law <u>(Chapter 9 (commen</u> s for the alleged exemption. Any violation of Section 7031.5 by	r to its issuance, also requires the applicat cing with Section 7000) of Division 3 of 1 any applicant for a permit subjects the ap	nt for such permit to file a <u>he Business and Professio</u> plicant to a civil penalty of	signed statement ns Code) or that he f not more than five	
Professions Code: The Contractor own employees, provided that suc	y employees with wages as their sole compensation, will do the v License Law does not apply to an owner of property who builds o improvements are not intended or offered for sale. If, however, the the or she did not build or improve for the purpose of sale).	r improves thereon, and who does such v	ork himself or herself or t	hrough his or her	-
(X) I, as the owner of the property, am	exclusively contracting with licensed contractors to construct the p erty who builds or improves thereon, and who contracts for such p				
I hereby affirm, under penalty of perju		INSATION DECLARATION			
	e of consent to self insure for workers' compensation, as provided	for by Section 3700 of the Labor Code, i	or the performance of the	work for which	
 I have and will maintain workers' compensation insurance carrier and 	ompensation insurance, as required by Section 3700 of the Labor policy number are:	Code, for the performance of the work fo	r which this permit is issue	ed. My workers'	
Carrier:		Policy Number:			
	the work for which this permit is issued, I shall not employ any pe d become subject to the workers' compensation provisions of Sect				
	VORKERS' COMPENSATION COVERAGE IS UNLAWFUL, A D THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE LEST, AND ATTORNEY'S FEES.				
(909) 396-2336 and the notification form at www.aq	<u>19. ASBESTOS REMOVAL DECLARATIO</u> not applicable or has been submitted to the AQMD or EPA as per ad <u>rov</u> . Lead safe construction practices are required when doing n lable at Health Services for LA County at (800) 524-5323 or the S	section 19827.5 of the Health and Safety repairs that disturb paint in pre-1978 build	lings due to the presence o		
	20. FINAL DECLA		PCI AD ATIONS is some	and I among to	
comply with all city and county ordinances and state purposes. I realize that this permit is an application with any applicable law. Furthermore, neither the C any work described herein, nor the condition of the unreasonably interfere with any access or utility eas	IG THE ABOVE DECLARATIONS and state that the above inf laws relating to building construction, and hereby authorize repre- or inspection and that it does not approve or authorize the work sp ty of Los Angeles nor any board, department officer, or employee roperty nor the soil upon which such work is performed. I further ment belonging to others and located on my property, but in the er the easement will be provided (Sec. 91.0106.4.3.4 LAMC).	sentatives of this city to enter upon the ab ecified herein, and it does not authorize o thereof, make any warranty, nor shall be r affirm under penalty of perjury, that the	ove-mentioned property for r permit any violation or for responsible for the perform proposed work will not de	or inspection ailure to comply nance or results of stroy or	
By signing below, I certify that: (1) I accept all the declarations above namely th Declaration; and	Owner-Builder Declaration, Workers' Compensation Declaration	, Asbestos Removal Declaration / Lead H	lazard Warning, and Final		
(2) This permit is being obtained with the conse					
Print Name: ALLEN SHAMOOILIAN	Sign:	Date:04/20/2	2016	Owner X	Authorized Agent





OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number

15016-10000-06187 37 5. BROAMIA.

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.

CH6. 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 singlefamily 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.

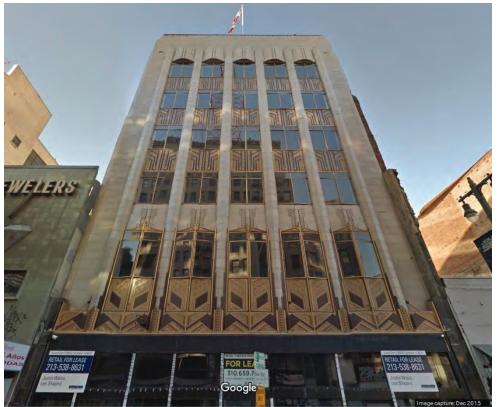
9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small. Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact 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 bullatins including MGD and RGA that ware previously issued will allow flexibility and timely distribution of information to the public.

