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CULTURAL HERITAGE COMMISSION

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December 14, 2017

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, CA 90012

Attention: PLUM Committee

Dear Honorable Members:

**F. & W. GRAND SILVER STORE BUILDING; 537 SOUTH BROADWAY;
CASE NO. CHC-2017-3967-HCM, ENV-2017-3968-CE**

At its meeting of **December 7, 2017**, the Cultural Heritage Commission took the actions below to include the above-referenced property in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 of the State CEQA Guidelines;
2. **Determined** that the property conforms with the definition of a Monument pursuant to Section 22.171.7 of the Los Angeles Administrative Code; and
3. **Recommended** that the City Council consider and designate the subject property a Historic-Cultural Monument; and
4. **Adopted** the staff report findings as the findings of the Commission.

Moved: Milofsky
Seconded: Kennard
Ayes: Barron, Buelna, Kanner

Vote: 5 - 0

Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

CouTime for Council to Act The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10 (f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-days total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Enclosures: Staff Report with Findings

F. & W. GRAND SILVER STORE BUILDING

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

Agenda packet includes:

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

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

EXPIRATION DATE: January 2, 2018

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

REQUEST: Declare the property a Historic-Cultural Monument

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

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

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

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

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

FINDINGS

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

CRITERIA

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

SUMMARY

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

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

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

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

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

DISCUSSION

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

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

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

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

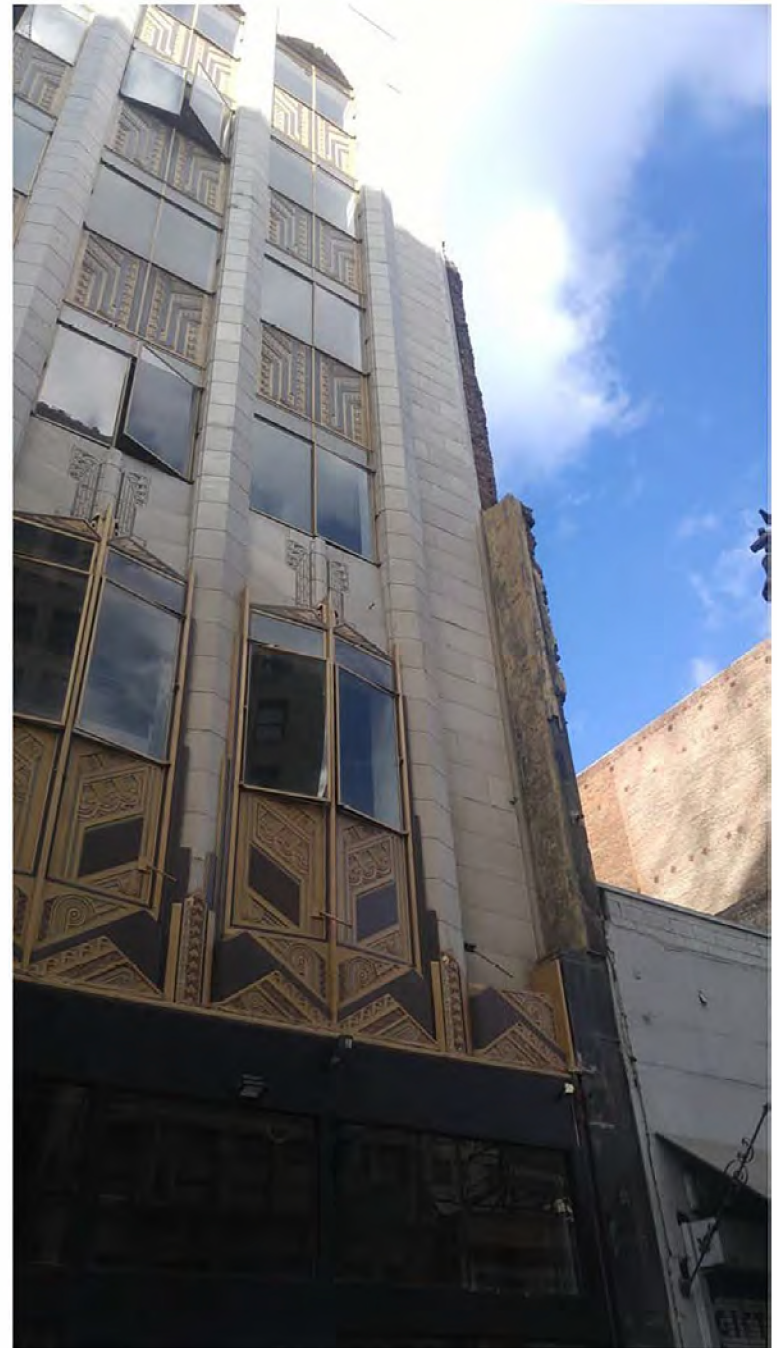
The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the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