F. & W. Grand Silver Store Building Photographs



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



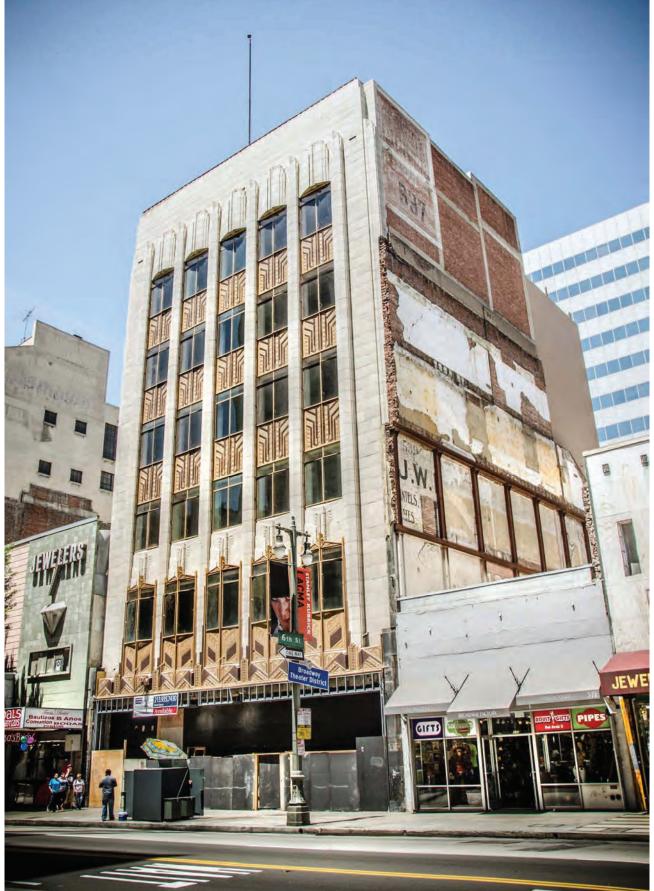
F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



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.



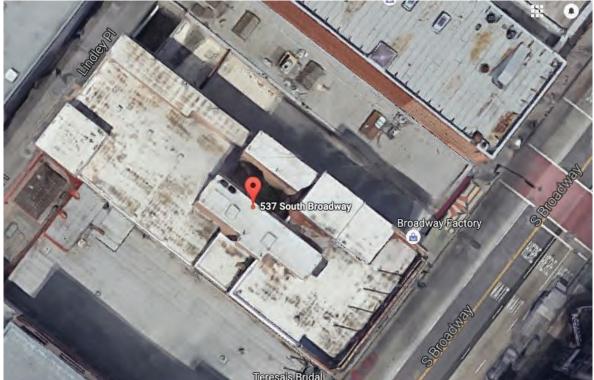
F & W Grand Silver Building, 537-41 S. Broadway, May 20, 2013 (Photograph from Curbed LA)



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)



 Teresals Bridal

 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)



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)



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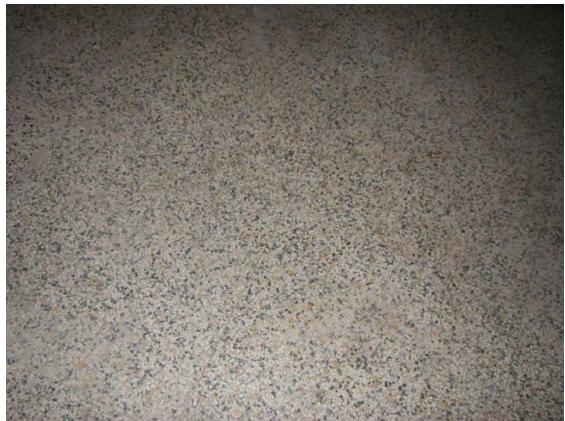
F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