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

BACKGROUND

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





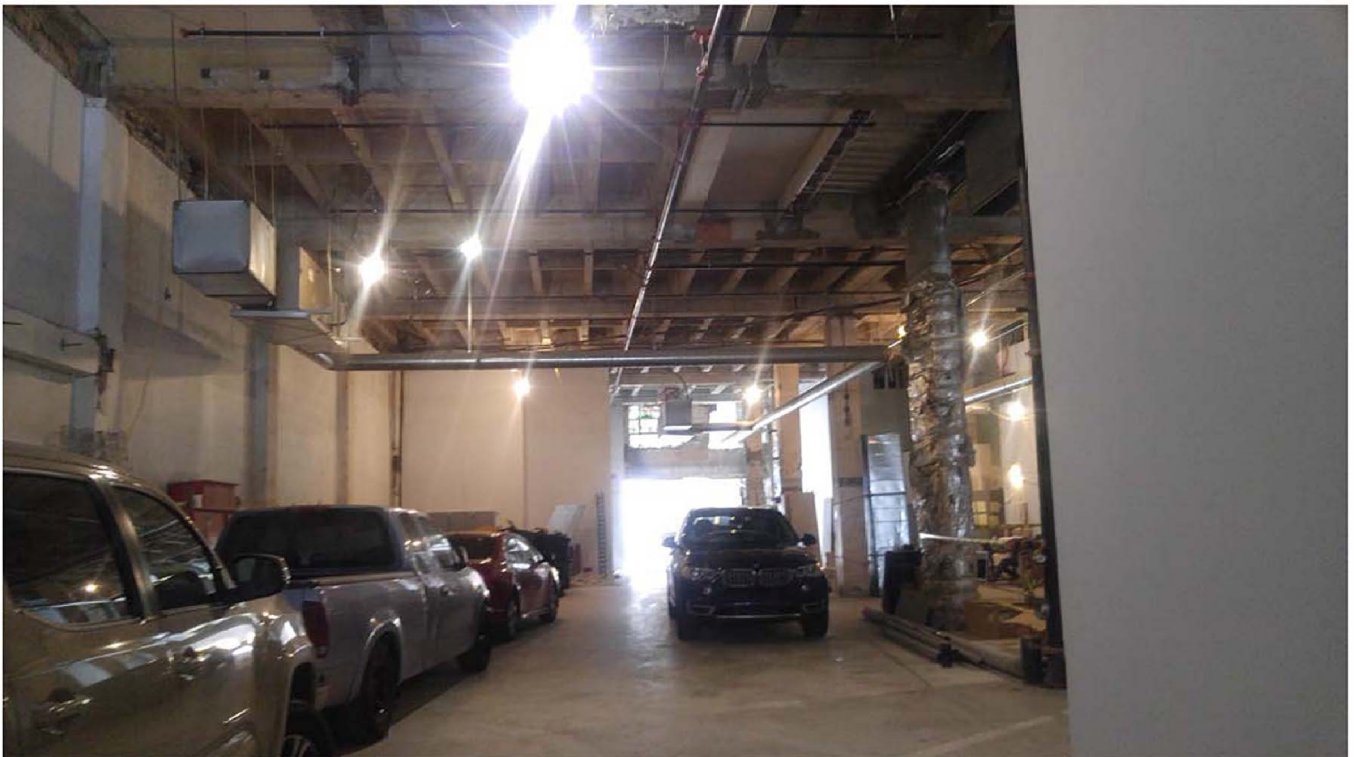




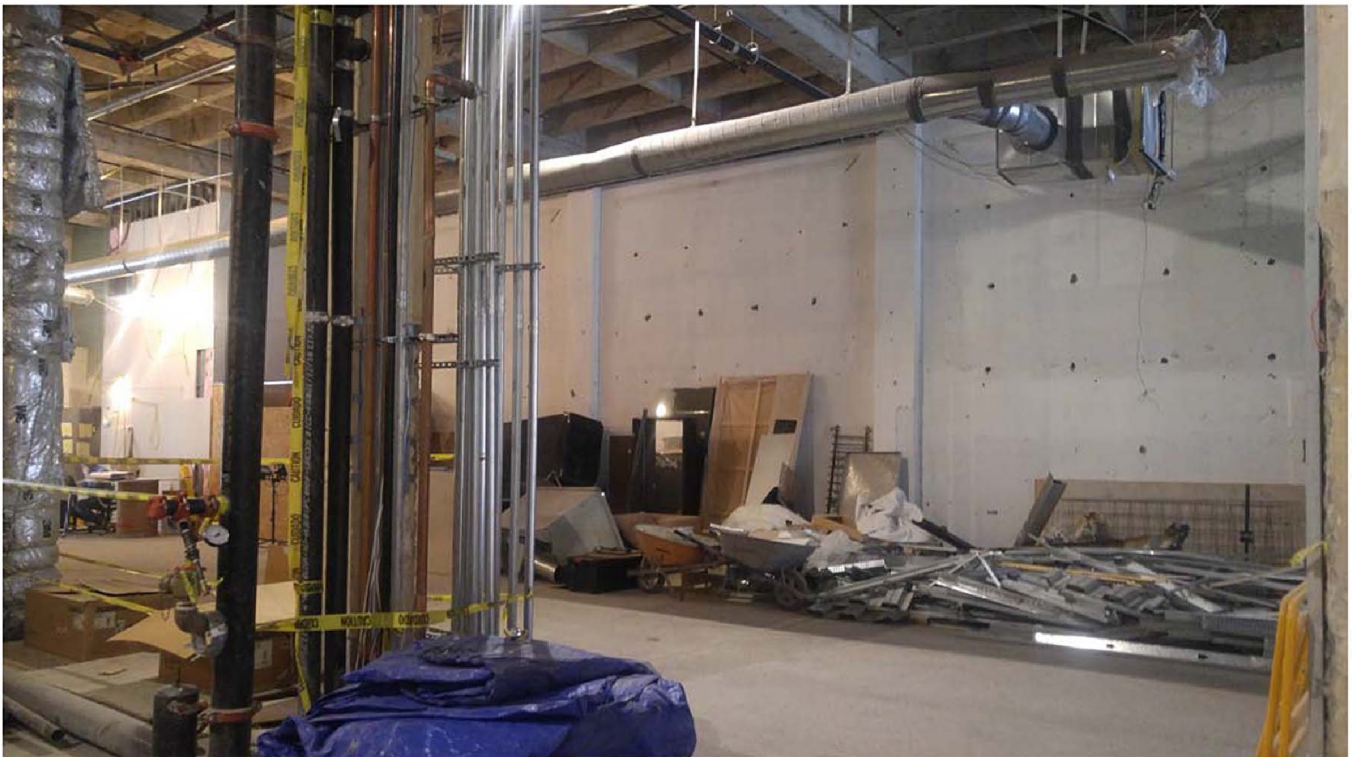


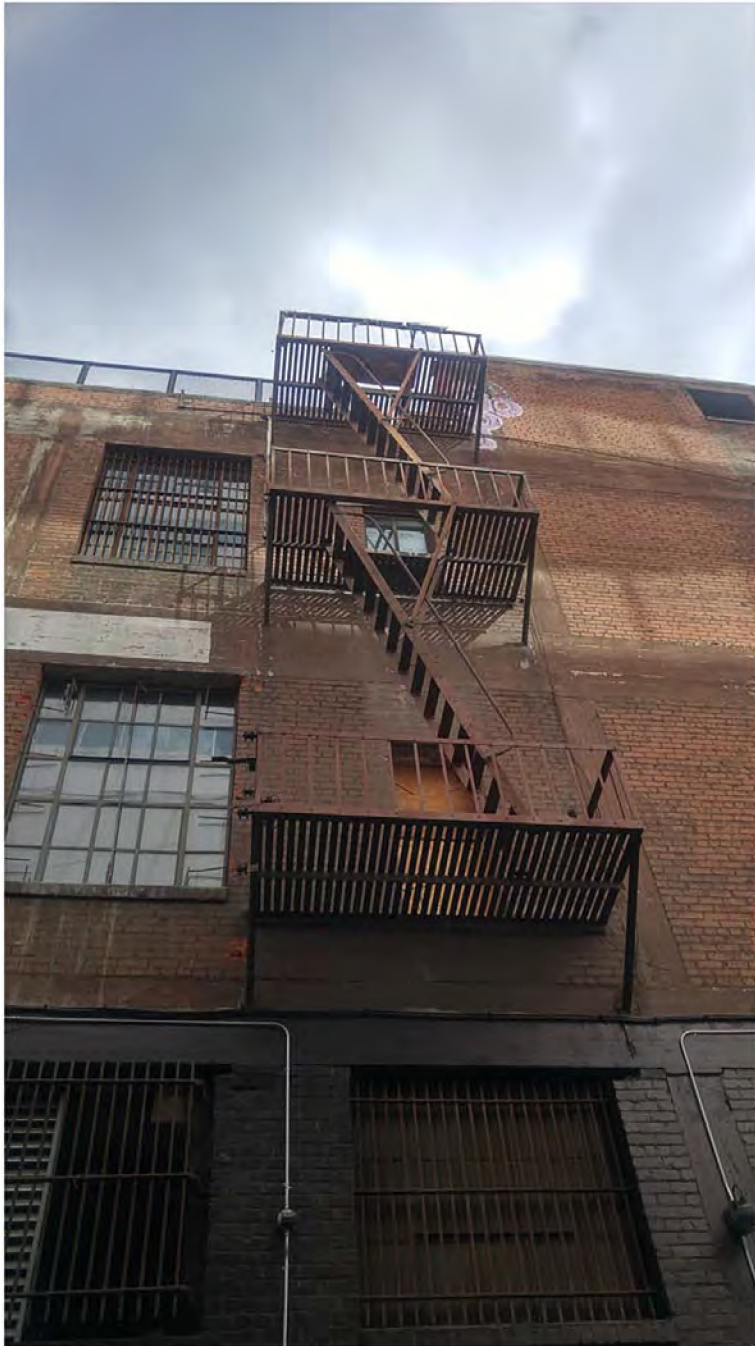














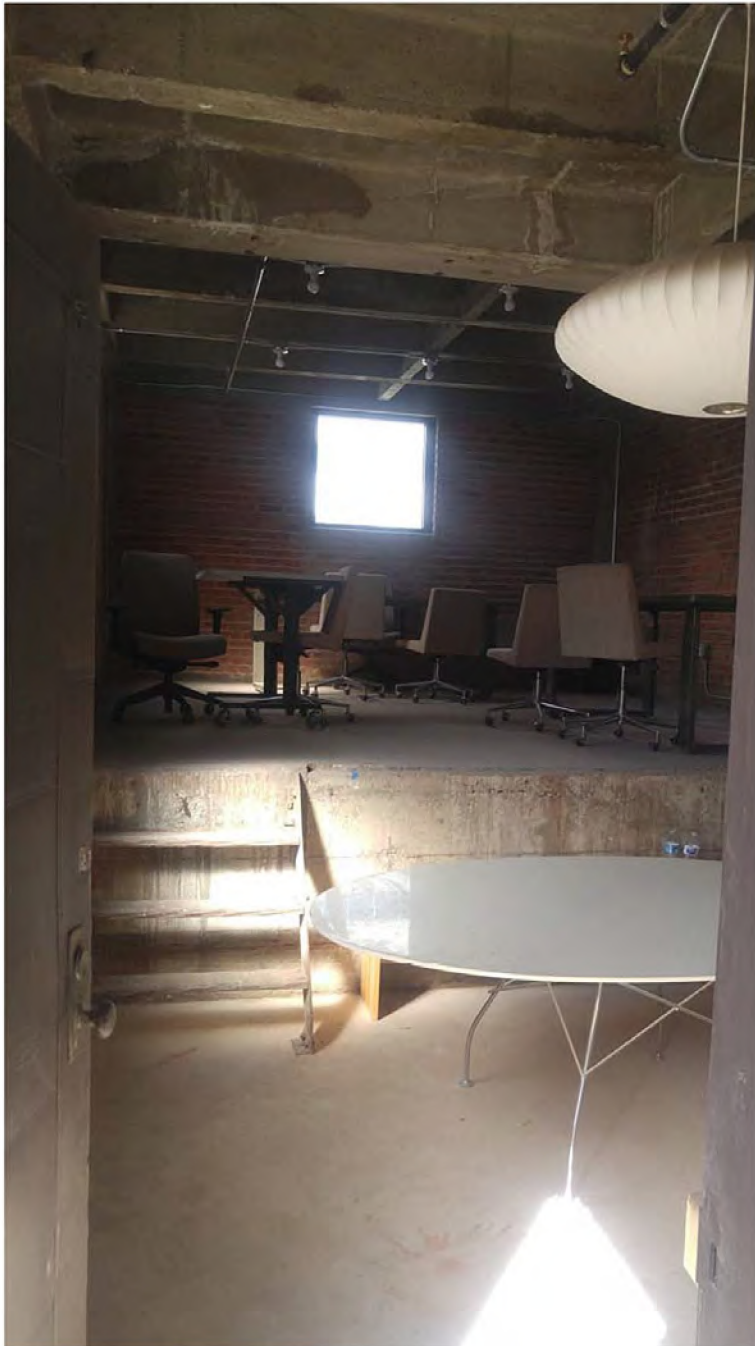


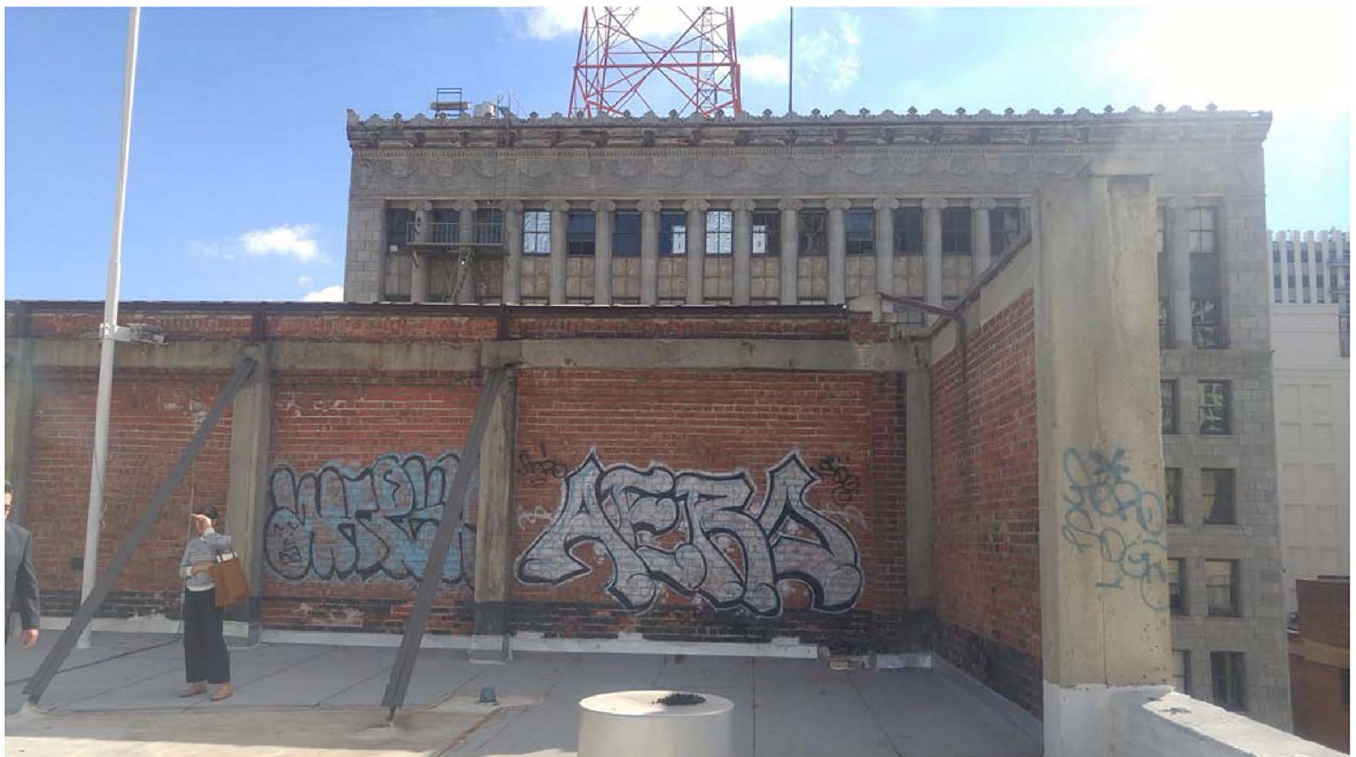


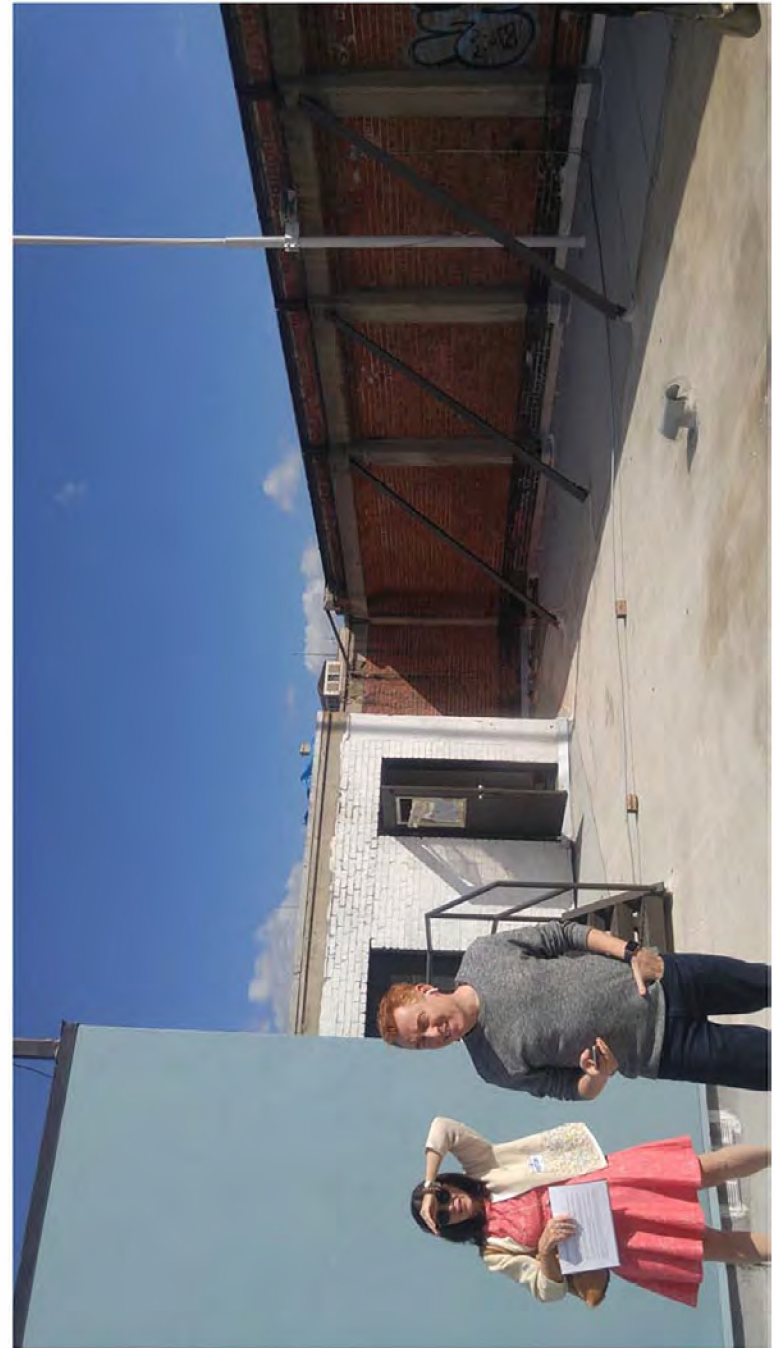






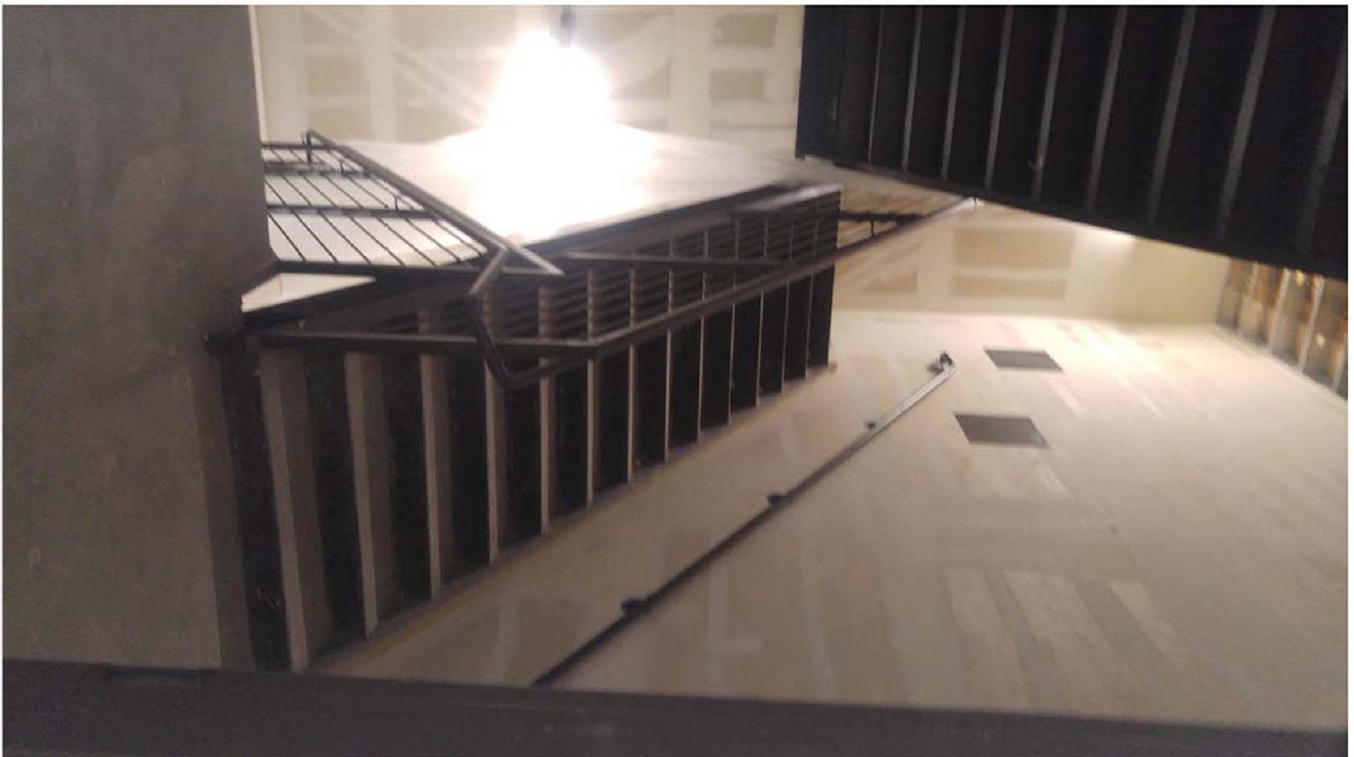




















COUNTY CLERK'S USE CITY OF LOS ANGELES OFFICE OF THE CITY CLERK 200 NORTH SPRING STREET, ROOM 360 LOS ANGELES, CALIFORNIA 90012 CALIFORNIA ENVIRONMENTAL QUALITY ACT <h1 style="text-align: center;">NOTICE OF EXEMPTION</h1> <p style="text-align: center;">(California Environmental Quality Act Section 15062)</p>	CITY CLERK'S USE 	
Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.		
LEAD CITY AGENCY City of Los Angeles Department of City Planning		COUNCIL DISTRICT 14
PROJECT TITLE F. & W. Grand Silver Store Building		LOG REFERENCE 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	AREA CODE 213	TELEPHONE NUMBER EXT. 978-1192
EXEMPT STATUS: (Check One)		
MINISTERIAL DECLARED EMERGENCY EMERGENCY PROJECT × CATEGORICAL EXEMPTION	STATE CEQA GUIDELINES Sec. 15268 Sec. 15269 Sec. 15269 (b) & (c) Sec. 15300 <i>et seq.</i>	CITY CEQA GUIDELINES Art. II, Sec. 2b Art. II, Sec. 2a (1) Art. II, Sec. 2a (2) & (3) Art. III, Sec. 1
Class <u>8 & 31</u> Category _____ (City CEQA Guidelines)		
OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.		
JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the F. & W. Grand Silver Store Building as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.		
IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.		
SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE November 14, 2017
FEE:	RECEIPT NO.	REC'D. BY
DATE	DATE	DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

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

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

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

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

REQUEST: Declare the property a Historic-Cultural Monument

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

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

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

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

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

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

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.

CRITERIA

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

FINDINGS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CONDITION

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

3. STYLE & MATERIALS

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

4. HISTORIC-CULTURAL MONUMENT CRITERIA

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

5. ALTERATION SUMMARY

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

1.	1948-2009	Several remodels of storefront and interior. See building permit list.
2.		
3.		
4.		
5.		
6.		
7.		
8.		

6. EXISTING HISTORIC RESOURCE IDENTIFICATION (If known)

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

7. WRITTEN STATEMENTS

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

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant's Representative

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

9. RELEASE

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

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

Charles J. Fisher
Name:

9-29-2016
Date:

Charles J.
Fisher
Signature:

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

10. SUBMITTAL

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

APPLICATION CHECKLIST

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

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

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

F. & W. Grand Silver Store Building Architectural Description

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

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

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

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

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F. & W. Grand Silver Store Building

537-41 S. Broadway

Significance Statement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. & W. Grand Silver Store Building

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Social Security Death Index

United States Census Records





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. Sweldom Building (NW 6th and Broadway): 1920; 3-story retail building in Italian Renaissance design by Pierpont and Walter S. Davis, reinforced concrete with glazed terra cotta facade; cast iron roof trim removed.
75. Metropolitan Annex (553 S. Broadway): c. 1923; 6-story concrete and brick structure with terra cotta details; alterations to the street-level frontage.
77. Hartfields (537 S. Broadway): 1931; 6-story reinforced concrete and brick structure in Art Deco styling; very little alteration.
79. Reed's (533 S. Broadway): 1931; 2-story reinforced concrete structure features a "marble" facade with reliefs; little apparent alteration.



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Walker & Eisen

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

➞ [Oviatt Building](#) (/locations

[/oviatt-building](#))

[Walker & Eisen](#) (/architects

[/walker-eisen](#))

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



[\(/locations](#)

[/oviatt-building](#))

Photo by Annie Laskey/L.A. Conservancy

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

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

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

[Walker & Eisen](#) (/architects

[/walker-eisen](#))

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

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

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



[\(/locations](#)

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

Photo by Spencer Lowell

whole new era of entertainment.

➞ Beverly Wilshire

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

[Welton Becket & Associates](#)

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

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

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

This luxurious hotel rose on the site of a racetrack.



[\(/locations](/locations)

</beverly->

[wilshire\)](wilshire)

Photo by Abir Anwar on Flickr

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

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

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

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

One of the most prominent historic buildings on Wilshire.



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</gaylord->

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[bounty\)](bounty)

Photo courtesy of Robert Jorgenson on Flickr

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

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

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

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

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

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

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

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

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



[\(/locations](/locations)

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Photo by Adrian Scott Fine/L.A. Conservancy

Albert R. Walker, Architect (1881-1958)

By Charles J. Fisher

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Percy A Eisen, Architect (1885-1946)

By Charles J. Fisher

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

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

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

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

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

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

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used his extensive social contacts to get the firm's many clients. However, Eisen did work on a number of the projects, especially the out of town commissions.

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 projects included the "Gaylord" and the "Ardmore" in the Wilshire District.

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

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

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

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

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

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

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

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

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

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



R. A. ROWAN

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.



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.

Telephone 310.452.7505

Facsimile 310.452.1494

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

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

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

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

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



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

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

Sincerely,

A handwritten signature in black ink, appearing to read "David Kaplan".

David Kaplan,
Principal Historic Architect



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Building History

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

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

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

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

The 537 Building has the following approximate dimensions:

Dimensions

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

Exterior Features

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

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

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

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

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

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

The exterior portions of the building are as follows:

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

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

2. Exterior Metal Window Frames and Glass: All window glass not covered by the blade sign is in fair to reasonable condition, except for areas that have been "tagged" with graffiti. Window frames are metal framed casement windows with transom tops. Rust has developed and most are in poor to fair working order.

3. Terra Cotta Spandrels located at second and third floors: The terra cotta spandrels are in fair to good condition, and require cleaning and minor repair. Terra cotta spandrels obscured by the blade sign may be damaged or missing and will have to be repaired or duplicated using identical or faux materials.

4. Cast Iron Spandrels located at second and third floors: The cast iron spandrels are suffering from rust and weathering. They will require cleaning, painting and minor repair. Cast iron spandrels obscured by the blade sign may be damaged or missing and will have to be repaired or duplicated using identical or faux materials.

5. Existing Signage: All tenant identification signs, which consisted of non-conforming metal sign boxes, individual letter signs, and banner signs, most of which were in extremely poor condition, have been removed.

6. Storefront: None. Glass storefront system was previously removed many years ago.

7. Marquis: There is a marquis consisting of an aluminum plastic sign, which appears to have been installed relatively recently, that projects over the Broadway sidewalk just below the second floor level. It is not clear if this marquis is a remnant of the marquis installed in or about 1949 as part of the Richmond Brothers store remodel. Contractor will be required carefully remove the existing "modern aluminum and plastic sign" canopy under architectural supervision with the intent of discovering if it is the canopy of 1949. That canopy would then be restored or repaired depending on financial feasibility.

8. Roll-down Security Gates: There are three solid metal roll-down security gates which will be replaced with security gates with "see through" grills which will be installed on the store-side of the new storefront system.

Interior Features

Basement

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

Retail

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

Stairwell

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

Floors Two and Three

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

Floors Four through Six

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

Penthouse

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

Elevator machine room

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

Building Systems

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

Summary of Character Defining Features:

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

Impact on historic fabric

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

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

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

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

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

WRECKING OF HOTEL UNDER WAY

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

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

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

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

Contract for construction of the F. & W. Grand building has been awarded to Bavin and Burch, general contractors, and it is planned to have the structure ready for occupancy in August. It will represent a total investment of approximately \$280,000 when completed. The building will be a Class A steel-frame construction. It will be occupied entirely by the F. & W. Grand concern.

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RICHMAN BROTHERS CO.

BY JOSEPH DILL

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

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

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

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

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

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

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

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

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

IMAGES



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



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



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

Richman Bros. to Launch Newest Store Next Friday

National Chain's 66th Unit Uses Broadway Site

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

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

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

Shipping Costs More

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

Total floor space in the new store devoted to sales, tailoring, shipping and storage amounts to more than 14,000 square feet. Color scheme throughout the store is sea-foam green, deep bottle green, gray and swallow yellow. Floor covering is of rubber tile in smart shades of ivory, mahogany and gray.

Sales Use Two Floors

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

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

Founded in 1879

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

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

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

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

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

In 1918, before anyone dreamed of vacations with pay for factory production workers,



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



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

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

Equality Felt

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

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

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

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

Benefits Provided

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

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

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

Names to Be Changed

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



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

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

Times photo

Richman Bros. Mark 75 Years as Clothiers

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

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

83 Plants in 58 Cities

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

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

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

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

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

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

The company has five outlets in the Los Angeles area.

Minor Theft Suspect Spends Year in Jail

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

LIGHT *is right*
for today's
more casual
LIVING



light in color
 light in weight
 light in price

SPRINGY WEAVE ALL WOOL

BENGALITE

LIGHTLY DASHED WITH COLOR

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

39⁵⁰

ALL WOOL SPORT COAT \$24.50

RICHMAN BROTHERS

NOW FIVE STORES IN GREATER L.A.

537 S. Broadway
 between 5th & 6th

Pacific, cor. Gage,
 Huntington Park

127 N. Brand, Glendale
 1351 Third, Santa Monica

3935 Crenshaw Blvd.
 1351 Third, Santa Monica

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

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

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

RICHMAN BROTHERS

New Five Stores in Greater L.A.
 537 S. Broadway, between 5th and 6th
 Pacific, cor. Gage, Huntington Park
 127 N. Brand, Glendale
 1351 Third, Santa Monica
 3935 Crenshaw Blvd.

Hartfield Store Sold

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

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

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Building Permit History
537-541 S. Broadway
Downtown Los Angeles

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

July 6, 1931: Building Permit No. 13496 to replace end joist member with new ones. Electric weld in place. This effects 5 trusses about 3 members each truss. 1st floor joints. For 533 S. Broadway.
Owner: Lahner Stores, Inc.
Architect: Walker & Eisen
Contractor: Bavin & Burch Co.
Cost: \$100.00

July 28, 1931: Building Permit No. 15040 to put tile floors in vestibules, tile floor and base in (3) toilets, tile floor in (1) large toilet, tile walls in back of soda fountain and floors for same, tile walls in basement including walls and columns.
Owner: F. & W. Grand-Silver Stores, Inc.
Architect: Walker & Eisen
Contractor: Charles E. Clifford Co.
Cost: Not Shown

August 6, 1931: Building Permit No. 15766 to install 1 lateral roller awning complete.
Owner: F. & W. Grand-Silver Stores
Architect: None
Contractor: A. 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 mezz floor, two new elevators. Change stair to basement, remove some tile wall plaster ceiling on second floor also change stair to second floor, change some electric wiring. Quantities roofing steel = 4 tons, sacks of cement = 350.
Owner: National \$ Stores
Architect: B. J. Joseph
Engineer:
Contractor: Owner
Cost: \$20,750.00
- October 24, 1934: Building Permit No. 14332 to recover awning - Roller lat amis-frame 8' above sidewalk Valance 7' above sidewalk. Awning frame removed to allow building alterations. Same frame replaced which are covered with 18' sheets instead of 16'. Considered a recover job.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$98.00
- November 23, 1934: Building Permit No. 16123 for a sign.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Artistic Neon Sign Company
Cost: \$500.00
- September 23, 1935: Building Permit No. 16868 change store front, take out two stand windows change door locations. No structural changes.
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$98.00
- July 5, 1939: Building Permit No. 26545 to recover one roller awning, on existing frame #12
Owner: National Dollar Store
Architect: None
Engineer: None
Contractor: A. Hoegge
Cost: \$45.00

March 20, 1946: Building Permit No. 7749 for installation of one double faced vertical display reading "Shelldom". Total square foot area of sign is 350. See attached diagram.
Owner: Shelldom's, Inc.
Architect: None
Engineer: None
Contractor: Electrical Product's Corp.
Cost: \$1,050.00

January 17, 1947: Building Permit No. 14332 to repair rear low portion of roof.
Owner: National Dollar Stores
Architect: None
Engineer: None
Contractor: Economy Roof & Insulation Co.
Cost: \$108.00

November 22, 1948: Building Permit No. 28231 to alter existing entrance, new canopy, remove existing interior stairs - Install new stairs and plumbing - Divide basement - New store fixtures - Add lightings - Add to existing heating & ventilating, electric sign
Owner: Richmond Bros.
Architect: A. C. Martin & Assoc.
Engineer: None
Contractor: None
Cost: \$65,000.00

December 27, 1949: Building Permit No. LA30222 to erect 2 single face projecting signs of existing building.
Owner: Richman Bros.
Architect: Albert C. Martin
Engineer: None
Contractor: QRS Neon Corp.
Cost: \$2,500.00

July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$100.00

October 3, 1950: Building Permit No. LA22290 to strengthen parapets along West wall & East wall.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: Henry M. Lavne
Contractor: None
Cost: \$1,100.00

July 20, 1950: Building Permit No. LA18933 for exploratory work on parapets prior to completion of plans.
Owner: Kathryn MacMurray
Architect: Walker, Kalionzes and Klingerman
Engineer: None
Contractor: Sun Ray Awning Co.
Cost: \$100.00

December 31, 1958: Building Permit No. LA19266 to demolish existing store front & interior non-bearing partitions & wall finish. No structural changes.
Owner: Grayson-Robinson Stores, Inc.
Architect: None
Engineer: None
Contractor: H. Kaplan Co., Inc.
Cost: \$500.00

January 13, 1959: Building Permit No. LA22001 for new front and new stairs.
Owner: Grayson-Robinson Stores
Architect: Owner
Engineer: Morris Goldsmith
Contractor: H. Kaplan
Cost: \$35,000.00

March 14, 1959: Building Permit No. LA26707 for new wall sign. 5'10" X 50' illuminated.
Owner: Grayson's Department Store
Architect: None
Engineer: Richard N. Jasper
Contractor: Advance Neon Sign Co.
Cost: \$3,200.00

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

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

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

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

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

October 27, 1980: Building Permit No. LA12723 to comply with fire safety ord.
dated Feb. 8, 1979 & board file No. 802378.
Owner: Hartfield-Zody's Inc.
Architect: Mr. Hart
Engineer: None
Contractor: William Christian
Cost: \$9,000.00

January 11, 1988: Building Permit No. LA85950 for 2 single face metal and
Plexiglas wall signs, 2' X 16' & 1' X 12'.
Owner: Christina's
Architect: None
Engineer: None
Contractor: Local Neon
Cost: \$1,364.00

March 3, 1988: Building Permit No. LA93293 to reroof Class A built up.
Owner: Petrie Stores Corp.
Architect: None
Engineer: None
Contractor: Brothers Construction
Cost: \$19,000.00

December 19, 1997: Building Permit No. LA70857 to install individual letters wall
sign RT for Bob Quan. (Stamped PERMIT EXPIRED)
Owner: Begonia Development, Inc.
Architect: None
Engineer: None
Contractor: Lorenzo Villaseñor Martinez
Cost: \$7,500.00

August 12, 2009: Building Permit No. LA40598 for renovation of existing
building; Remove elevators, stairways, non-structural walls,
floor openings; add new NFPA-13 automatic fire sprinkler
system, restrooms, elevator, enclosed stairways, elevator
penthouse, rear window assemblies, exterior & interior finishes
and new storefront. No change of required parking spaces.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles Tan
Contractor: Rhyley Construction Co., Inc.
Cost: \$750,000.00

November 13, 2009: Building Permit No. LA44133 for construction of new no-bearing partitions, new acoustical & ceiling, new floor & wall finishes at 3rd floor.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles St. Deny Youngblood
Contractor: Rhyley Construction Co., Inc.
Cost: \$320,000.00

July 20, 2010: Building Permit No. LA53242 for new aluminum rollup door {75% open link} and awning (max 14'6" high and max 6' projection into the sidewalk).
Owner: Betsy Levy
Architect: None
Engineer: John K. Lee
Contractor: Owner-Builder
Cost: \$7,000.00

August 31, 2010: Building Permit No. LA54797 for supplement to permit #2009LA44133 to remove the width of existing front canopy.
Owner: Begonia Development Inc.
Architect: None
Engineer: Charles Tan
Contractor: Rhyley Construction Co., Inc.
Cost: \$501.00

April 20, 2016: Building Permit No. 2016LA62935 for supplemental to 2009LA44133 to complete remaining work, change use from retail to retail and office, with architectural revisions and structural upgrades.
Owner: 537 S. Broadway Associates LP
Architect: None
Engineer: Caro Jolfaie Minas, Charles Tan & Charles St. Denny Youngblood
Contractor: Owner-Builder
Cost: \$538,575.00

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Blkg. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

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

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

	REMOVED FROM	REMOVED TO
TAKE TO Room No. 248 (2ND FLOOR)	Lot..... Block.....	Lot..... Block.....
CITY CLERK PLEASE VERIFY	Tract	Tract

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....
ENGINEER PLEASE VERIFY	From No. <u>537-541 South Broadway</u> Street	From No. <u>Demolish</u> Street
	To No. Street	To No. Street

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Hotel
- What purpose will Building be used for hereafter? Demolish
- Owner's name Mr. Wredling Co Phone He 5814
- Owner's address 307 East Jefferson
- Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone
- Contractor's name Mr. Wredling Co Phone same
- Contractor's address same
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$600.00
- Class of present Building Brick No. of Rooms at present
- Number of stories in height 3 Size present Building 60 x 120
- State how many buildings are on this lot one
- State purpose buildings on lot are used for.....
(Apartment House, Hotel, Residence, or Any Other Purpose.)
- What Zone is Property in?.....
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL
BE MADE TO THIS BUILDING:
Demolish & remove material

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

OVER

(Sign here) Gunter M. M.
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>2102</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner. <u>White</u>	Application checked and found O.K. <u>1-31-31</u> Clerk <u>White</u>	Stamp: <u>RECEIVED</u> <u>FEB 2 1931</u> <u>1000</u>
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C. F. Schumann

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

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

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

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All Applications Must be Filled Out by Applicant

Stdg. Form 1

PLANS AND SPECIFICATIONS
and other data must also be filed

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

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

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

LITERATURE PLANS OK

TAKE TO
ROOM No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

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

ENGINEER
PLEASE
VERIFY

Lot No. N 1/2 - 2 Block
(Description of Property)

A portion of Block 14 Ord's Survey
Recorded in Book 53 Page 66
ex. Sec. M-R

District No. M. B. Page F. B. Page

No. Block 546 Street
(Location of Job)

537-541 So. Broadway
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
By Deputy

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

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

OVER

(Sign Here) Halber By Chilbride

FOR DEPARTMENT USE ONLY

PERMIT NO. 2575	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u> </u> Plan Examiner	Application checked and found O. K. <u>2-9-31</u> <u>C3</u> Clerk	RECEIVED FEB 9 1931 1000
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SPRINKLER
PLANS

SPRINKLER-
VALUATION INCLUDED - YES -

19475

FOR DEPARTMENT USE ONLY

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

REMARKS

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

Amount of reinforcing steel 125 tons.