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)



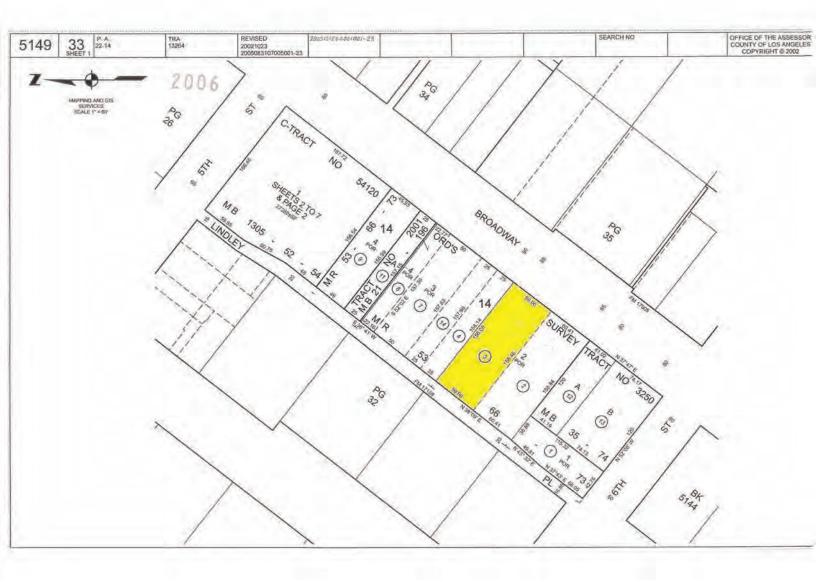
F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)









City of Los Angeles Department of City Planning

10/2/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	4004044 400
537 S BROADWAY	PIN Number	129A211 120
	Lot/Parcel Area (Calculated)	9,428.9 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 634 - GRID F4
90013	Assessor Parcel No. (APN)	5149033003
	Tract	ORD'S SURVEY
RECENT ACTIVITY	Map Reference	M R 53-66/73
CHC-2017-3967-HCM	Block	14
ENV-2017-3968-CE	Lot	FR 2
Broadway CDO, Eff. 10/26/09	Arb (Lot Cut Reference)	1
Broadway CDO, Eff. 10/26/09	Map Sheet	129A211
	Jurisdictional Information	
CASE NUMBERS	Community Plan Area	Central City
CPC-2017-432-CPU	Area Planning Commission	Central
CPC-2014-2711-CDO-SN-ZC	Neighborhood Council	Downtown Los Angeles
CPC-2012-1737-MSC	Council District	CD 14 - Jose Huizar
CPC-2010-213-CA	Census Tract #	2073.01
CPC-2009-874-CDO-ZC	LADBS District Office	Los Angeles Metro
CPC-2008-4502-GPA	Planning and Zoning Information	
CPC-2008-4502-GPA	Special Notes	None
CPC-2005-361-CA	Zoning	QC5-4D-CDO-SN
CPC-2005-1124-CA	Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
CPC-2005-1122-CA		ZI-2457 Historic Broadway Sign Supplemental Use District
CPC-1986-606-GPC		ZI-2408 Broadway
ORD-75667		ZI-2452 Transit Priority Area in the City of Los Angeles
ORD-184056		ZI-2450 Downtown Streetcar
ORD-184055		ZI-2385 Greater Downtown Housing Incentive Area
ORD-180871	General Plan Land Use	Regional Center Commercial
ORD-164307-SA1350	General Plan Footnote(s)	Yes
ORD-137036	Hillside Area (Zoning Code)	No
ORD-135901	Specific Plan Area	None
ORD-129944	Subarea	None
ORD-129279	Special Land Use / Zoning	None
ZA-2013-1068-MCUP	Design Review Board	No
YD-7007	Historic Preservation Review	Yes
ENV-2017-433-EIR	Historic Preservation Overlay Zone	None
ENV-2014-2712-MND	Other Historic Designations	None
ENV-2013-3392-CE	Other Historic Survey Information	None
ENV-2013-1069-MND	Mills Act Contract	None
ENV-2010-214-ND	CDO: Community Design Overlay	Broadway
ENV-2009-1487-ND	CPIO: Community Plan Imp. Overlay	None
ENV-2008-4505-ND	Subarea	None
ENV-2008-4505-ND	CUGU: Clean Up-Green Up	None
ENV-2005-362-CE	NSO: Neighborhood Stabilization Overlay	No
	POD: Pedestrian Oriented Districts	
ENV-2005-1125-CE		None
ENV-2005-1123-CE	SN: Sign District	Historic Broadway Sign Supplemental Use District
AFF-50619	Streetscape	Broadway