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

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

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

(USE INK OR INDELIBLE PENCIL)

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

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

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

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

OVER

(Sign here)

FOR DEPARTMENT USE ONLY

PERMIT NO. 2576	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>[Signature]</u> Plan Examiner	Application checked and found O.K. <u>2-9-31</u> <u>C3</u> <u>[Signature]</u> Clerk	Stamp here when permit is issued LOANED FEB 9 1931 1000
-------------------------------	--	--	---

PLANS

[Signature]

21

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

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

(Sign here)

Walker Taylor
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

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

REMARKS

100 barrels cement
5 tons reinforcing steel

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

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

	REMOVED FROM	REMOVED TO
TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot..... Block..... Tract	Lot..... Block..... Tract
	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....
TAKE TO Room No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY	From No..... Street..... To No. <u>533 So Broadway</u> Street.....	From No..... Street..... To No. Street.....

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Store Bldg
2. What purpose will Building be used for hereafter? Same
3. Owner's name 533 So Broadway Lerner Stores Phone
4. Owner's address 533 So Broadway
5. Architect's name Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act Phone
6. Contractor's name Ezer Wikholm Phone Dr. 8194
7. Contractor's address 119 No Lake St 6000
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-ment and Appliances in Completed Building.} \$978.00
9. Class of present Building A No. of Rooms at present
10. Number of stories in height 2 Size present Building 25'0" x 153'0"
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Store
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?

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

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

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

OVER

(Sign here) Ezer Wikholm
(Owner or Authorized Agent) Englund

FOR DEPARTMENT USE ONLY

PERMIT No. 4836	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Lewis 3-10-31</u> Plan Examiner.	Application checked and found O. K. <u>2/11/31</u> <u>3C-7</u> Clerk	LOCKED MAR 10 1931 FOUL
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PLANS

File plans with 28086/30

- 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.

Ernest Wilhelm

(Owner or Authorized Agent)

APPLICATION	O.K. <i>PJR</i>
CONSTRUCTION	O.K. <i>PJR</i>
ZONING	O.K. <i>OK</i>
SET-BACK LINE	O.K. <i>OK</i>
ORD. 33761 (N. S.)	O.K.
FIRE DISTRICT # 1	O.K. <i>PJR</i>

REMARKS

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Std. Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? DEPT. STORE
2. What purpose will Building be used for hereafter? same
3. Owner's name LEARNER SHORES, INC. Phone.....
4. Owner's address N.Y. C.T.
5. Architect's name WALTER ELLIS Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act. License No. Phone.....
6. Contractor's name DAVID CRUEL State License No. Phone AD 6175
7. Contractor's address 137 E. JEFFERSON ST.
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} \$ 100
9. Class of present Building A No. of Rooms at present X
10. Number of stories in height 2 Size present Building X
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for DEPT. STORES
(Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in?
STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

REPLACE CH. JOINT BRIDGES WITH NEW ONES
ELECTRICAL WELD IN PLACE
THIS AFFECTS STANCHIONS ABOUT 3 FEET FROM EACH WALL
1st floor joint

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

OVER

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 13496	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found O.K. 7-6-31 93 <i>[Signature]</i> Clerk	RECEIVED JUL 6 1931 1000
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[Signature]
File 28086-30

14. Size of new addition.....x..... No. of stories in height..... Size of Lot.....x.....ft.
15. Material of foundation..... Size footings..... Size wall..... Depth below ground.....
16. Size of Redwood Mudsills.....x..... Size of interior bearing studs.....x.....
17. Size of exterior studs.....x..... Size of interior non-bearing studs.....x.....
18. Size of first floor joists.....x..... Second floor joists.....x.....
19. Will all Lathing and Plastering Comply with Ordinance?
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, whether herein specified or not.

(Sign here) Chas. F.
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are some small dark spots and faint smudges scattered across the surface, particularly near the top and bottom edges, which appear to be artifacts from the scanning process or dust on the original paper. No text or other markings are present on the page.

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

City Form 3

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

REMOVED FROM

REMOVED TO

TAKE TO
Room No. 243
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

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

ENGINEER
PLEASE
VERIFY

Lot..... Block.....

Tract.....

Lot..... Block.....

Tract.....

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

From No. 533-541 South Broadway

To No.

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

From No. Street

To No. Street

O. M. City Clerk
By..... Deputy
O. M. City Engineer
By..... Deputy

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Store
- What purpose will Building be used for hereafter?
- Owner's name E. & W. Grand Silver Stores, Inc. Phone.....
- Owner's address 533 S. San Fernando Road
- Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
- Architect's name Walker & Eisen Phone.....
- Contractor's name CHARLES E. CLIFFORD CO. Phone AL 1161
- Contractor's address 3221 San Fernando Road Garage #9
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-} \$.....
{ment and Appliances in Completed Building.} FEE \$100
- Class of present Building C No. of Rooms at present.....
- Number of stories in height..... Size present Building.....
- State how many buildings are on this lot.....
- State purpose buildings on lot are used for Store
(Apartment House, Hotel, Residence, or Any Other Purpose.)
- What Zone is Property in?.....

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

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

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

OVER

(Sign here)

FOR DEPARTMENT USE ONLY

PERMIT NO. 15040	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <i>J. H. K...</i> Plan Examiner	Application checked and found correct <i>J. H. K...</i> Clerk	RECEIVED JUL 28 1931
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Bo Pl

Ne Broadway
#203

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

212g, Form 2

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

(USE INK OR INDELIBLE PENCIL)

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

1. Lateral Roller Awning Complete

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

OVER

(Sign here)

A. HOEGEE & SONS, INC.
A. Hoegge Pres
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. 15766	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. Plan Examiner <i>C. J. Schumann</i>	Application checked and found O. K. 8/6/31 Clerk <i>R. J. Owens</i>
Stamp here when permit issued AUG 6 1931 L.A. Bldg. Div.		

200

14. Size of new addition.....x.....No. of stories in height.....Size of Lot.....x.....ft.
15. Material of foundation.....Size footings.....Size wall.....Depth below ground.....
16. Size of Redwood Mudsills.....x.....Size of interior bearing studs.....x.....
17. Size of exterior studs.....x.....Size of interior non-bearing studs.....x.....
18. Size of first floor joists.....x.....Second floor joists.....x.....
19. Will all Lathing and Plastering Comply with Ordinance?
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, whether herein specified or not.

(Sign here) _____
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the paper. The left edge of the paper appears slightly irregular, possibly where it was bound or folded.

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

REMOVED FROM

REMOVED TO

Lot.....

Lot.....

Tract.....

Tract.....

Present location
of building537 - 415 Broadway
(House Number and Street)Approved by
City Engineer.New location
of building

(House Number and Street)

Deputy.

Between what
cross streets1. Purpose of PRESENT building. Store Families..... Rooms.....

Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving. Store Families..... Rooms.....3. OWNER (Print Name) NATIONAL \$ STORES Phone.....4. Owner's address 537 - 415 BROADWAY5. Certificated Architect B. J. J. J. J. State License No..... Phone.....

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

7. Contractor NATIONAL \$ STORES State License No. 20428 Phone.....

8. Contractor's address.....

9. VALUATION OF PROPOSED WORK \$475.00

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

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

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

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

Wood or Steel

Describe briefly and fully all proposed construction and work:

Take out show window and build fence on side walk. no structural change

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 11190 PLANS Rec'd <u>2</u>	FOR DEPARTMENT USE ONLY				Fee <u>3.50</u> Stamp here when Permit is issued SEP - 4 1934 Inspector <u>Thurman</u>
	Plans and Specifications checked	Zone <u>C3</u>	Fire District No.		
	Corrections verified	Bldg. Line <u>No</u>	Street Widening Ft. Ft.		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>8/31/34</u> <u>Loke</u> Clerk			
	For Plans See <u>2</u>	Filed with <u>2</u>	Required <u>SPRINKLER</u>	Specified <u>Valuation Included</u>	

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

NEW CONSTRUCTION

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

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

Sign Here National B Stores
(Owner or Authorized Agent)

By F. E. Smith Dept of Construction

FOR DEPARTMENT USE ONLY

Application..... <u>24</u>	Fire District..... <u>24</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

Street

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

(3) No required windows will be obstructed.

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

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

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

REMARKS:

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

OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

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

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

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

Deputy.

Between what cross streets } 5th and 6th Sts.

1. Purpose of PRESENT building Store Building Families..... Rooms.....2. Use of building AFTER alteration or moving Store Families..... Rooms.....3. OWNER (Print Name) NATIONAL DOLLAR STORE Phone MU. 30844. Owner's address 537-541 S. Broadway -5. Certificated Architect B. J. Joseph State License No. B.424 Phone MU. 30846. Licensed Engineer J. B. Barnes State License No. 601 Phone TR. 72317. Contractor Supt. Frank Eyle State License No. 20428 Phone MU. 30848. Contractor's address 537-541 S. Broadway -9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 7500.0010. State how many buildings NOW on lot and give use of each. Store Residence, Hotel, Apartment House, or any other purpose.11. Size of existing building 59' x 153' Number of stories high 6 Height to highest point.....12. Class of building "A" Material of existing walls Steel frame, Concrete and brick Exterior framework Wood or Steel

Describe briefly and fully all proposed construction and work:

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

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Fee	
11610	Plans and Specifications checked	Zone	Fire District		Stamp here when Permit is issued		
	Corrections verified	Bldg. Line	Street Widening				
	Plans, Specifications and Applications received and approved	110 Ft.	Ft.		SEP 11 '34		
	For Plans See	Filed with	SPRINKLER				
PLANS	Required	Specified		Inspector			
Rec'd	Valuation Included	Yes-No		B. J. Joseph			

PLANS, SPECIFICATIONS, and other data must be filed if

NEW CONSTRUCTION

.....x..... Size of Lot.....x..... Number of Stories

.....x..... Width of Footing.....x..... Depth of foot

.....x..... Size of Redwood Sill.....x..... Mate

.....x..... Size of Interior Bearing Stud

.....x..... Second Floor.....x..... Rafters.....x..... Roofing

NEW CONSTRUCTION

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

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

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

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

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

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

Sign Here. *National Tollar*

By St. Joseph

FOR DEPARTMENT USE ONLY

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

(1) REINFORCED CONCRETE

Barrels of Cement.

Tons of Reinforcing Steel.

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

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

(3)
No required windows will be obstructed.

Sign Here
Owner or Authorized Agent.

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

Sign Here
(Owner or Authorized Agent)

REMARKS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840.

此項研究係由中華民國政府委託國立中央研究院社會學研究所執行，研究經費由該所提供，特此聲明。

.....

本報告係根據「行政院客家委員會」所屬「客家文化研究所」委託辦理，由國立中央大學客家學院客家文化研究中心執行，所有資料均經客家文化研究所審核通過，特此聲明。

[illegible]

姓名: 王明 性别: 男 出生日期: 1990-01-01 身份证号: 310101199001010001 手机号: 13800138000 电子邮箱: wangming@example.com 地址: 上海市浦东新区张江路100号 职业: 软件工程师 学历: 本科 毕业院校: 上海交通大学 入职日期: 2018-03-15 合同期限: 3 年 薪资: 15000 元/月 社保缴纳: 正常 公积金缴纳: 正常 备注: 试用期3个月

● 2017年12月10日，中国铁路总公司、国家铁路局联合发布《铁路旅客意外伤害强制保险条例》，自2018年1月1日起施行。该条例规定，铁路旅客意外伤害强制保险的保险费，由铁路运输企业按照规定的标准向旅客收取，并纳入铁路运输企业收入。铁路运输企业应当将收取的保险费，按照规定的比例，分别上缴国家铁路主管部门和铁路运输企业。铁路运输企业应当将上缴的保险费，按照国家有关规定，用于铁路旅客意外伤害的赔偿。

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

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

New location of building } _____ } Deputy.

Between what cross streets } 5th & 6th }
 (House Number and Street)

- Purpose of PRESENT building. Stores Families..... Rooms.....
 Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving. Stores Families..... Rooms.....
- OWNER (Print Name) NATIONAL STORES Phone.....
- Owner's address 537 to 541 Broadway
- Certificated Architect B. J. Joseph State License No. B242 Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor Owner State License No. 20428 Phone.....
- Contractor's address.....
- VALUATION OF PROPOSED WORK { Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon. } \$ 27,750.00
20,750.00
- State how many buildings NOW } one Building }
 on lot and give use of each. } Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 60 x 136 Number of stories high 6 Height to highest point.....
- Class of building Store Material of existing walls Concrete Exterior framework concrete
 Describe briefly and fully all proposed construction and work:
Change show window change roof, two new
thresholds change stair to basement remove
some tile wall plaster ceiling on second
floor also plaster to second floor change some
electrical wiring

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee..... <u>65.00</u>	
PERMIT NO. 11972	Plans and Specifications checked <u>Test</u>	Zone <u>C3</u>	Fire District No.	Stamp here when Permit is issued SEP 17 1936	
	Corrections verified <u>Test</u>	Bldg. Line No.	Street Widening Ft.		
	Plans, Specifications and Applications rechecked and approved <u>Thomas</u>	Application checked and approved <u>Sept 9-1936</u>			
PLANS Rec'd.....	For Plans See	Filed with	SPRINKLER Required Valuation Included	Inspector <u>Joseph K. ...</u>	
			Yes- <u>Test</u>		

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

NEW CONSTRUCTION

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

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

Sign Here Frank E. National & More
(Owner or Authorized Agent)
By Frank Eyr. Sup't of construction

FOR DEPARTMENT USE ONLY			
Application..... <u>RE</u>	Fire District..... <u>12</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....
(1) REINFORCED CONCRETE Barrels of Cement..... Tons of Reinforcing Steel.....		(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet fromStreet Sign Here..... (Owner or Authorized Agent)	
(3) No required windows will be obstructed. Sign Here..... Owner or Authorized Agent.		(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. Sign Here..... (Owner or Authorized Agent)	

REMARKS:

PLAN CHECKING

RECEIPT NO. 1231
VALUATION \$ 27750
FEE PAID \$ 40

Quantities Refug. Stud. 4 tons
Sacks Cement 350

Valuation reduced \$7000 permit
for \$7000 for show windows taken
out 9/7/34 B. Rapp

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

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

- Purpose of PRESENT building Stores Families None Rooms X
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving Stores Families X Rooms X
- OWNER (Print Name) National Dallas Stores Phone.....
- Owner's address 537 So Broadway
- Certificated Architect Bernard Joseph State License No..... Phone.....
- Licensed Engineer ALB Banne State License No. 621 Phone TR 7231
- Contractor X State License No..... Phone.....
- Contractor's address.....
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$ 750.00
- State how many buildings NOW }
on lot and give use of each. {Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 60 x 120 Number of stories high 4 Height to highest point.....
- Class of building A & C Material of existing walls Brick Exterior framework Steel Frame
Describe briefly and fully all proposed construction and work:
Reinforce elevator layout for loading at 4th floor

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO.	Plans and Specifications checked	Zone	Fire District
12813	Corrected verified	Bldg. Line	No.
	Plans, Specifications and Applications checked and approved	20 Ft.	Street Widening
PLANS	For Plans See	Application checked and approved	Inspector
Rec'd	Filed with	SPRINKLER	
	2573	Required	
	31	Valuation Included	
		Specified	
		Yes-No	

Stamp here when Permit is issued
OCT - 1 1934

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

NEW CONSTRUCTION

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

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

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

By.....

FOR DEPARTMENT USE ONLY			
Application <u>1/6</u>	Fire District <u>1/6</u>	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....
Tons of Reinforcing Steel.....

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

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

(3)
No required windows will be obstructed.

Sign Here.....
Owner or Authorized Agent.

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

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

REMARKS:

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

OWNER OR AUTHORIZED AGENT

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 537-541 So Broadway
(House Number and Street)

New location of building } 537-541 So Broadway
(House Number and Street)

Between what cross streets } 4th St & 5th St

Approved by City Engineer. _____
Deputy. _____

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

Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving. Store Families..... Rooms.....3. OWNER (Print Name). NATIONAL DOLLAR STORE Phone.....4. Owner's address. 537-541 - So Broadway

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

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

7. Contractor. Sun Ray Quiring Co State License No. 17388 Phone 6283338. Contractor's address. 1915 Rodio Road9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.} \$ 98.00

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

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

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

Describe briefly and fully all proposed construction and work:

Recover Quiring - Roller Rat Arms -Frame 8" above sidewalk balance 7" above sidewalk.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY				Fee.....	
14332	Plans and Specifications checked	Zone	Fire District No.		Stamp here when Permit is issued		
	Corrections verified	Bldg. Line	Street Widening				
	Plans, Specifications and Applications rechecked and approved	Ft.		Ft.			
	Application checked and approved	10/24/34		Clerk			
PLANS	For Plans See	Filed with	SPRINKLER Required Valuation Included		Specified Yes-No		
	Inspector	Inspector <u>Wm</u>					

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

NEW CONSTRUCTION

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

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

Sign Here.....*Sam Ray Quering Co*.....
(Owner or Authorized Agent)

By.....*Arthur B Ray*.....

FOR DEPARTMENT USE ONLY

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

(1) REINFORCED CONCRETE

Barrels of Cement.....
Tons of Reinforcing Steel.....

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

.....Street

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

(3) No required windows will be obstructed.

Sign Here.....
Owner or Authorized Agent.

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

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

REMARKS:

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

OWNER OR AUTHORIZED AGENT

*Working frame removed to allow bed alterations
same frame replaced which are covered with
18 sheets instead of 16. Considered as repair job.
H.N.W.*

Arthur B Ray

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 537-541 S. Broadway
(House Number and Street)

Approved by
City Engineer.

New location of building }
(House Number and Street)

Deputy.

Between what cross streets }

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

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

3. OWNER (Print Name) National Dollar Stores Phone Mr. 3084

4. Owner's address 537-541 S. Broadway.

5. Certificated Architect Bernard J. Joseph State License No. B.424 Phone Mr. 3084

6. Licensed Engineer S. B. Barnes State License No..... Phone.....

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

8. Contractor's address.....

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} \$ 2500.00
{and Appliances in Completed Building.

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

11. Size of existing building.....x..... Number of stories high 6 Height to highest point.....
Residence, Hotel, Apartment House, or any other purpose.

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

Describe briefly and fully all proposed construction and work:

Install fan room and temporary partitions on Third Floor.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 14804	FOR DEPARTMENT USE ONLY				Fee 10.00 Stamp here when Permit is issued NOV -1 1934
	Plans and Specifications checked	Zone C3	Fire District No.		
	Corrections verified	Set Back 10 Ft.	Street Widening Ft.		
	Plans, Specifications and Applications checked and approved	Application checked and approved 10/31/34 - Clerk.			
PLANS Rec'd 10/31/34	For Plans See	Filed with 11/12/34	Required Valuation Included	SPRINKLER Specified Yes-No	Inspector B. J. Sheehan

insufficient

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

NEW CONSTRUCTION

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

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

Sign Here.....

National Sollar Stores
(Owner or Authorized Agent)

By.....

B.J. Joseph Architect

FOR DEPARTMENT USE ONLY

Application..... <i>PD</i>	Fire District..... <i>PD</i>	Set back.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

.....Street

Sign Here.....

(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....

Owner or Authorized Agent.

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

Sign Here.....

(Owner or Authorized Agent)

REMARKS:

PLAN CHECKING

RECEIPT NO. 1560

VALUATION \$ 2300.00

FE PAID \$ 5.00

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location of building } 541 S. Broadway
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } Sign

App'd by
City Engineer
Deputy.

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

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

3. Owner (First Name) Nat Dodson Store Phone.....

4. Owner's address 541 S. Broadway

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

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

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

8. Contractor's address 5539 Sunset Blvd

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

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

11. Size of existing building.....x..... Number of stories high 2 1/2 Height to highest point.....

12. Class of building A Material of existing walls concrete Exterior framework.....
Describe briefly and fully all proposed construction and work: Wood or Steel

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Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 16123	DEPARTMENT USE ONLY				Fee..... Stamp here when Permit is issued NOV 23 1934
	Plans, Specifications and Applications checked	Zone	Fire District No.		
	Corrections Made	Bldg. Line	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS	Per Plans See	Filed with	Required	Specified	Inspector
			SPRINKLER		
			Valuation Included		

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

NEW CONSTRUCTION

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

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

Sign Here.....

(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application..... <i>74</i>	Fire District..... <i>74</i>	Bldg. Line.....	Termite Inspection.....
Construction..... <i>74</i>	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

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

Street

Sign Here.....

(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here.....

(Owner or Authorized Agent)

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

Sign Here.....

(Owner or Authorized Agent)

REMARKS:

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

Present location
of building537 S. Broadway
(House Number and Street)New location
of building

(House Number and Street)

Between what
cross streetsApproved by
City Engineer.

Deputy.

1. Purpose of PRESENT building. Store Families..... Rooms.....
(Store, Residence, Apartment House, Hotel, or any other purpose)2. Use of building AFTER alteration or moving. Stores Families..... Rooms.....3. Owner (Print Name) NATIONAL # STORES Phone.....4. Owner's Address 929 Market St. San Francisco5. Certificated Architect B. J. Joseph State License No..... Phone.....

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

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

8. Contractor's Address.....

9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 3000⁰⁰

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

11. Size of existing building..... x..... Number of stories high 3 Height to highest point.....12. Class of building A Material of existing walls Brick Exterior framework..... (Wood or Steel)

Describe briefly and fully all proposed construction and work:

change store front take out two
blind windows change door locationsNo structural changes.
No marble veneer

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.		FOR DEPARTMENT USE ONLY		Fee <u>12.00</u>	
16868	Plans and Specifications checked	Zone <u>C3</u>	Fire District No. <u>1</u>	Stamp here when Permit is issued	
	Corrections verified	Bldg. Line <u>5</u> Ft.	Street Widening <u>5</u> Ft.		
	Plans, Specifications and Applications reviewed and approved	Application checked and approved <u>9/23/35</u>		Inspector <u>1</u>	
	For Plans Fee	For Plans Fee	Required Valuation Included	Specified Yes-No	SPRINKLER

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

NEW CONSTRUCTION

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

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

Sign Here.

Frank Nat'l Stors
(Owner or Authorized Agent)

By

John Dept of Construction

FOR DEPARTMENT USE ONLY

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

REMARKS:

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

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

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

(Signed)

Frank Eyn
Owner or Authorized Agent.

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

537-39 So. Broadway St.

Present location
of building }

(House Number and Street)

New location
of building }

(House Number and Street)

Between what
cross streets }Approved by
City Engineer.

Deputy.

Store

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

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

3. Owner (Print Name) National Dollar Store..... Phone.....

4. Owner's Address..... Same.....

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

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

7. Contractor J. H. Heger..... State TR 5685 Phone 30449
License No.....

8. Contractor's Address..... 45.00

9. VALUATION OF PROPOSED WORK {including all labor and material and all permanent
lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator
equipment therein or thereon} \$.....10. State how many buildings NOW }
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

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

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

Describe briefly and fully all proposed construction and work:

To recover one roller Awning, on existing frame.

#12

Fill in Application on other Side and Sign Statement

100 (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 26545	Plans and Specifications checked	Zone	Fire District
	Corrections verified	Bldg. Line	No.
PLANS	Plans, Specifications and Applications rechecked and approved	Application checked and approved	Street Widening
	For Plans See	Filed with	Fe. Fe.
Req'd.	Required	Specified	Inspector
	Valuation Included	Yes-No	

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

NEW CONSTRUCTION

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

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

Sign Here **A. HOEGEE & SONS, INC.**

(Owner or Authorized Agent)

By

FOR DEPARTMENT USE ONLY

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

REMARKS:

RECEIVED BLDG. & SAFETY

CASH ☐ CASHIERS CHECK ☐

JUL 5 1939

CHECK ☐ MONEY ORDER ☐

Opened By

Checked By

3

APPLICATION TO ALTER, REPAIR MOVE OR DEMOLISH

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

From Lot _____ To Lot _____
Tract _____ Tract _____

Present location of building _____ (House Number and Street)
New location of building _____ (House Number and Street)
Between what streets _____
USE INK OR INDELIBLE PENCIL

Approved by
City Engineer

Deputy

1. Present use of building _____ Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy _____
3. Use of building AFTER alteration or moving _____ Families _____ Rooms _____
4. Owner _____ (Print Name) _____ Phone _____
5. Owner's Address _____ P. O. _____
State _____ License No. _____
6. Certificated Architect _____ State _____ License No. _____ Phone _____
7. Licensed Engineer _____ State _____ License No. _____ Phone _____
8. Contractor _____ State _____ License No. _____ Phone _____
9. Contractor's Address _____
10. VALUATION OF PROPOSED WORK _____
including all labor and material and all permanent
lighting, heating, ventilating, water supply, plumb-
ing, fire sprinkler, electrical wiring and elevator
equipment therein or thereon. \$1050.00
11. State how many buildings NOW _____
on lot and give use of each _____ (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building _____ x _____ Number of stories high _____ 3 _____ Height to highest point _____
13. Material Exterior Walls _____ Masonry _____ Exterior framework _____
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:

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

NEW CONSTRUCTION

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

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

Sign here _____
By _____
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING		(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from Street	
Receipt No. _____	Valuation \$ _____	Bbls. Cement _____	Tons of Reinforcing Steel _____	Sign here _____	
Fee Paid \$ _____	TYPE GROUP	Max(hug) No. Occupants	Inside Lot Corner Lot	Key Lot Corner Lot Keyed	Lot Size
PERMIT No. 7746	Plans and Specifications checked	Zone C-3	Fire District No. 1	Street Widening	Fee
PLANS	Correction Verified	Application checked and approved	Stamp here when Permit is issued	Inspector	
For Plans See	Filed with	Continuation Inspection	SPRINKLER Specified Required	No	

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Register, for a building permit to alter, repair, move or demolish the building described in the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed a part of the permit.

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

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

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

REMOVED FROM

REMOVED TO

Lot

Lot

Tract

Tract

Present location
of building

501 S. Broadway

(House Number and Street)

New location
of building

(House Number and Street)

Between what
cross streets

Approved by
City Engineer

Deputy

- Purpose of PRESENT building: Stores Families: Rooms
- Use of building AFTER alteration or moving: Stores Families: Rooms
- Owner (Print Name): NATIONAL DOLLAR STORES Phone:
- Owner's Address: 501 S. Broadway
- Certificated Architect: State License No. Phone:
- Licensed Engineer: State License No. Phone:
- Contractor: Edmund Paul & Installation Co. State License No. 79105 Phone: 22151
- Contractor's Address: 5435 Fletcher Drive, Los Angeles 33
- VALUATION OF PROPOSED WORK: \$102.00 (including all labor and material and all permanent fixtures, building, ventilation, water supply, plumbing, etc., for electrical, electronic wiring and/or equipment therein or thereon)
- State how many buildings NOW on lot and give use of each: (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building: x Number of stories high: Height to highest point:
- Class of building: Material of existing walls: Exterior framework: (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Repair rear low section of roof

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 669	Plans and Specifications checked	Zone	Fire District
	Corrections noted	Edg. Line	No.
	Plans, Specifications and Applications rechecked and approved	Pl.	Street Widening
PLANS	For Plans See	Final with	Inspector

Stamp here when Permit is issued

JAN 17 1947

Inspector: Jer 8

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

NEW CONSTRUCTION

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

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

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

By *H. Stevens*

FOR DEPARTMENT USE ONLY

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

(1) **REINFORCED CONCRETE**

Barrels of Cement

Tons of Reinforcing Steel

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

Street

Sign Here

(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here

(Owner or Authorized Agent)

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

Sign Here

(Owner or Authorized Agent)

REMARKS:

RECEIVED
JAN 17 1947
CITY OF LOS ANGELES
DEPARTMENT OF BUILDINGS
STAMPED AND CHECKED
BY
JAN 17 1947
CITY OF LOS ANGELES
DEPARTMENT OF BUILDINGS

3

ELECT. DIV.	PRO. DIV.
REC. DIV.	REC. DIV.
REC. DIV.	REC. DIV.
REC. DIV.	REC. DIV.

APPLICATION TO ALTER, REPAIR OR DEMOLISH

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 3 Block 14 (p. of p.)
Tract 005
Location of Building 537-541 S. BROADWAY
(House Number and Street)
Between what cross streets FIFTH & SIXTH STS

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE BLDG. Families Rooms
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 14 YEARS (APPROX)
3. Use of building AFTER alteration or moving STORE Families Rooms
4. Owner RICHMOND BROS Phone
(Print Name)
5. Owner's Address P.O. CLEVELAND, OHIO
6. Certificated Architect A.J. MARTIN & ASSOC State License No. B-530 Phone HA-6-8135
7. Licensed Engineer State License No. Phone
8. Contractor State License No. Phone
9. Contractor's Address

10. VALUATION OF PROPOSED WORK 65,000.00
(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

11. State how many buildings NOW on lot and give use of each. ONE
(Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 57'6" x 12'4" Number of stories high 6 Height to highest point 103'1"
13. Material Exterior Walls STEEL & MASONRY Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)
14. Describe briefly all proposed construction and work:
ALTER EXISTING ENTRANCE, NEW CANOPY,
REMOVE EXIST. INT. STAIRS - INSTALL NEW STAIRS -
ADD PLUMBING - DIVIDE BASEMENT - NEW STORE
FIXTURES - ADD LIGHTING - ADD TO EXIST. HEATING
& VENTILATING - ELECTRIC SIGN

NEW CONSTRUCTION

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

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

Sign here P.O. Martin & Assoc
(Owner or Authorized Agent)

11667				FOR DEPARTMENT USE ONLY			
(1) PLAN CHECKING				(2) REINFORCED CONCRETE		(3) The building referred to in this Application will be more than 100 ft. from Street	
Receipt No. <u>117</u>				Hols. Cement <u> </u>		Sign here <u> </u>	
Valuation <u>65,000</u>				Tons of Reinforcing Steel <u> </u>		Owner or Authorized Agent	
Fee Paid <u>25.00</u>				Key Lot		Lot Area <u>60 x 153</u>	
TYPE <u>1</u>		GROUP <u>6</u>		Corner Lot Keyed <u> </u>		22 Foot rear alley <u> </u>	
MAXIMUM No. Occupants <u>80</u>		Corner Lot		Zone <u>C-M</u>		Face District <u>80</u>	
PERMIT No. <u>1A28231</u>		Plans and Specifications checked <u> </u>		Midg. Line <u>5</u>		No. 1	
Correction Verified <u> </u>		Application checked and approved <u>NOV 25 1949</u>		Street Widening <u> </u>		District Map No. <u>5518</u>	
PLANS		Plans, Specifications and Application rechecked and approved <u> </u>		Application checked and approved <u>NOV 25 1949</u>		Fee <u>105.00</u>	
Per Plans See <u> </u>		Filed with <u> </u>		Inspection <u> </u>		Stamp here when Permit is issued <u>NOV 28 1949</u>	
No. <u> </u>		Continuous Inspection <u>NOV 20</u>		SPRINKLER Specified - Required <u> </u>		Valuation Included <u> </u>	

F 3041

73667



OK
[Handwritten signatures]

PERMITS & SAFETY
 CITY OF LOS ANGELES
 DEPARTMENT
 OF
 BUILDING AND SAFETY
 BUILDING DIVISION

PLAN CHECKING		CHANGE OF OCCUPANCY		FEES	
Date	14622	Area of Bldg	Sq. Ft.	Bldg. Per	
Receipt No.		Date		Cert. of Occupancy	1050
Valuation \$		Receipt No.		Total	
Fee Paid \$	5	Fee Paid \$			

3

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

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 2 Block 14
Tract D.R.O. SURVEY
Location of Building 537-541 SOUTH BROADWAY
(House Number and Street)
Between what cross streets? BET. 5TH & 6TH
USE INK OR INDELIBLE PENCIL

Approved By
City Engineer

Deputy

1. Present use of building STORE
(Store, Dwelling, Apartment House, Hotel or other purpose) Families 1 Rooms 1
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving STORE Families 1 Rooms 1
4. Owner KATHRYN MAC MURRAY Phone
5. Owner's Address 24 N. MARENGO AVE P. O. PASADENA 1
6. Certified Architect WALKER, KALINOS & KUNSEP State License No. Phone
7. Licensed Engineer HENRY M. LAYNE State License No. 5478 Phone OV 2-0542
8. Contractor State License No. Phone
9. Contractor's Address
10. VALUATION OF PROPOSED WORK \$1500.00
(Include all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire, air, sprinkler, electrical wiring and elevator equipment therein or thereon)
11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 60' x 100' Number of stories high 67 Height to highest point
13. Material Exterior Walls TYPE 1 BRICK Exterior framework STEEL
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

EXPLORATORY WORK ON PARAPETS PRIOR TO COMPLETION OF PLANS

NEW CONSTRUCTION

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

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

Signature

By

DISTRICT
OFFICE

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$	
Valuation \$		Area of Bldg. Sq. Ft.			Cert. of Occupancy Fee \$		
Fee \$		Fee \$			Bldg. Permit Fee \$		
TYPE	Maximum No. Occupants	Inside Lot	Any Lot	Lot Size	20 Ft. rear alley	Check	
GROUP	Plans and Specifications checked	Corner Lot	Corner Lot Keyed	Free District	20 Ft. side alley	Check	
For Plans Sec	Correction advised	Zone	Wdg. Line	Street Widening	District Map No.	Application checked and approved	
Filed with	Plans, Specifications and Application checked and approved	5'	SPRINKLER	Specialized Equipment	Valuation included	Inspector	
		None	Valuation included	Yes - No			

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (31)	RECEIPT NO.	CODE	FEE PAID
Plan Checking					
Supplemental Plan Checking					
Building Permit	JUL 20 1950		112073		

3

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

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

Lot No.

Tract

Location of Building 537 So. BROADWAY
(House Number and Street)Approved by
City EngineerBetween what cross streets? 5TH & 6TH

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building STORE Families 2 Rooms 1
(Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 20 YR.
3. Use of building AFTER alteration or moving Families Rooms
4. Owner KATHRYN MACMURRAY Phone
5. Owner's Address 24 NORTH WARENGO P. O. PASADENA, CALIF.
6. Certificate Architect State License No Phone
7. Licensed Engineer HENRY M. LAYNE State License No 5478 Phone DU 20542
8. Contractor State License No Phone
9. Contractor's Address

10. VALUATION OF PROPOSED WORK

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

1100

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

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

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

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

14. Describe briefly all proposed construction and work:

STRENGTHEN PARAPETS ALONG WEST WALL
EAST WALL

1200 660
100 150
1100 510

NEW CONSTRUCTION

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

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

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

DISTRICT
OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				OCCUPANCY SURVEY		Investigation Fee \$ -	
Valuation \$ <u>1200</u>				Area of Bldg. Sq. Ft.		Cert. of Occupancy Fee \$ <u>5.00</u>	
Fee \$ <u>300</u>				Fee \$		Bldg. Permit Fee \$ <u>5.00</u>	
TYPE <u>I</u>		Maximum No. Occupants		Lot Size		Total \$	
GROUP <u>9</u>		Plans and Specifications checked		Pure District		20, residential	
For Plans See		Correction required		No. <u>1</u>		District Map No. <u>5518</u>	
Filed with		Continuous Inspection		Street Width		Application checked and approved	
		SPRINKLER		Specified Required		Valuation Included	
		Yes - No					

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	<u>Oct - 31</u>		<u>LA11038</u>		
Supplemental Plan Checking					
Building Permit	<u>Oct - 31</u>		<u>LA22290</u>		

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

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

VALIDATION

CASHIER'S USE ONLY

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

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

NO. 107-10896-10000

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT <i>Tr 6 of 2</i>	BLK <i>14</i>	TRACT <i>On the Summer</i>	DIST MAP <i>129-209</i>
2. BUILDING ADDRESS <i>537-541 South Broadway</i>			APPROVED <i>SRB</i>
3. BETWEEN CROSS STREETS <i>Fifth St. AND Sixth St.</i>			ZONE <i>C-5-4</i>
4. PRESENT USE OF BUILDING <i>Retail Store</i>			FIRE DIST <i>7-80</i>
5. OWNER <i>Grayson-Robinson Stores</i>			INSIDE <i>(circled)</i>
6. OWNER'S ADDRESS <i>550 West 59th St New York</i>			KEY COR. LOT REV. COR. LOT SIZE <i>60x58</i>
7. CERT ARCH <i>OWNER</i>			STATE LICENSE <i>19</i>
8. LIC. ENGR <i>MORRIS GOLDSMITH</i>			PHONE <i>SE 1230 OL 38880</i>
9. CONTRACTOR <i>Owner - H. KAPLAN</i>			STATE LICENSE <i>135464 WE 11164</i>
10. CONTRACTOR'S ADDRESS <i>5304 VENICE BLVD L.A.</i>			PHONE <i>19</i>
11. SIZE OF EXISTING BLDG. <i>60x153</i>	STORIES <i>6+3</i>	HEIGHT <i>75+40</i>	NO. OF EXISTING BUILDINGS ON LOT AND USE <i>ONE SAME</i>

3

537-541 South Broadway

DISTRICT OFFICE

L.A.

12. MATERIAL EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> SPRINKLERS REQ'D. SPECIFIED	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 35,000.00		BLDG. AREA <i>No CHANGE</i>	
14. SIZE OF ADDITION <i>NONE</i>	STORIES	HEIGHT	VALUATION APPROVED <i>(Signature)</i>
15. NEW WORK: (DESCRIBE) <i>New front and new stairs</i>	EXT. WALLS	ROOFING	APPLICATION CHECKED <i>(Signature)</i>
			PLANS CHECKED <i>(Signature)</i>
			CORRECTIONS VERIFIED <i>(Signature)</i>
			PLANS APPROVED <i>(Signature)</i>
			APPLICATION APPROVED <i>(Signature)</i>
			INSPECTOR

SIGNED

Grayson-Robinson Stores

TYPE

GROUP

MAX. OCC.

P.C.

S.P.C.

B.P.

G.I.F.

O.S.

C/O

VALIDATION

CASHIER'S USE ONLY

LA22001

DEC-11-58

76137

B - 2 CK

50.00

JAN-13-59

02538

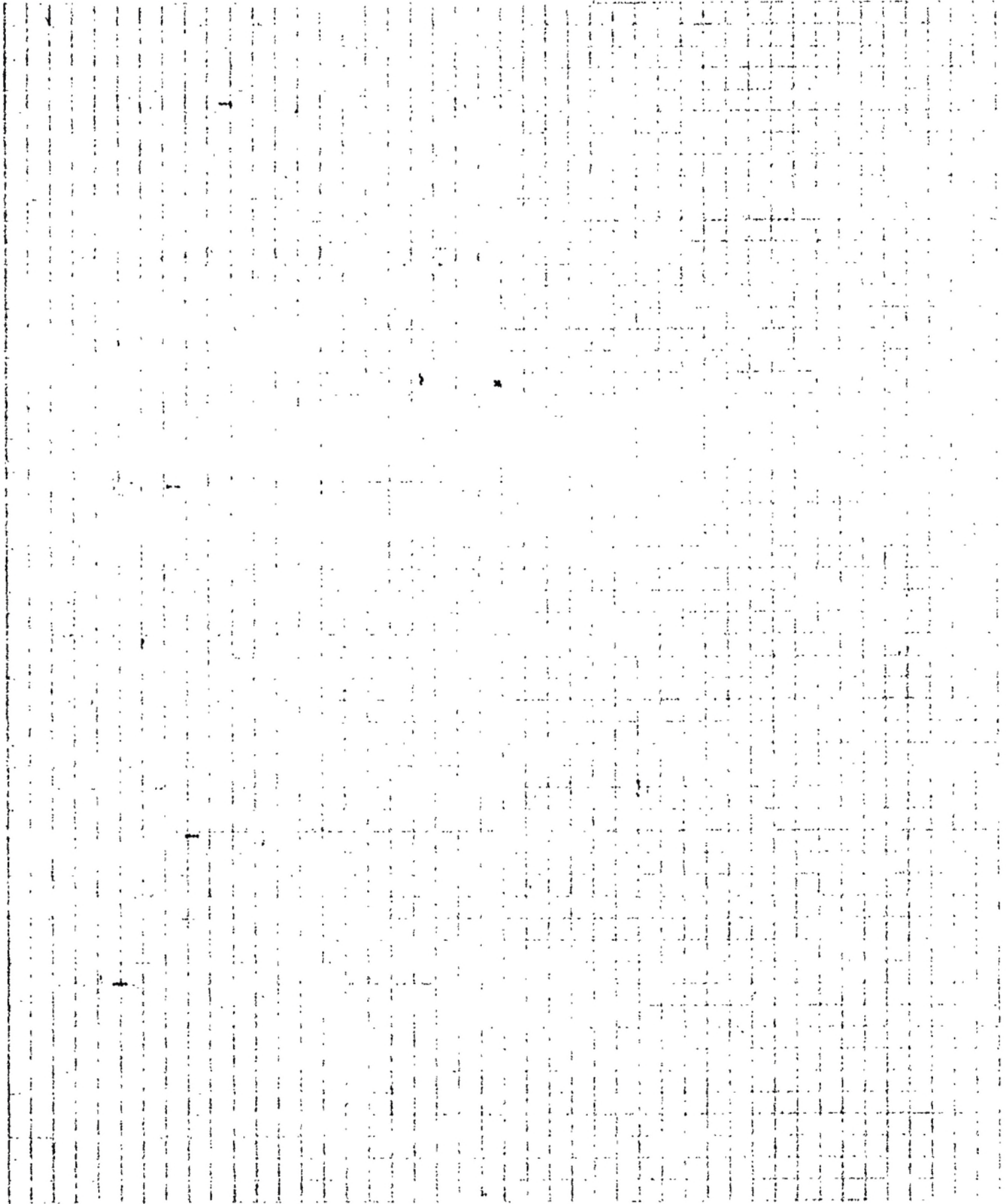
B - 1 CK

93.00

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

10055004

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



CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

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

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

3.