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)	5149055005
Ownership (Assessor) Owner1	537 BROADWAY ASSOCIATES LP
Address	8820 WILSHIRE BLVD PH
Address	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	СХ
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
Watercourse Hazardous Waste / Border Zone Properties	No No

Special Grading Area (BOE Basic Grid Map A- 13372)	
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	В
Slip Rate (mm/year)	0.7000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.0000000
Rupture Top	5.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	25.0000000
Maximum Magnitude	7.1000000
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

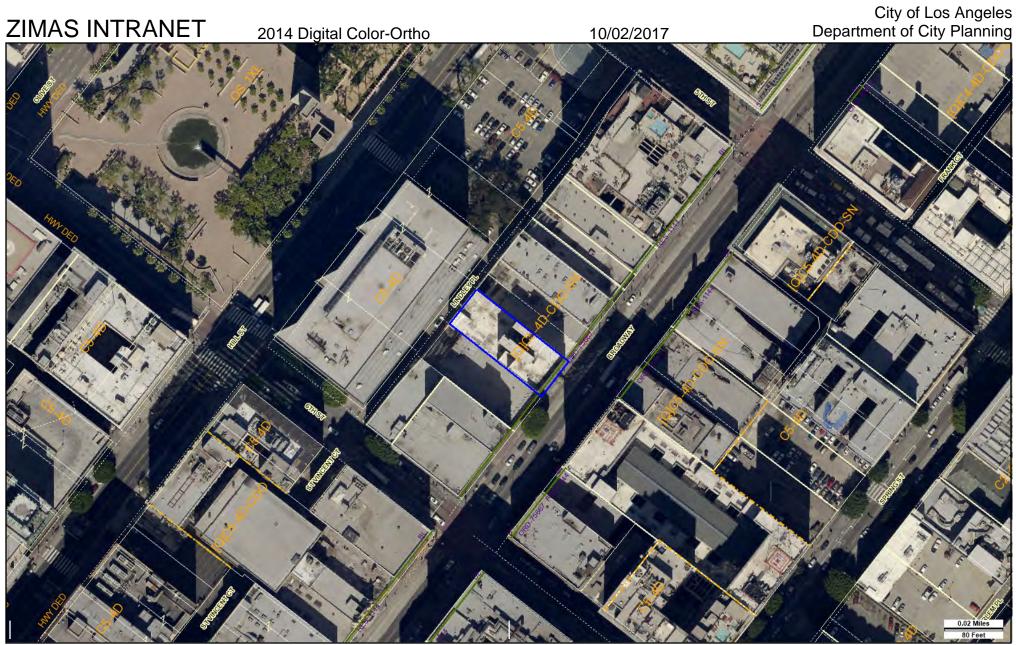
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Note. Information for cas	se summanes is remeved from the manning Department's man Case macking System (FOTS) 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

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



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