537 So. Broadway

DISTRICT OFFICE
L. A.

12. MATERIAL EXT. WALLS:		<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO	<input type="checkbox"/> METAL <input type="checkbox"/> BRICK	<input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE	ROOF CONST.	<input type="checkbox"/> WOOD <input type="checkbox"/> CONC.	<input type="checkbox"/> STEEL <input type="checkbox"/> OTHER	ROOFING	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				\$ 3200.00					BLDG. AREA
14. SIZE OF ADDITION		STORIES		HEIGHT		VALUATION APPROVED			DWELL UNITS
15. NEW WORK: (DESCRIBE)		EXT. WALLS		ROOFING		APPLICATION CHECKED			PARKING SPACES
New wall sign 5'-10" x 50' ILLUM.						PLANS CHECKED			GUEST ROOMS
						CORRECTIONS VERIFIED			FILE WITH
						PLANS APPROVED			CONT. INSP
						APPLICATION APPROVED			INSPECTOR
SIGNED									
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O	
Proj. Sign			\$7.50		\$9.00				

VALIDATION

CASHIER'S USE ONLY

MAR-11-59

15420

В - 2 СК

7.50

LA 26707

MAR-16-59

16399

C - 1 C8

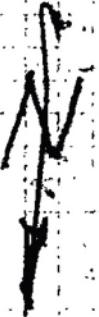
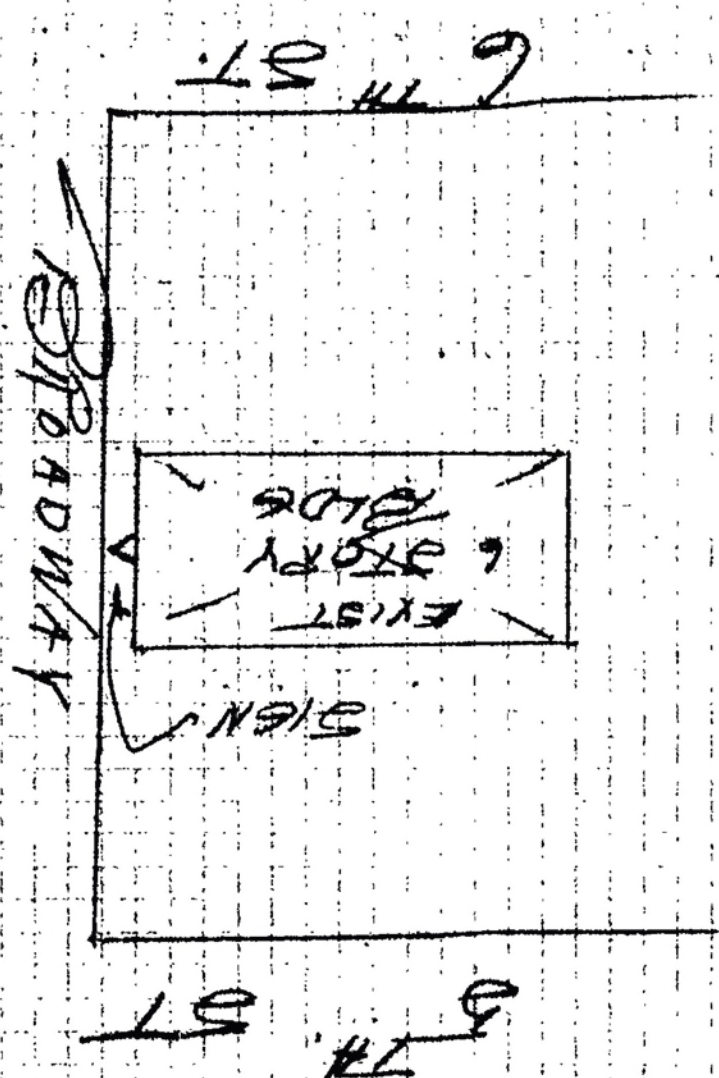
9.00

EE-1337

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

152501

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



3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT	BLK.	TRACT	DIST MAP
14-15-9	14	Ord's Survey	129-209
2. BUILDING ADDRESS			APPROVED
537 South Broadway			9/10
3. BETWEEN CROSS STREETS			ZONE
5th St. AND 6th St.			C-5-4
4. PRESENT USE OF BUILDING			FIRE DIST
Stores			I-80
5. OWNER			INSIDE
Graysons			THRU
6. OWNER'S ADDRESS			KEY
Same			COR LOT
7. CERT ARCH			REV. COR.
STATE LICENSE			LOT SIZE
PHONE			
8. LIC. ENGR			INCL
STATE LICENSE			LEGAL
PHONE			REAR ALLEY
9. CONTRACTOR			SIDE ALLEY
ADVANCE NEON SIGN CO.			BLDG. LINE
127087/C10/C45			5
10. CONTRACTOR'S ADDRESS			AFFIDAVITS
960 NO. BROADWAY - L. A. 12			
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
	6		

3

537 South Broadway			DISTRICT OFFICE	
1454			L.A.	
12. MATERIAL	WOOD	METAL	CONC. BLOCK	ROOF CONST.
EXT. WALLS:	STUCCO	BRICK	CONCRETE	WOOD
				STEEL
				OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 550.00		ROOFING	SPRINKLERS REQ'D. SPECIFIED
14. SIZE OF ADDITION	STORIES	HEIGHT	VALUATION APPROVED	BLDG. AREA
15. NEW WORK: (DESCRIBE)	EXT. WALLS	ROOFING	APPLICATION CHECKED	DWELL UNITS
2 - S/F signs of 9 sq. ft. and 78 sq. ft.			PLANS CHECKED	PARKING SPACES
1 - 2x5 P/F			CORRECTIONS VERIFIED	GUEST ROOMS
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			PLANS APPROVED	FILE WITH
SIGNED: [Signature]			APPLICATION APPROVED	CONT. INSP
TYPE			GROUP	MAX. OCC.
GROUP			P.C.	S.P.C.
MAX. OCC.			B.P. 00	LF.
P.C.			O.S.	C/O
S.P.C.				
B.P. 00				
LF.				
O.S.				
C/O				

VALIDATION

CASHIER'S USE ONLY

LA26708

16401

C - 100

4.00

6 STORY

1

6x8 SIGN DECK

3'-0"

GRAYSON'S

15'-0"

15'-0"

15'-0"

FRONT - MARQUEE

WASHER PL.
1/2" BOLT

SECT.

TYPICAL CONN.

NOTE:

REPLACE OLD
SIGNS - REPLACE
WITH NEW SMALLER
SIGNS.

ON PLOT

DRILL 901
2-1/2" BOLT
@ 5' O.C.

SHOW ALL

ON LOT AND USE OF EACH

ALL INCOMBUSTIBLE MATERIAL
AND ~~ALL~~ UNLESS OTHERWISE
SPECIFIED, ELEC. PER. REQUIRED.

BLOK

FACE

NOT VISIBLE FROM AND NOT
WITHIN 500' OF FREEWAY.

8'-6"
MARQUEE

GRAYSON'S

15'

COPY

7-0

2

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 2	BLK. 14	TRACT Ord's Survey	ADDRESS APPROVED RJA
2. BUILDING ADDRESS 537 S. Broadway				DIST. MAP 129-209
3. BETWEEN CROSS STREETS 5th St. AND 6th St.				ZONE C-5-4
4. PRESENT USE OF BUILDING retail sales		NEW USE OF BUILDING (33) same		FIRE DIST. I/80
5. OWNER'S NAME Hartfield Dept. Store				INSIDE XXX KEY
6. OWNER'S ADDRESS		P. O.	ZONE	COR. LOT REV. COR. /
7. CERT. ARCH.		STATE LICENSE	PHONE	LOT SIZE 120.28x158.1
8. LIC. ENGR.		STATE LICENSE	PHONE	
9. CONTRACTOR Interior Specialties		STATE LICENSE 218424	PHONE 521-1438	REAR ALLEY SIDE ALLEY /
10. CONTRACTOR'S ADDRESS 14817 Jacana Dr. La Mirada		P. O.	ZONE	BLDG. LINE 5'
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA

3

537 S. Broadway

DISTRICT OFFICE

L.A.

12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	ROOFING	<input type="checkbox"/> WOOD	<input type="checkbox"/> STEEL	SPRINKLERS REQ'D. SPECIFIED
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	CONV.	<input type="checkbox"/> CONC.	<input type="checkbox"/> OTHER	AFFIDAVITS
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				VALUATION APPROVED \$ 52000 Velling			
14. SIZE OF ADDITION		STORIES	HEIGHT	APPLICATION CHECKED H. Miller jr			
15. NEW WORK: (Describe) interior remodel		EXT. WALLS	ROOFING	CHECKED		DWELL. UNITS	
				CORRECTIONS VERIFIED		SPACES PARKING	
				PLANS APPROVED		GUEST ROOMS	
				APPROVED		FILE WITH	
				INSPECTOR		CONT. INSP.	

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

Signed

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

TYPE I	GROUP G-1	MAX. OCC.	P.C. 1482	S.P.C.	G.P.I.	B.P. 2280	I.F. /	O.S.	C/O
-----------	--------------	-----------	--------------	--------	--------	--------------	-----------	------	-----

CASHIER'S USE ONLY

LA80519

DEC-30-64 114362
DEC-30-64 114363

D = 2 CK 14.82
D = 1 CK 22.80

P.C. No.

GRADING yes

CRIT. SOIL /

CONS. /

CRITICAL SOIL

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



COPY OF PERMIT

For the purpose of this permit, the applicant shall be responsible for obtaining all necessary permits from the appropriate authorities, including but not limited to, the Department of Public Works, the Department of Health, and the Department of Fire. The applicant shall also be responsible for obtaining all necessary insurance coverage for the project. The applicant shall be responsible for obtaining all necessary permits from the appropriate authorities, including but not limited to, the Department of Public Works, the Department of Health, and the Department of Fire. The applicant shall also be responsible for obtaining all necessary insurance coverage for the project. The applicant shall be responsible for obtaining all necessary permits from the appropriate authorities, including but not limited to, the Department of Public Works, the Department of Health, and the Department of Fire. The applicant shall also be responsible for obtaining all necessary insurance coverage for the project.

CITY OF LOS ANGELES		APPLICATION FOR INSPECTION OF SIGNS				B&S 8-5-Rev. 10-68	
DEPT. OF BUILDING AND SAFETY							
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.							
1. LEGAL DESCR.	LOT	2	BLK.	14	TRACT	Ord's Survey	CENSUS TRACT 2078
2. TYPE OF SIGN OR NEW WORK	all Sign						DIST. MAP 129-209
3. JOB ADDRESS	537 S Broadway LA						ZONE C5-4
4. BETWEEN CROSS STREETS	6th AND 5th						FIRE DIST. ONE
5. OWNER'S NAME	batfields						LOT (TYPE) THRU INT
6. OWNER'S ADDRESS	P.O. BOX ZIP						LOT SIZE
7. ARCHITECT OR ENGINEER	B.L. Prenovich 7375 H023624						120.28 X 158.89
8. CONTRACTOR	Local Neon 115967						ALLEY
9. LENDER	None						BLOG. LINE 5
10. SIZE OF SIGN	3x20		HEIGHT ABOVE GRADE	15 FT.		ROOF FT.	TOTAL COPY AREA 60
11. ILLUMINATION TO BE USED: SINGLE FACE <input type="checkbox"/> DOUBLE FACE <input type="checkbox"/>							AFFIDAVITS
NONE <input type="checkbox"/> DIRECT <input type="checkbox"/> INDIRECT <input type="checkbox"/> FLASHING <input type="checkbox"/> OTHER <input type="checkbox"/>							
12. MATERIAL OF CONSTRUCTION	STEEL		SUPPORTING FRAME	STEEL		FRAME OF SURFACE	SURFACE OF SIGN
13. JOB ADDRESS	537 S Broadway LA						DISTRICT OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN.	\$ 500.00						GRADING YES
15. SIZE OF EXISTING BUILDING	40 X 60		TYPE	STORIES		EXTR. WALLS	ROOF CONST.
16. TYPE OF SIGN OR NEW WORK	3x20 SF ILL WALL SIGN						HIGHWAY DED. YES
FREWAY CLEARANCE	NOT REQUIRED <input checked="" type="checkbox"/>		INSPECTION ACTIVITY				ZONED BY
CLEARANCE REQUIRED <input type="checkbox"/>			CONC. GEN. MAJ.S. CONS.				FILED WITH
FREWAY CLEARANCE			FREWAY CHECKED				FREWAY CLEARED
FLASHING LIGHTS Yes <input type="checkbox"/> No <input type="checkbox"/>			PLANS CHECKED				DATE 6-24-69
MOVING PARTS Yes <input type="checkbox"/> No <input type="checkbox"/>			PLANS APPROVED				INSPECTOR I
ANIMATIONS Yes <input type="checkbox"/> No <input type="checkbox"/>			APPLICATION APPROVED				
OTHER							
SIGN REQUIRES: TRAFFIC APPROVAL <input type="checkbox"/>							
BOARD APPROVAL <input type="checkbox"/>							
P.C. No.	CONT. INSP.						
P.C. 250	S.P.C.		G.P.I.		B.P. 385		I.F. O.S. C/O TYPIST

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

CASHIER'S USE ONLY

JUN-24-69	3 2 7 3 7	5	•90646	X - 6 CK	2.50
JUN-24-69	3 2 7 3 8	5	•90646	X - 1 CK	3.85

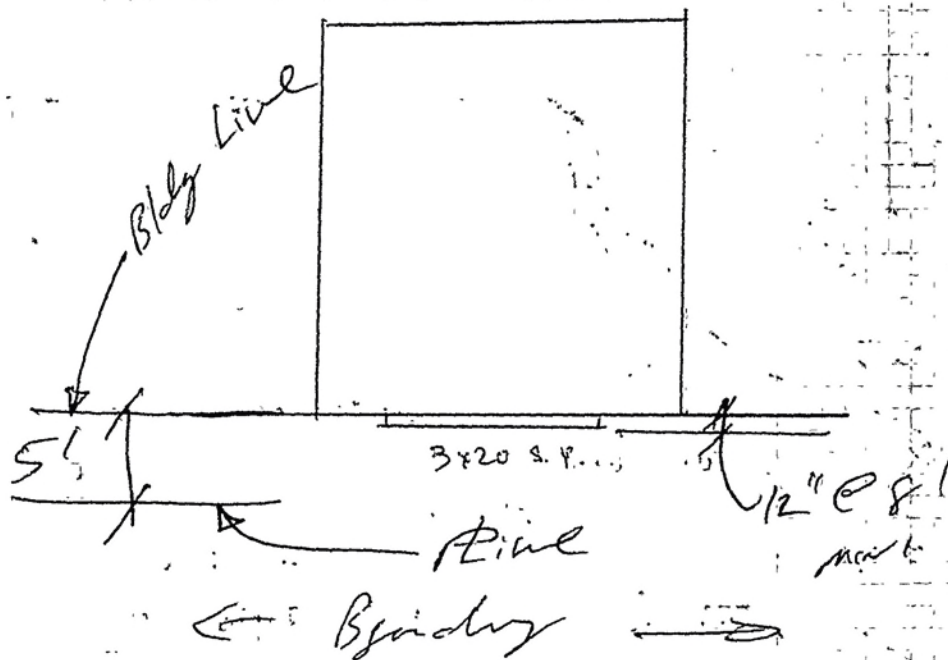
STATEMENT OF RESPONSIBILITY

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

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

Signed	Name		Date
(Owner or Agent)	K. San		6/24/69
Bureau of Engineering	ADDRESS APPROVED		
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
Municipal Arts Commissioners	APPROVED FOR ISSUE		
Board of Building Safety Commissioners	APPROVED FOR ISSUE		
Traffic	FILE #		
Planning	APPROVED FOR ISSUE		
Conservation	CASE #		
	APPROVED FOR ISSUE		
	FILE #		

7845100 381322 210100 2-10-57
 7845100 381321 210100 2-10-57



3

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B&S B-3 (R7-77)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR	LOT Fr. 2	BLK 14	TRACT Ord's Survey	DIST. MAP 129 209
2. PRESENT USE OF BUILDING (16) Retail Sales	NEW USE OF BUILDING same			CENSUS TRACT 2078.00
3. JOB ADDRESS 537 So. Broadway	FIRE DIST. one			ZONE C5-4
4. BETWEEN CROSS STREETS 5th AND 6th	LOT (TYPE) int thru			LOT SIZE 120.28x158.89
5. OWNER'S NAME HARTFIELD ZODY'S INC	477 0516	PHONE 120.40	ZIP 120.40	158.14
6. OWNER'S ADDRESS 2525 Military Ave	CITY LA			
7. ENGINEER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	ALLOW
8. ARCHITECT OR DESIGNER	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	BLDG. LINE 5 th Bdwy
9. CONTRACTOR not selected	BUS LIC NO	ACTIVE STATE LIC NO	PHONE	AFFIDAVITS YC7007
10. BRANCH LENDER	ADDRESS	CITY	CCPD DPD	
11. SIZE OF EXISTING BLDG. WIDTH 59-8 LENGTH 153.1	STORIES 6	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE one	*ZI940
12. CONSTR. MATERIAL OF EXISTING BLDG. conc	EXT. WALLS conc	ROOF conc	FLOOR conc	SEISMIC STUDY ZONE //
13. JOB ADDRESS 537 So. Broadway	DIST. OFFICE LA			CRIT. SOIL
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$100,000	GRADING yes			HIGHWAY DED yes bdwy
15. NEW WORK: (Describe) Install non-bearing partitions, const. new store front, install 1x4 lay-in ceiling	FLOOD			CONS. ZONED BY *M
NEW USE OF BUILDING (16) Retail sales	SIZE OF ADDITION	STORIES	HEIGHT	FILE WITH
TYPE I	GROUP OCC. G-1	BLDG AREA	PLANS CHECKED	INSPECTOR
DWELL UNITS	MAX OCC. NE	TOTAL	PLANS APPROVED	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED STD. COMP	APPLICATION APPROVED	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		
P.C. 379.95	S.P.C.	B.P.	T.I.	P.M.
P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT X	TYPIST mj	
PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.				
JAN--6-78	55538 E	57006	U-6 CK	379.95
JAN--6-78	55539 E	57006	U-1 CK	447.00

CASHIER'S USE ONLY

LIMIT OF PERMIT

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

Signed

(Owner or Agent having Property Owner's Consent)
ALSO, sign statement on reverse side, if applicable.

Signature/Date

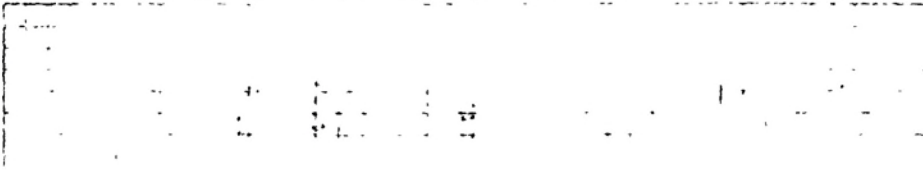
Amaya 12-22-77

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

WORKSHEET FOR IDENTIFICATION OF VITIFICATION

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

ON LOT LOTS SHOW ALL BUILDINGS ON LOT AND USE OF EACH



S

CITY OF LOS ANGELES

APPLICATION FOR INSPECTION OF SIGNS

WORKER'S COMP. EXEMPT
CERTIFICATE

DEPT. OF BUILDING AND SAFETY

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

1. LOT	BLK.	TRACT	DIST. MAP
LEGAL DESCR.	Fr. 2	Ord's Survey	129-209
2. TYPE OF SIGN OR NEW WORK	<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL		CENSUS TRACT
(19) set letters & two D/F signs			2078.00
3. JOB ADDRESS	537 S. Broadway		ZONE
4. BETWEEN CROSS STREETS	AND	6th St.	C504
5. OWNER'S NAME	PHONE	120.28x158.89	FIRE DIST.
Hartfields			one
6. OWNER'S ADDRESS	CITY	ZIP	LOT (TYPE)
same		120.4	int/thru
7. ARCHITECT OR ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	LOT SIZE
			28x158.89
8. QUALIFIED INSTALLER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	ALLEY
Brite Lite	161718	764-4847	/
9. INSTALLER'S ADDRESS	CITY	ZIP	BLDG. LINE
7052 Laurel Cyn. Blvd.			5' Brdway
10. SIZE OF EXISTING BUILDING	TYPE	STORIES	AFFIDAVITS
WIDTH 100 LENGTH 100		7	YC7007
11. SIZE OF SIGN	TOTAL COPY AREA	EXT. WALL CONST.	*ZI 940
1-2-8x30 2-1x4	90	conc	DTP/CCPD
12. MATERIAL OF SIGN	SUPPORTING FRAME	FRAME OF COPY	
CONSTRUCTION	mtl	mtl	
13. JOB ADDRESS	537 S. Broadway		DIST. OFFICE
VALUATION TO INCLUDE ALL FIXED EQUIPMENT			LA
14. REQUIRED TO OPERATE AND USE PROPOSED SIGN	\$ 3300		GRADING
15. TYPE OF SIGN OR NEW WORK	<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> DOUBLE FACE		yes
set letters & two D/F signs			CONS.
16. ILLUMINATION	<input type="checkbox"/> NONE <input checked="" type="checkbox"/> INTERNAL <input type="checkbox"/> EXTERNAL		ZONED BY
	<input type="checkbox"/> FLASHING <input type="checkbox"/> REVOLVING		*GJ
17. NO. OF SIGNS OR GAS TUBE SYSTEMS	NO. OF ADDITIONAL BRANCH CIRCUITS	NO. OF CONTROL DEVICES	FREEWAY CLEARANCE
3			
CLEARANCES AND/OR APPROVALS REQUIRED	ELECTRICAL PERMIT FEES		PLANS CHECKED
Yes No	SIGNS/G.T. SYSTEMS		PLANS APPROVED
	16.00		DATE 4/5/78
FREEWAY SURVEY <input type="checkbox"/>	ADDITIONAL CIRCUITS		FILED WITH
TRAFFIC DEPT. <input type="checkbox"/>	CONTROL DEVICES		
BOARD <input type="checkbox"/>	BLDG. PERMIT		INSPECTOR
P.C. 22.78	ISSUING FEE		
	7.00		
	E.P. TOTAL		
	49.80		
P.C. NO.	PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.		TYPIST
			dmb

CASHIER'S USE ONLY

APR-5-78 78795 5 •61001 U-6 CK 22.78
 APR-5-78 78796 5 •61001 U-2 CK 49.80

STATEMENT OF RESPONSIBILITY

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

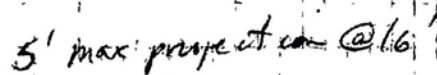
"This permit is an application for inspection, the issuance of which is not an approval of an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither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

Signed

(Owner or Agent having Property Owner's Consent)

Signature/Date

Bureau of Engineering	ADDRESS APPROVED	Z.A. Meyers 4/5/78
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/>	
Traffic	APPROVED FOR ISSUE	
Municipal Arts	APPROVED FOR ISSUE	
Planning	APPROVED UNDER CASE #	
Board of Building and Safety Commissioners File #		



DATE:

~~DATE~~

WORKMAN'S COMPENSATION CERTIFICATION

3

PUBLIC RECORD
APPLICATION FOR INSPECTION—TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

B & S 8-3 (R)
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLOCK	TRACT	COUNCIL DISTRICT NO.	DIST. MAP
FR-2		14	ORD'S SURVEY	9	129-209
2. PRESENT USE OF BUILDING	NEW USE OF BUILDING		ZONE		
(16) RETAIL SALES	(16) SAME		C5-4(-2)		
3. JOB ADDRESS	FIRE DIST.				LOT TYPE
537-41 S. Broadway	One				Interior
4. BETWEEN CROSS STREETS	LOT SIZE				LOT TYPE
5th St. AND 6th					Irregular
5. OWNER'S NAME	PHONE				ALLEY
Hartfield-Zobay's Inc.	477-0516				16' varies
6. OWNER'S ADDRESS	CITY				BLDG. LINE
2525 Military Ave. L.A.	90064				5 ft. Bl.
7. ENGINEER	BUS. LIC. NO.				AFIDAVITS
Mr. Harc	ACTIVE STATE LIC. NO.				BD. File
8. ARCHITECT OR DESIGNER	PHONE				802373
Mr. Harc	-278-6408				CCPD
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY				DISTRICT OFFICE
10. CONTRACTOR	ZIP				L.A.
Wm Christian Co.	8-1-295687				SEISMIC STUDY ZONE
11. SIZE OF EXISTING BLDG.	NO. OF EXISTING BUILDINGS ON LOT AND USE				
WIDTH 60 LENGTH 155	75 One Commercial				
12. CONST. MATERIAL	FLOOR				
CONC.	CONC.				
13. VALUATION TO INCLUDE EXISTING EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	STREET GUIDE				
537-41 S. Broadway	9000.00				
15. NEW WORK (Describe)	GRADING				FLOOD
TO COMPLY WITH FIRE SAFETY ORD. DATED	YES				---
FEB. 8, 1979. # BOARD FILE NO. 802373	YES				---
NEW USE OF BUILDING	SIZE OF ADDITION		STORIES		HEIGHT
(16) Retail Sales	None				
TYPE	GROUP	BLDG. AREA	PLANS CHECKED		
I	G-1	N.C.	J. Guzman		
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED		
	NC		J. Guzman		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY		
	NC	STD. COMP.	COMB. GEN. MAJ. S. (CONS)		
SPRINKLERS REQ'D SPEC.	CONT. INSP.	CASHIERS USE ONLY			
Bemt.	No				
P.C. 5/85					
S.P.C. 1/85					
B.P. 6/100					
G.P. 6/100					
DIST. OFFICE	ENERGY:				
L.A.	None				
P.C. NO. YY-9560					
PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.					

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 10-27-80 Lic. Class B-1 Lic. No. 295687 Contractor WM CHRISTIAN CO
Contractor's Mailing Address 107 W. VALENCIA AVE. BURBANK

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. B. & P. C. for this reason:

Date Oct. 10, 1980 Owner John A. Holmberg, Vice Pres

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 26-88-118 Company ZURICH INSURANCE COMPANIES

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Los Angeles City Dept. of Building and Safety.

Date 10/24/80 Applicant Wm Christian Co. Pres
Applicant's Mailing Address 107 W. VALENCIA AVE BURBANK

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date NA Applicant

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name NA

Lender's Address

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

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0202 LAMC)

Signed John A. Holmberg Vice Pres Date Oct. 14, 1980

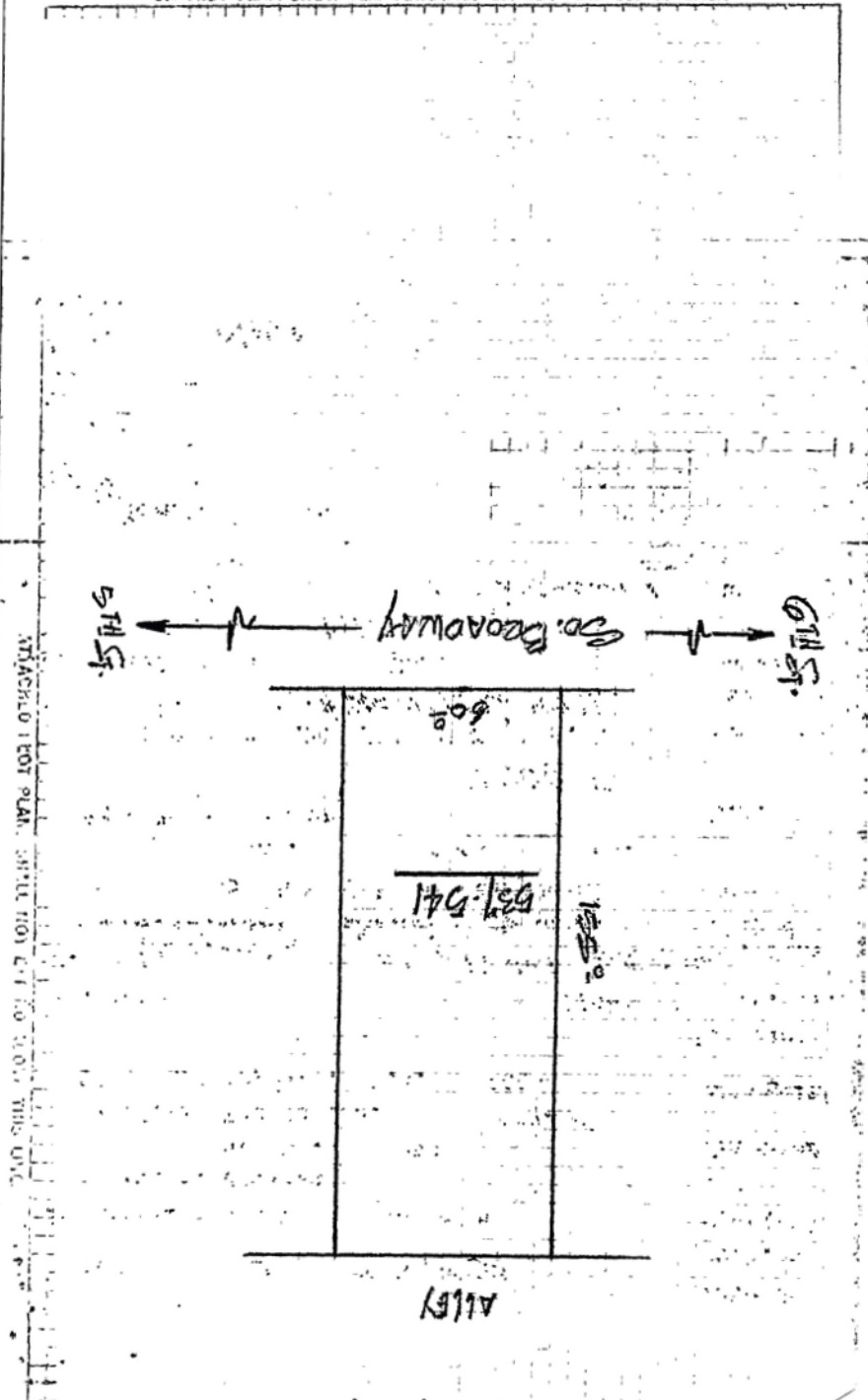
Wm Christian Co. Contractor

ADDRESS APPROVED		T. Armendariz
HIGHWAY		
HIGHWAY	REQUIRED	
OLD CATION	COMPLETED	
FLOOD CLEARANCE		
SEWERS AVAILABLE		
NOT AVAILABLE		
LPG PAID		
LPG DUE		
LPG NOT APPLICABLE		
SEWAGE SYSTEM APPROVED		
CONNECTION	APPROVED FOR USE <input checked="" type="checkbox"/> NO FEE <input type="checkbox"/> FEE CLOSED <input type="checkbox"/>	
RECORD	RECORD AUTHORITY APPROVAL	
RECORD	APPROVED UNDER GALE	
RECORD	APPROVED FOR	
RECORD	RECORD	RECORDING UNIT

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

SIGNATURE *Robert Williams*

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



S APPLICATION FOR **750053336** OF **SIGNS** INSPECTION

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

1. LOT	fr 2	BLOCK	14	TRACT	Ord's Survey	COUNCIL DISTRICT NO.	9	DIST. MAP	129-209
2. TYPE OF SIGN OR NEW WORK	19) Wall Sign - 2				ON-SITE SIGN	<input checked="" type="checkbox"/>		OFF-SITE SIGN	<input type="checkbox"/>
3. JOB ADDRESS	537 S Broadway				EXP. DATE			FIRE DIST.	two
4. BETWEEN CROSS STREETS	5th St		AND		6th St		LOT (TYPE)		Int/thru
5. OWNER'S NAME	Christina's				PHONE			LOT SIZE	120X158
6. OWNER'S ADDRESS	537 S Broadway				CITY	LA		ZIP	
7. ARCHITECT OR ENGINEER					BUS. LIC. NO.	ACTIVE STATE LIC. NO.		PHONE	
8. ARCHITECT OR ENGINEER ADDRESS					CITY	ZIP		BLDG. LINE	5'
9. QUALIFIED INSTALLER	Local Neon				BUS. LIC. NO.	155967		PHONE	391-1125
10. INSTALLER'S ADDRESS	1660 Stanford St				CITY	Santa Monica		ZIP	90404
11. SIZE OF EXISTING BUILDING TYPE	STORIES		NO. OF EXISTING BUILDINGS ON LOT AND USE				AFFIDAVITS		ZI 940
12. SIZE OF SIGN	2X16' X 12'		TOTAL COPY AREA		44 SF		OVERALL HEIGHT		136'400
13. JOB ADDRESS	537 S Broadway				STREET GUIDE			DIST. OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED SIGN							SEISMIC STUDY ZONE		
15. MATERIAL OF SIGN CONSTRUCTION	SUPPORTING FRAME		FRAME OF COPY		SURFACE OF SIGN		GRADING		FLOOD
16. TYPE OF SIGN OR NEW WORK	Wall Sign - 2				SINGLE FACE		DOUBLE FACE		OTHER
17. ILLUMINATION	NONE				FLASHING		OTHER		
18. NO. OF SIGNS OR GAS TUBE SYSTEMS	0		NO. OF ADDITIONAL BRANCH CIRCUITS		0		NO. OF CONTROL DEVICES		3
PERMIT FEES				CONT. INSP.		PLANS		TYPIST	
SIGNS/G. T. SYSTEMS				FREWAY CLEARANCE		APPROVAL		INSPECTOR	
ADDITIONAL CIRCUITS				DATE		DATE		DATE	
ELECTRICAL SERVICE				TRANSPORTATION		DEPT. CLEARANCE		DATE	
CONTROL DEVICES				DATE		DATE		DATE	
ISSUING FEE				DATE		DATE		DATE	
BLDG. PERMIT				DATE		DATE		DATE	
P.C.				DATE		DATE		DATE	
S.P.C.				DATE		DATE		DATE	
S.P.L.				DATE		DATE		DATE	
DISTRICT OFFICE				DATE		DATE		DATE	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

18. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date 1/11/87 Lic. Class C-45 Lic. No. 155967 Contractor's Signature James
Contractor's Mailing Address 15236 Buena Vista

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

21. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. _____ Insurance Company State

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Date 1-11-87 Applicant's Signature James

Applicant's Mailing Address _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

23. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3057, Civ. C.).

Lender's Name _____

Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 31122, LAMC)

Signed James
(Owner or agent having property owner's consent)

Position Agent Date 1-11-87

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

COMBINED SIGN AREAS

Existing Sign Area

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

Signs Facing BROADWAY 480 = 4(120)
 Allowable Combined Sign Area

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

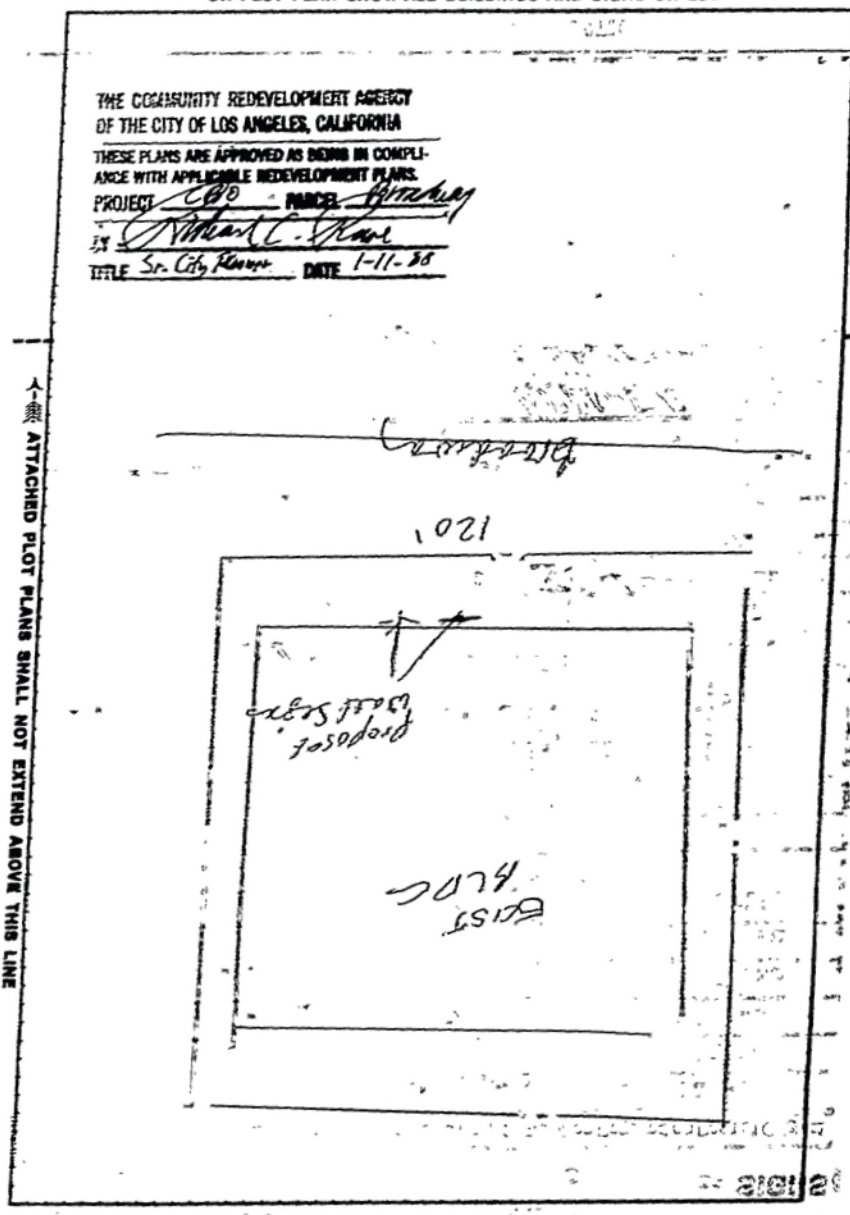
ON PLOT PLAN SHOW ALL BUILDINGS AND SIGNS ON LOT

THE COMMUNITY REDEVELOPMENT AGENCY
 OF THE CITY OF LOS ANGELES, CALIFORNIA

THESE PLANS ARE APPROVED AS BEING IN COMPLIANCE WITH APPLICABLE REDEVELOPMENT PLANS.

PROJECT CBO PARCEL 1021
 BY Michael C. Kane
 TITLE Sr. City Planner DATE 1-11-88

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE



Bureau of
Engineering

13400

ADDRESS APPROVED
DRIVEWAY

3-9-88 Cordukes 3-29-88

HIGHWAY

REQUIRED

DEDICATION

COMPLETED

FLOOD CLEARANCE

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

SFC DUE

SFC NOT APPLICABLE

Grading

PRIVATE SEWAGE SYSTEM APPROVED

Conservation

APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐

Fire

APPROVED (TITLE 19) (L.A.M.C. 5700)

Housing

HOUSING AUTHORITY APPROVAL

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR

Construction Tax

RECEIPT NO.

DWELLING UNITS

LEGAL DESCRIPTION

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

ZI145-2074

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

ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

537 S Broadway



Application #:

97048 - 10000 - 01928

Plan Check #:

Printed: 02/12/14 12:35 PM

Event Code:

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

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

4. DOCUMENTS

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

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

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

Tenant:

Applicant: (Relationship Contractor)
-

7. EXISTING USE**PROPOSED USE**

(19) Sign

8. DESCRIPTION OF WORK

INSTALL INDIVIDUAL LETTERS WALL SIGN RTFOR BOB QUAN

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

BLDG. PC By:
OK for Cashier: Bob Quan
Signature:

DAS PC By:
Coord OK:
Date:

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

For Cashier's Use Only

W/O #: 74801928

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

12. ATTACHMENTS

Plot Plan

Permit Expired

1997LA70857



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

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

97048 - 10000 - 01928

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

14. APPLICATION COMMENTS:**15. BUILDING RELOCATED FROM:**

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

537 S Broadway



Permit #:

09016 - 10000 - 02901

Plan Check #: B09LA01951

Printed: 08/12/09 01:43 PM

Event Code:

Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Ready to Issue Status Date: 08/12/2009
---	--	--

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

3. PARCEL INFORMATION		
Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Certified Neighborhood Council - Downtown Los Angeles	Community Plan Area - Central City Census Tract - 2073.00 District Map - 129A211 Energy Zone - 9 Fire District - 1 (Entire parcel)	Hillside Grading Area - YES Hillside Ordinance - YES Lot Cut Date - 07/01/1937 Near Source Zone Distance - 1.2 Parking Dist. - CCPD
ZONE(S): C5-4D /		

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

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

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s) Begonia Development Inc	215 5th St STE 910	LOS ANGELES CA 90013
Tenant Applicant (Relationship: Agent for Owner) M/A Design Group -	880 East First St #A	LA, CA 90012 (213) 229-8906

7. EXISTING USE (13) Office (16) Retail	PROPOSED USE	8. DESCRIPTION OF WORK Renovation of (E) building; remove (E) elevators, stairways, non-structural walls, floor openings; add (N) NFPA-13 automatic fire sprinkler system, restrooms, elevator, enclosed stairways, elevator panthouse, rear window assemblies, exterior & interior finishes, and new storefront. No change of required parking spaces.
---	--------------	--

9. # Bldgs on Site & Use:	10. APPLICATION PROCESSING INFORMATION	11. PROJECT VALUATION & FEE INFORMATION
	BLDG. PC By: Tien Jen Wang OK for Cashier: Tien Jen Wang Signature: <i>[Signature]</i> Date: 08-12-09	DAS PC By: Ronald Allen Coord. OK: Permit Valuation: \$750,000 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 4,073.94 Permit Fee Subtotal Bldg-Alter/Rep 3,327.19 Handicapped Access Plan Check Subtotal Bldg-Alter/Rep 0.00 Off-hour Plan Check 0.00 Plan Maintenance 66.54 Fire Hydrant Refuse-To-Pav E.O. Instrumentation 157.50 O.S. Surcharge 71.02 Sys. Surcharge 213.07 Planning Surcharge 203.62 Planning Surcharge Misc Fee 5.00 Green Building Fee 30.00 Sewer Cap ID: Total Bond(s) Due:

11. PROJECT VALUATION & FEE INFORMATION	
Permit Valuation: \$750,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 4,073.94	Permit Issuing Fee 0.00
Permit Fee Subtotal Bldg-Alter/Rep 3,327.19	
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rep 0.00	
Off-hour Plan Check 0.00	
Plan Maintenance 66.54	
Fire Hydrant Refuse-To-Pav	
E.O. Instrumentation 157.50	
O.S. Surcharge 71.02	
Sys. Surcharge 213.07	
Planning Surcharge 203.62	
Planning Surcharge Misc Fee 5.00	
Green Building Fee 30.00	
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS	
Plot Plan	

For inspection requests, call toll-free (888) 444-4444 (524-2845). \$3,327.19
Outside LA County, call (213) 482-0000 or request inspections via \$66.54
www.ladbs.org. To speak to a Call Center agent, call 311 or \$157.50
(866) 4LACITY (866-2455000) Butte County, call (213) 473-3231. \$71.02

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

P090161000002901FN

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

2009LA40598



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

104081820096080

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

14. APPLICATION COMMENTS

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

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS

(C) Rhyley Construction Co Inc
(E) Tan, Charles

P O Box 13093,
3161 Driggs Avenue,

Los Angeles, CA 90013
Rosemead, CA 91770

CLASS

LICENSE#

PHONE#

B

912329
S4758

818.726.3533

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class:

B

Lic. No.:

912329

Contractor:

RHILEY CONSTRUCTION CO INC

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: Everest Ntl. Ins. Co.

Policy Number: 7600001394091

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any):

Lender's address:

21. FINAL DECLARATION

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

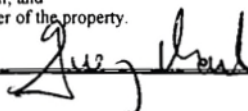
By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

GREG MARTIN

Sign:



Date:

8/12/09

☒ Contractor ☐ Authorized Agent

537 S Broadway

Permit Application #: 09016 - 10000 - 02901

Bldg Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA01951FO

Commercial

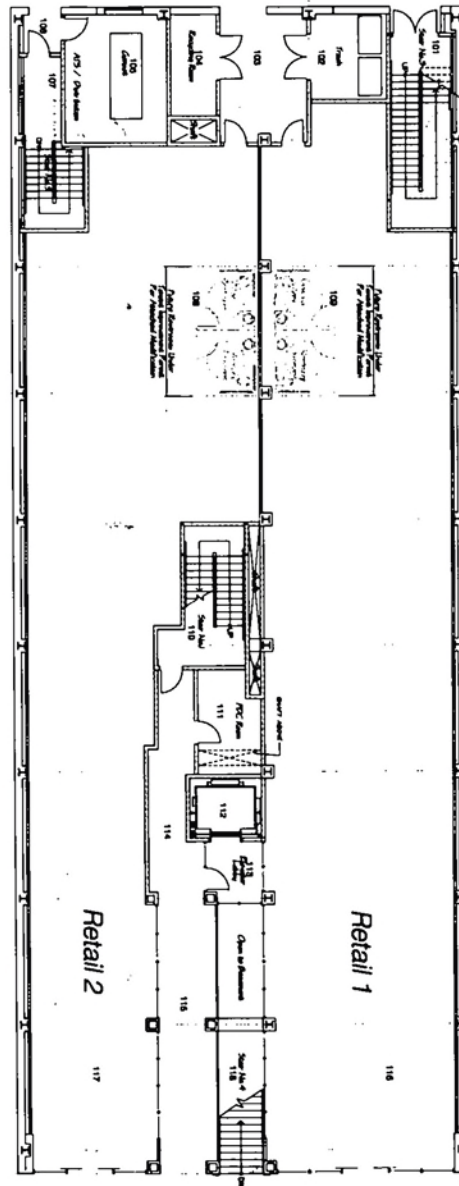
Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 03/13/09 16:41:48

LINDLEY PLACE



BROADWAY

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



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

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

Last Status: Ready to Issue

Status Date: 11/13/2009

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

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA

Bldg. Line - 5

Council District - 14

Certified Neighborhood Council - Downtown Los Angeles

Community Plan Area - Central City

Census Tract - 2073.00

District Map - 129A211

Energy Zone - 9

Fire District - 1 (Entire parcel)

Hillside Grading Area - YES

Hillside Ordinance - YES

Lot Cut Date - 07/01/1937

Near Source Zone Distance - 1.2

Parking Dist. - CCPD

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

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-164307-SA1350

ZI - ZI-2385 Greater Downtown Housing ORD - ORD-180871

ZI - ZI-940 Central Bsn District Redevel OHD - Yes

YC - YD-7007

HCM - US-79000484

CRA - ZI 2316 CITY CENTER REDEV

CRA - ZI 940 CENTRAL BSN DIST

CPC - CPC-1986-606-GPC

CPC - CPC-2005-1122-CA

CPC - CPC-2005-1124-CA

CPC - CPC-2005-361-CA

CPC - CPC-2008-4502-GPA

CPC - CPC-2009-874-CDO-ZC

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo

Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

Begonia Development Inc

215 5th St STE 910

LOS ANGELES CA 90013

Tenant:

Applicant: (Relationship: Agent for Owner)

- M/A Design Group

880 East First St

LOS ANGELES, CA 90012

(213) 229-8906

7. EXISTING USE

(13) Office

PROPOSED USE**8. DESCRIPTION OF WORK**

Tenant Improvement- CONSTRUCTION OF NEW NON-BEARING PARTITIONS, NEW
ACOUSTICAL & CEILING, NEW FLOOR & WALL FINISHES at 3rd floor

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

BLDG. PC By: Albert Servin

DAS PC By:

OK for Cashier: Roger Hymn

Coord. OK:

Signature: *[Signature]*

Date: 11/13/09

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 Use Only: Department of Building and Safety

LA 06 39 162703 11/13/09 01:11PM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$320,000

PC Valuation:

FINAL TOTAL Bldg-Alter/Repair 2,072.43

Permit Fee Subtotal Bldg-Alter/Rep 1,704.38

Handicapped Access

Plan Check Subtotal Bldg-Alter/Rep 0.00

Plan Maintenance 34.09

Fire Hydrant Refuse-To-Pay

E.O. Instrumentation 67.20

O.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
ONE STOP SURCH	\$36.11
SYSTEMS DEVT 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: \$2,072.43

Credit Card: \$2,072.43

41671

12. ATTACHMENTS

Plot Plan



* P 0 9 0 1 6 1 0 0 0 0 1 8 7 9 6 F N *

2009 LA 44133

14. APPLICATION COMMENTS

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

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

15. Building Relocated From:

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

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO INC**

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: **Everest Ntl. Ins. Co.** Policy Number: **7600001394091**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **Gregory H. H. H.**

Sign: 

Date: **4/13/09**

☒ Contractor ☐ Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B09LA10992

Commercial

Initiating Office: METRO

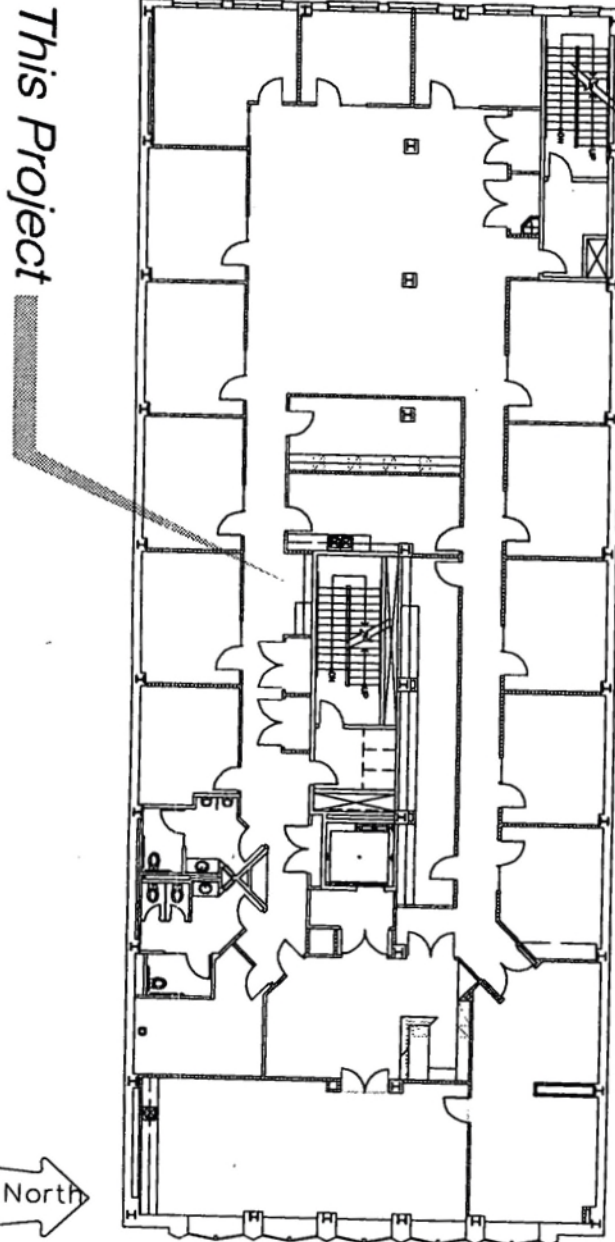
Plan Check

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

PLOT PLAN ATTACHMENT

City of Los Angeles

Site Location Plan 3rd Floor



This Project



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



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

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

Last Status: Ready to Issue

Status Date: 07/19/2010

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

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 5
Council District - 14
Community Design Overlay District - Broadway

Certified Neighborhood Council - Downtown Los Angeles
Community Plan Area - Central City
Census Tract - 2073.00
District Map - 129A211
Energy Zone - 9
Fire District - 1 (Entire parcel)
Hillside Grading Area - YES
Hillside Ordinance - YES
Lot Cut Date - 11/12/1935
Near Source Zone Distance - 1.2

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

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris ORD - ORD-164307-SA1350
ZI - ZI-2385 Greater Downtown Housing ORD - ORD-180871
ZI - ZI-2408 Broadway ORD - ORD-75667
ZI - ZI-940 Central Bsn District Redevel OHD - Yes

HCM - US-79000484
CRA - ZI 2316 CITY CENTER REDEV CPC - CPC-2005-1122-CA
CRA - ZI 940 CENTRAL BSN DIST CPC - CPC-2005-1124-CA
CPC - CPC-1986-606-GPC CPC - CPC-2005-361-CA
CPC - CPC-2008-4502-GPA

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

Owner(s)

Levy, Betsy

604 Alpine Dr

BEVERLY HILLS CA 90210

Tenant

Applicant (Relationship Engineer)

John Lee -

2414 W 236th Pl

TORRANCE, CA 90501

(213) 820-7925

7. EXISTING USE

(16) Retail

PROPOSED USE**8. DESCRIPTION OF WORK**

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

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

BLDG. PC By: Sai Khun

DAS PC By:

OK for Cashier: Julio Zafra

Coord. OK:

Signature:

Date:

7-19-10

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
Permit Fee Subtotal Bldg-Addition	159.25		
Energy Surcharge			
Handicapped Access			
Plan Check Subtotal Bldg-Addition	0.00		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	1.47		
O.S. Surcharge	3.21		
Svs. Surcharge	9.64		
Planning Surcharge	9.56		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	4.78		
Green Building Fee	1.00		

Sewer Cap ID:

Total Bond(s) Due:

12. ATTACHMENTS

Owner-Builder Declaration
Plot Plan

LA Department of Building and Safety

LA 05-10-28877-02/18/10 12:36 PM

For inspection requests, call toll-free (888) 444-1170 (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
www.ladbs.org. For plan check or permit fees, call 311 or
(866) 4LACITY. For building department information, call (213) 473-3231.

BUILDING PERMIT FEE
COMMERCIAL
ONE-STOP SURCH
For Cashier's Use Only
SYSTEMS DEVT FEE W/O #: 01402418
CITY PLANNING SURCH
MISCELLANEOUS
GEN PLAN MAINT SURCHARGE
GREEN BUILDING FEE

\$159.25
\$1.47
\$3.21
\$9.64
\$9.56
\$10.00
\$4.78
\$1.00

P100141000002418FN

Total Due: \$198.91
Check: \$198.91

2010LA53242



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

14. APPLICATION COMMENTS

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

15. Building Relocated From:

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

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Hyosang Lee

Sign:

[Signature]

Date:

7/9/10

☐ Owner☒ Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 10014 - 10000 - 02448

Project Address: 535 S Broadway LA CA 90013

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

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

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

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

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

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

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

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

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

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



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 10014-10000-02418

Project Address: 535 S Broadway LA CA 90013

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

Rel 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.

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

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

Owner's Name: Betsy Levy

Signature of property owner  Date: 7/19/10

SEC. 3. Section 19830 of the Health and Safety Code is repealed.

SEC. 4. Section 19831 of the Health and Safety Code is repealed.

SEC. 5. Section 19832 of the Health and Safety Code is repealed.

Bldg-Addition

City of Los Angeles - Department of Building and Safety

Plan Check #: B10LA06995

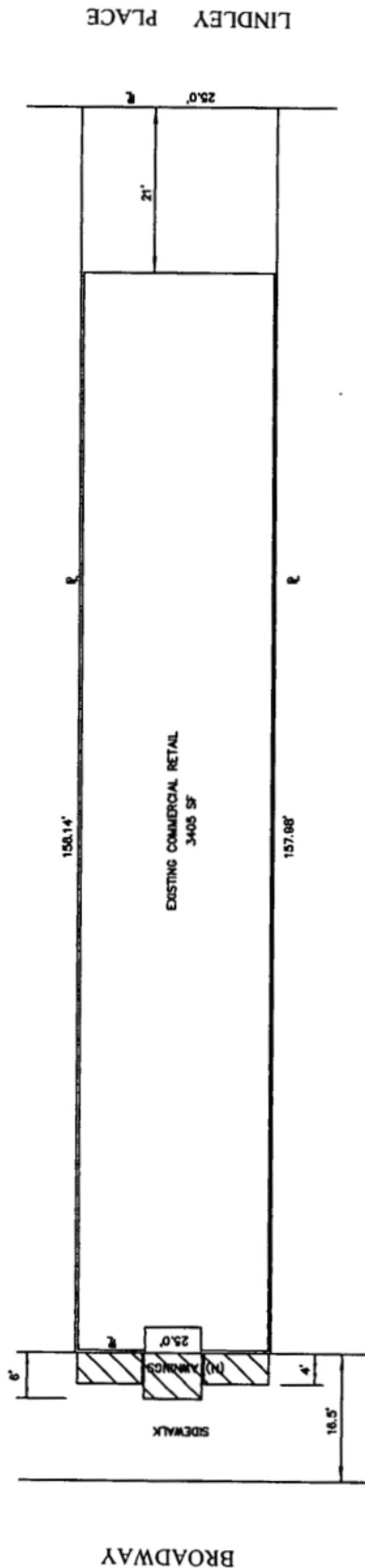
Commercial

Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

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



① SITE PLAN $1/8" = 1'$

$\frac{1}{\sqrt{e}}$

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



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

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

Last Status: Ready to Issue

Status Date: 08/31/2010

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

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA

Bldg. Line - 5
Council District - 14

Certified Neighborhood Council - Downtown Los Angeles

Community Plan Area - Central City

Census Tract - 2073.00

District Map - 129A211

Energy Zone - 9

Fire District - 1 (Entire parcel)

Hillside Grading Area - YES

Hillside Ordinance - YES

Lot Cut Date - 07/01/1937

Near Source Zone Distance - 1.2

Parking Dist. - CCPD

ZONE(S): C5-4D /

4. DOCUMENTS

ZI - ZI-2374 Los Angeles State Enterpris	ORD - ORD-164307-SAI350	CRA - ZI 940 CENTRAL BSN DIST	CPC - CPC-2005-361-CA
ZI - ZI-2385 Greater Downtown Housing	OHD - Yes	CPC - CPC-1986-606-GPC	CDBG - BID-Historic Downtown Los A
ZI - ZI-940 Central Bsn District Redevel	HCM - US-79000484	CPC - CPC-2005-1122-CA	CDBG - FEZ-Los Angeles
YC - YD-7007	CRA - ZI 2316 CITY CENTER REDEV	CPC - CPC-2005-1124-CA	CDBG - LARZ-Central City

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

Owner(s):

Begonia Development Inc

215 5th St STE 910

LOS ANGELES CA 90013

Tenant:

Applicant: (Relationship: Agent for Owner)

M/A Design Group -

880 East First St #A

LA, CA 90012

(213) 229-8906

7. EXISTING USE

(16) Retail
(13) Office

PROPOSED USE**8. DESCRIPTION OF WORK**

Supplemental to permit #09016-10000-02901 to remove the width of the existing front canopy.

9. # Bldgs on Site & Use: 1: COMMERCIAL BLDG**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By:

DAS PC By:

OK for Cashier: Tien Jen Wang

Coord. OK:

Signature:

Date:

08-31-10

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 Use Only
Payment of Building Fee: 91602901
LA 03 17 275735 08/31/10 11:03AM

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	\$501	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	174.11	Permit Fee-Single Inspection Flag	
Permit Fee Subtotal Bldg-Alter/Rep	73.13		
Handicapped Access			
Plan Check Subtotal Bldg-Alter/Rep	65.81		
Fire Hydrant Refuse-To-Pay			
E.O. Instrumentation	0.50		
O.S. Surcharge	2.79		
Sys. Surcharge	8.37		
Planning Surcharge	8.34		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharge	4.17		
Green Building Fee	1.00		
Permit Issuing Fee	0.00		
Sewer Cap ID:		Total Bond(s) Due:	

BUILDING PERMIT COMM	973.13
BUILDING PLAN CHECK	965.81
EI COMMERCIAL	90.30
ONE STOP SURCH	92.79
SYSTEMS DEVT FEE	98.37
CITY PLANNING SURCH	98.34
MISCELLANEOUS	910.00
PLANNING GEN PLAN MAINT	94.17
GREEN BUILDING FEE	91.00
BUILDING PLAN CHECK	90.00

PU090161000102901FN

10LA-54797

Total Due: 9,741.11

Credit Card: 9,741.11

92445

12. ATTACHMENTS

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

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

14. APPLICATION COMMENTS

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Rhyley Construction Co Inc	P O Box 13093,			
(E) Tan, Charles	3161 Driggs Avenue,	B	912329	818.726.3533
			S4758	

Los Angeles, CA 90013
 Rosemead, CA 91770

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** Lic. No.: **912329** Contractor: **RHYLEY CONSTRUCTION CO INC**

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **Everest Ntl. Ins. Co.**

Policy Number: **7600001394091**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **CAREE MARTIN**

Sign: *[Signature]*

Date: **8/31/10**

☒ Contractor ☐ Authorized Agent

537 S Broadway



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

15016 - 10000 - 06187

Printed: 04/20/16 03:14 PM

Bldg-Alter/Repair GREEN - MANDATORY Commercial Regular Plan Check Plan Check		City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY		Issued on: 04/20/2016 Last Status: Issued Status Date: 04/20/2016	
1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF#	PARCEL ID # (PIN#)
ORD'S SURVEY	14	2	1	M R 53-66/73	129A211 120
					2. ASSESSOR PARCEL # 5149 - 033 - 003
3. PARCEL INFORMATION					
Area Planning Commission - Central LADBS Branch Office - LA Bldg. Line - 5 Council District - 14 Community Design Overlay District - Broadway		Certified Neighborhood Council - Downtown Los Angeles Community Plan Area - Central City Census Tract - 2073.01 District Map - 129A211 Energy Zone - 9		Fire District - 1 (Entire parcel) Hillside Grading Area - YES Near Source Zone Distance - 1.2 Parking Dist. - CCPD Parking Dist. - DPD	
ZONES(S): [Q]C5-4D-CDO					
4. DOCUMENTS					
ZI - ZI-2374 LOS ANGELES STATE ENTER YC - YD-7007		ORD - ORD-164307-SA1350		HCM - US-79000484	
ZI - ZI-2385 Greater Downtown Housing Ince		ORD - ORD-129944		CRA - ZI 2316 CITY CENTER REDEV PRJC	
ZI - ZI-2408 Broadway		ORD - ORD-135901		CPC - CPC-1986-606-GPC	
ZA - ZA-2013-1068-MCUP		ORD - ORD-137036		CPC - CPC-2005-1122-CA	
5. CHECKLIST ITEMS					
Special Inspect - Anchor Bolts		Special Inspect - Field Welding		Special Inspect - Masonry	
Special Inspect - Concrete > 2.5ksi		Special Inspect - Grade Beam/Caisson		Special Inspect - S.M.R. Frame-Concrete	
Special Inspect - Epoxy Bolts		Special Inspect - H/S Bolt		Special Inspect - Structural Observation	
6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION					
Owner(s): 537 BROADWAY ASSOCIATES LP 8820 WILSHIRE BLVD, BEVERLY HILLS CA 90211 -					
Tenant:					
Applicant: (Relationship: Owner) ALAN S - 8820 WILSHIRE BLVD, BEVERLY HILLS, CA 90211 - (310) 659-7575					
7. EXISTING USE					
(16) Retail		PROPOSED USE (16) Retail (13) Office			
8. DESCRIPTION OF WORK					
Supplemental to 09016-10000-02901 to complete remaining work, change use from retail to retail and office, with architectural revisions and structural upgrades.					
9. # Bldgs on Site & Use:					
10. APPLICATION PROCESSING INFORMATION					
BLDG. PC By: Allen Manalansan		DAS PC By: Shine Lin			
OK for Cashier: Allen Manalansan		Coord. OK:			
Signature:		Date: 04/20/2016			
11. PROJECT VALUATION					
Final Fee Period					
Permit Valuation: \$916,575		PC Valuation: \$538,575			
Sewer Cap ID:		Total Bond(s) Due:			
12. ATTACHMENTS					
Owner-Builder Declaration Plot Plan					
For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.					

For Cashier's Use Only

W/O #: 51606187

LA ESTE 104083435 4/20/2016 3:14:39 PM

BUILDING PERMIT COMM	\$4,287.80
BUILDING PLAN CHECK	\$610.50
BUILDING PLAN CHECK	\$305.25
PLAN MAINTENANCE	\$85.76
EI COMMERCIAL	\$256.64
ONE STOP SURCH	\$110.92
SYSTEMS DEVT FEE	\$332.76
CITY PLANNING SURCH	\$317.36
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$264.47
ARTS DEV FEE	\$2,315.00
MISCELLANEOUS	\$40.00
SCHOOL DEV COMM	\$810.00
CA BLDG STD COMMISSION SURCHARGE	\$37.00
BUILDING PLAN CHECK	\$0.00

Sub Total: \$9,783.46

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



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

1050427201608615

13. STRUCTURE INVENTORY

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

15016 - 10000 - 06187

(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) Concrete Special M.R. Frame
 (P) A3 Occ. Group: +1900 Sqft / 1900 Sqft
 (P) B Occ. Group: +42225 Sqft / 42225 Sqft
 (P) M Occ. Group: +6514 Sqft / 6514 Sqft
 (P) S2 Occ. Group: +1032 Sqft / 1032 Sqft
 (P) A3 Occ. Load: +126 Max Occ. / 126 Max Occ.
 (P) B Occ. Load: +423 Max Occ. / 423 Max Occ.
 (P) M Occ. Load: +217 Max Occ. / 217 Max Occ.

(P) S2 Occ. Load: +3 Max Occ. / 3 Max Occ.
 (P) Parking Req'd for Bldg (Bicycle only) pre-March 13, 2013
 (P) Type I-A Construction

14. APPLICATION COMMENTS:

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

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

15. BUILDING RELOCATED FROM:

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

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: ALLEN SHAMOOILIAN

Sign: 

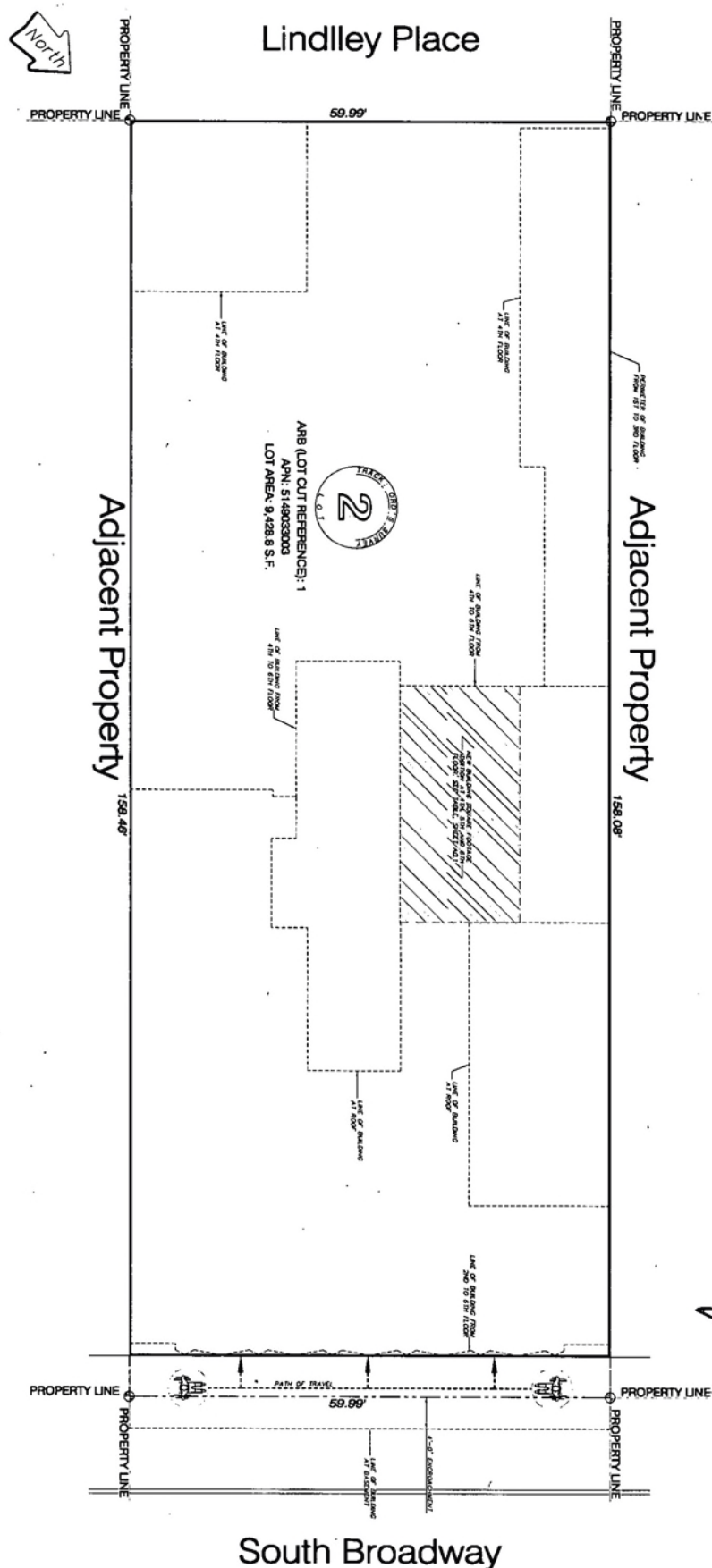
Date: 04/20/2016

☐ Owner

☒ Authorized Agent

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

PLOT PLAN ATTACHMENT



4/20/60

1050427201608615

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



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF
INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number:

15016-10000-06187

Project Address:

537 S. BROADWAY

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

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

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

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

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

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

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

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

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

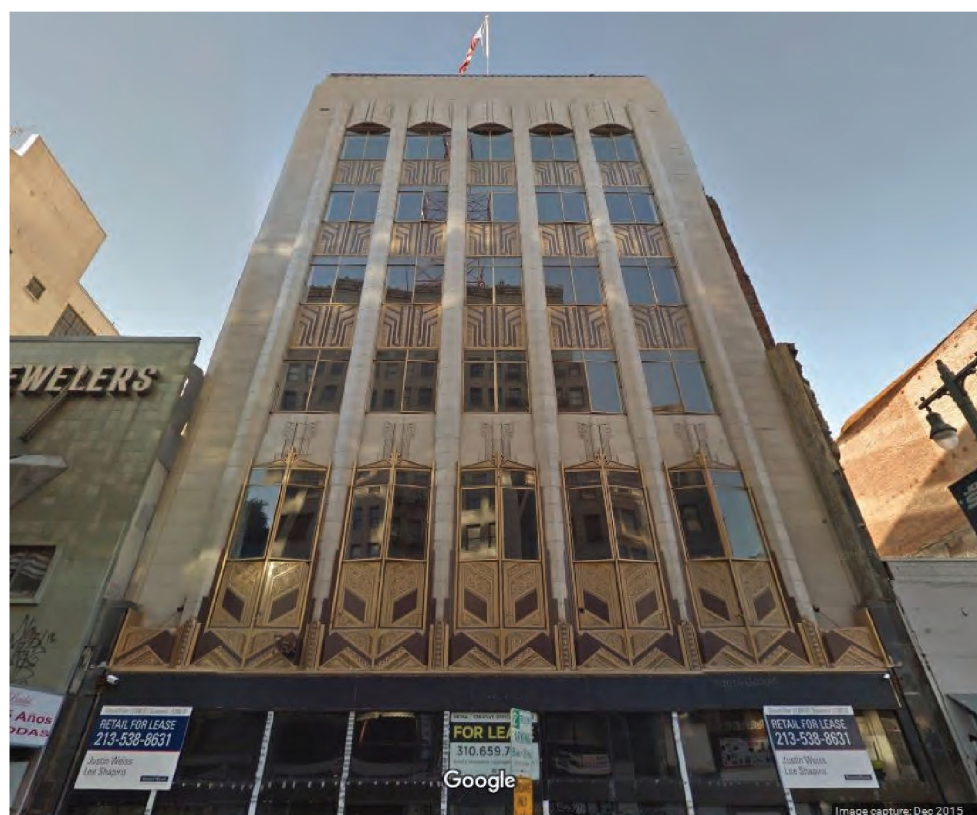
9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the Internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

F. & W. Grand Silver Store Building Photographs



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



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



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



F & W Grand Silver Building, 537-41 S. Broadway on opening day in 1931 showing original store front.



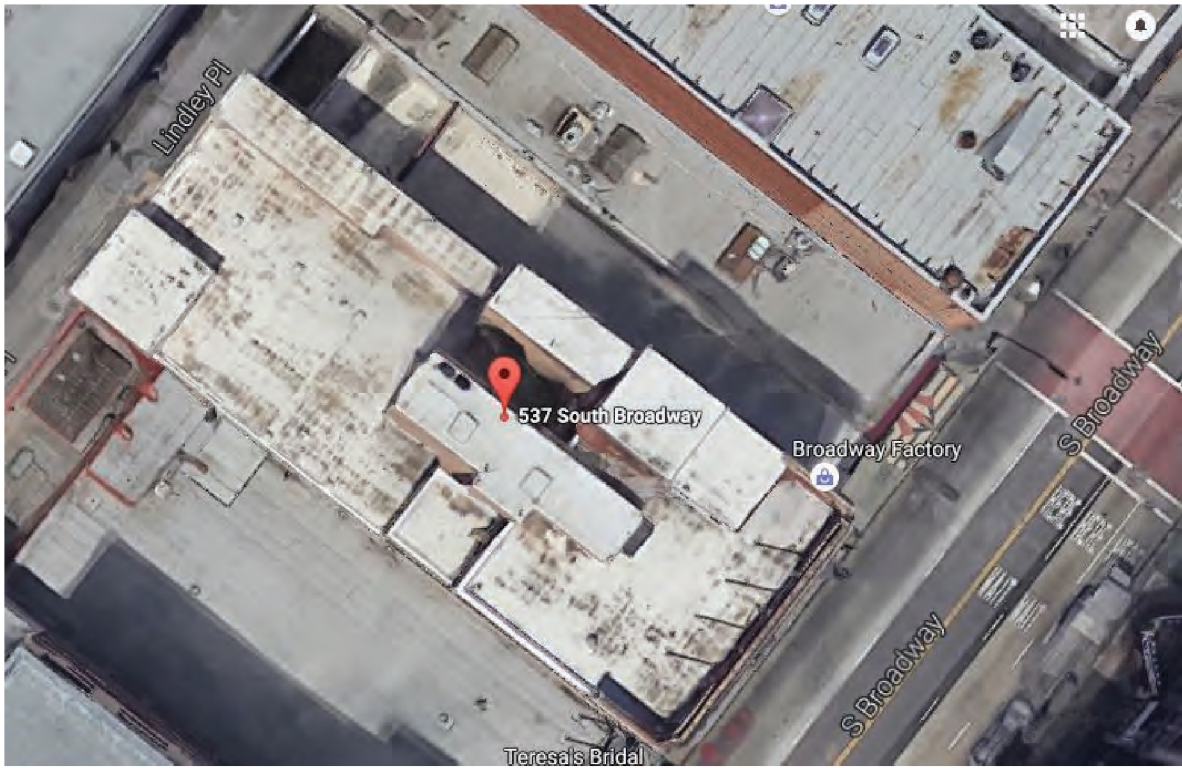
F & W Grand Silver Building, 537-41 S. Broadway, May 20, 2013 (Photograph from Curbed LA)



F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph in Blackstock Collection, LAPL)



F & W Grand Silver Building, 537-41 S. Broadway, February 14, 1942 (Photograph Blackstock Collection, LAPL)



F & W Grand Silver Building, 537-41 S. Broadway, Dec. 2015 (Photograph by Google Earth Satellite View)



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



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



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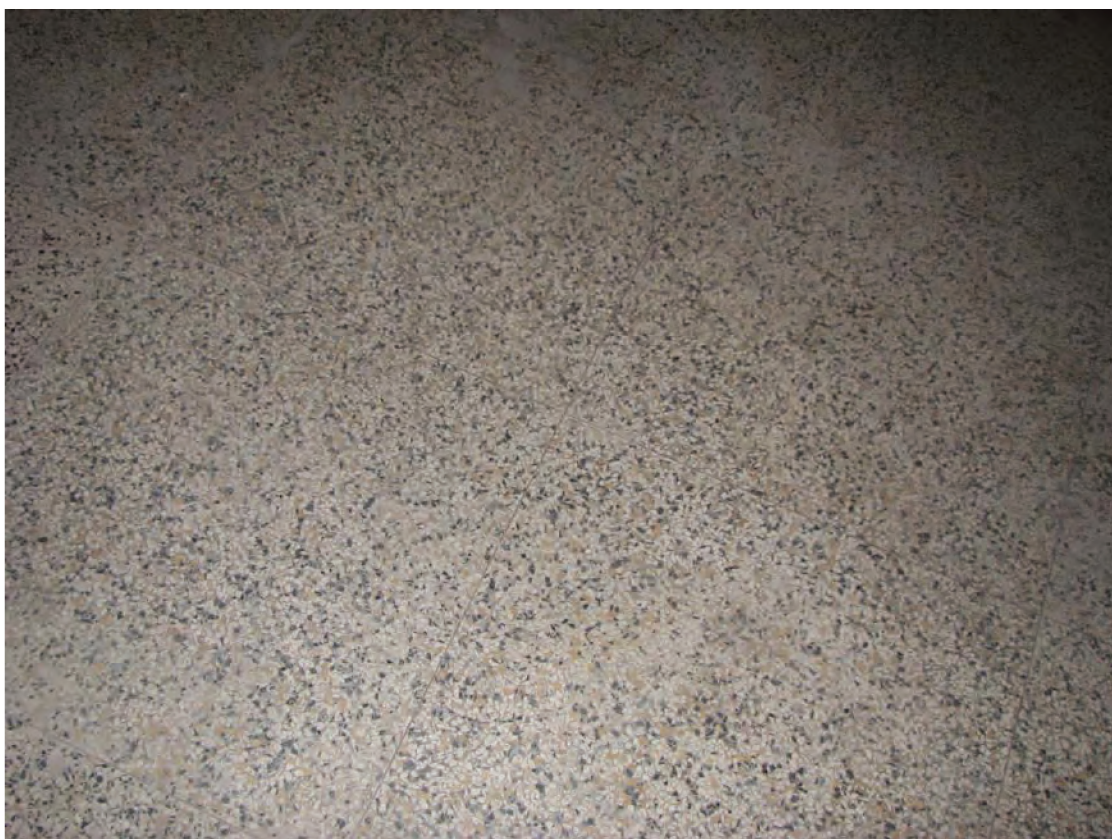
F & W Grand Silver Building, 537-41 S. Broadway, July 23, 2015 (Photograph by Charles J. Fisher)



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



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



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



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



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

INSURANCE
FOR THIS
PROPERTY
OWAN & CO.
300
OWAN BLDG. LOANS

POST NO BILLS





City of Los Angeles Department of City Planning

10/2/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

537 S BROADWAY

ZIP CODES

90013

RECENT ACTIVITY

CHC-2017-3967-HCM

ENV-2017-3968-CE

Broadway CDO, Eff. 10/26/09

Broadway CDO, Eff. 10/26/09

CASE NUMBERS

CPC-2017-432-CPU

CPC-2014-2711-CDO-SN-ZC

CPC-2012-1737-MSC

CPC-2010-213-CA

CPC-2009-874-CDO-ZC

CPC-2008-4502-GPA

CPC-2008-4502-GPA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-1986-606-GPC

ORD-75667

ORD-184056

ORD-184055

ORD-180871

ORD-164307-SA1350

ORD-137036

ORD-135901

ORD-129944

ORD-129279

ZA-2013-1068-MCUP

YD-7007

ENV-2017-433-EIR

ENV-2014-2712-MND

ENV-2013-3392-CE

ENV-2013-1069-MND

ENV-2010-214-ND

ENV-2009-1487-ND

ENV-2008-4505-ND

ENV-2008-4505-ND

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

AFF-50619

Address/Legal Information

PIN Number	129A211 120
Lot/Parcel Area (Calculated)	9,428.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149033003
Tract	ORD'S SURVEY
Map Reference	M R 53-66/73
Block	14
Lot	FR 2
Arb (Lot Cut Reference)	1
Map Sheet	129A211

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C5-4D-CDO-SN
Zoning Information (ZI)	ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
	ZI-2457 Historic Broadway Sign Supplemental Use District
	ZI-2408 Broadway
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2450 Downtown Streetcar
	ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	Broadway
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	Historic Broadway Sign Supplemental Use District
Streetscape	Broadway

Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Areas
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
Transit Oriented Communities (TOC)	Tier 4
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	Active: Pershing Square Park

Assessor Information

Assessor Parcel No. (APN)	5149033003
Ownership (Assessor)	
Owner1	537 BROADWAY ASSOCIATES LP
Address	8820 WILSHIRE BLVD PH BEVERLY HILLS CA 90211
Ownership (Bureau of Engineering, Land Records)	
Owner	BEGONIA DEVELOPMENT, INC.
Address	215 W 5TH ST #910 LOS ANGELES CA 90013
APN Area (Co. Public Works)*	0.218 (ac)
Use Code	1106 - Commercial - Store - 6 to 13 Stories
Assessed Land Val.	\$4,225,064
Assessed Improvement Val.	\$3,538,490
Last Owner Change	11/04/2014
Last Sale Amount	\$7,350,073
Tax Rate Area	13264
Deed Ref No. (City Clerk)	740153
	7-231
	392371
	0-388
Building 1	
Year Built	1931
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	37,080.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

Special Grading Area (BOE Basic Grid Map A- 13372) Yes

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.19073168
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District HISTORIC DOWNTOWN LOS ANGELES

Promise Zone None

Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	153

Fire Information

Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

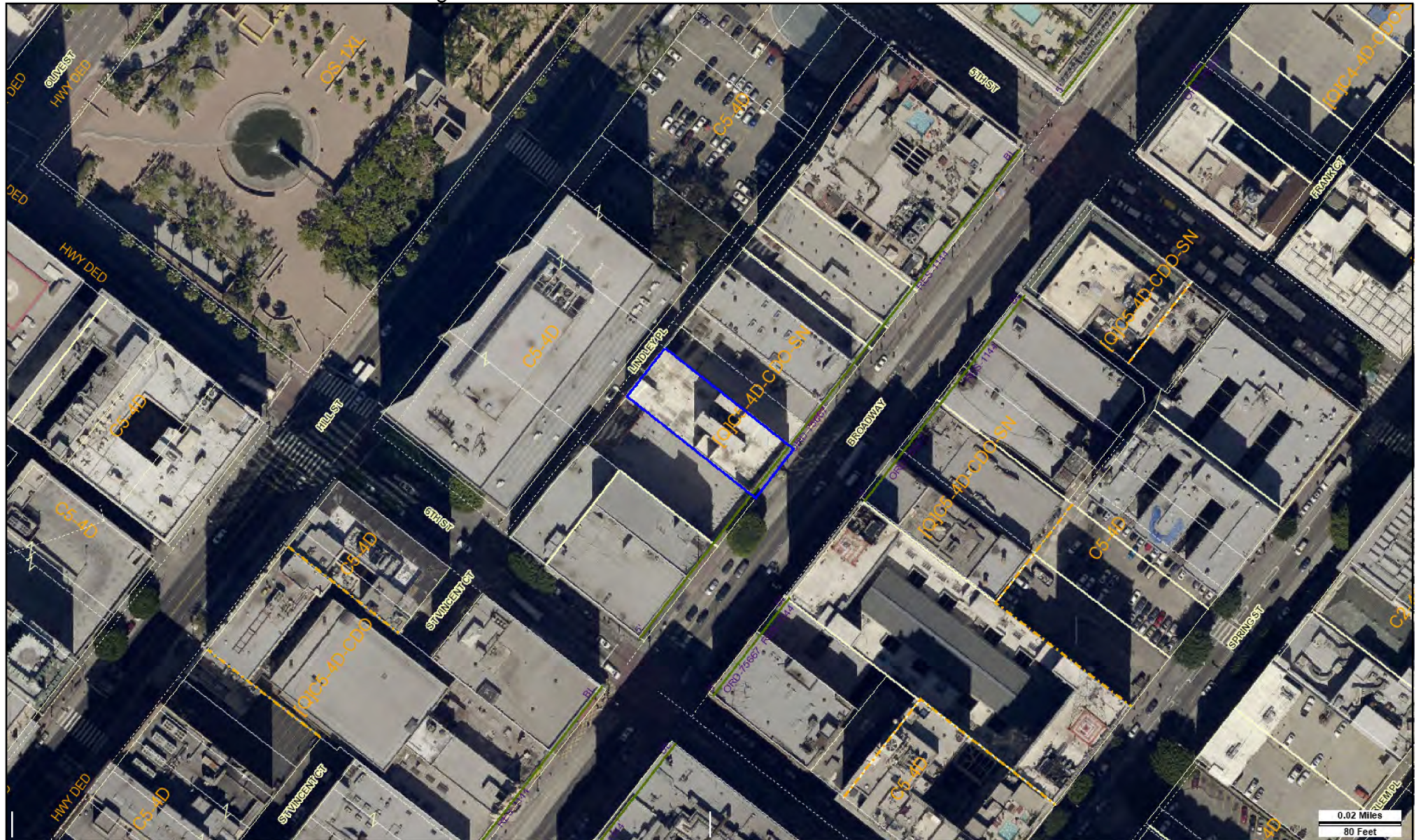
Case Number:	CPC-2017-432-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2012-1737-MSC
Required Action(s):	MSC-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETSCAPE PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2013-1068-MCUP
Required Action(s):	MCUP-MASTER CONDITIONAL USE PERMIT
Project Descriptions(s):	MASTER CONDITIONAL USE PERMIT PURSUANT TO SECTION 12.24W1 TO ALLOW 13 ESTABLISHMENTS, INCLUDING 12 ON-SITE SALE AND ONE OFF-SITE SALE OF ALCOHOLIC BEVERAGES. THE ESTABLISHMENTS CONSIST OF 3 THEATERS, 8 RESTAURANTS, 3 BARS, ONE NIGHTCLUB, AND ONE MARKET.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-2712-MND

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

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

