

# 4112 – 4136 DEL REY AVENUE LOS ANGELES, CALIFORNIA

## Historic Resources Assessment

### Prepared for

MDR Investments, LLC  
1880 Century Park East, Suite 1017  
Los Angeles, CA 90067

June 2023





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626 Wilshire Boulevard  
Suite 1100  
Los Angeles, CA 90017  
213.599.4300  
esassoc.com



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# 4112–4136 DEL REY AVENUE

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## Historic Resources Assessment

### Introduction

#### Executive Summary

Environmental Science Associates (ESA) was retained by MDR Investments, LLC (Client), to prepare this Historic Resources Assessment Report (Report). The purpose of this Report is to identify and evaluate structures over 45 years in age within the property located at 4112–4136 Del Rey Avenue in the Marina Del Rey neighborhood of Los Angeles (City), California, on three assessor parcel numbers (APNs): 4230-005-048, 4230-005-047, and 4230-005-005 (Project site), to comply with the California Environmental Quality Act (CEQA).

The Project site is developed with six low-scale (one-story) industrial buildings on three assessor parcels as follows: APN 4230-005-048 contains two improvements at 4136 Del Rey Avenue, an industrial style building constructed in 1958 (Building A), and 4134 Del Rey Avenue, an industrial style building constructed in 1959 (Building B); APN 4230-005-047 contains two improvements at 4131 Del Rey Avenue, an industrial style building constructed in 1960 (Building C), and 4130 Del Rey Avenue, an industrial style building constructed in 1961 (Building D); and APN: 4230-005-005 contains two improvements at 4122 Del Rey Avenue, an industrial style building constructed in 1963 (Building E), and 4120 Del Rey Avenue, an industrial style building constructed in 1966 (Building F). All six industrial buildings are over 45 years in age and are therefore included in this study.

The structures on the Project site were evaluated as a potential historic district for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), as well as for local designation as a City of Los Angeles Historic-Cultural Monument (LAHCM or HCM). The buildings are not distinctive enough to be evaluated individually, given their shared ownership, development histories, and architectural character. This Report includes a discussion of the survey methods used, a brief historic context of the Project site and surrounding area, and the identification and evaluation of the existing improvements on the Project site.

The property was not identified as eligible through the citywide historic resources survey, Survey LA. The property falls within the Palms-Mar Vista-Del Ray Community Plan Area (Palms-Mar Vista-Del Ray CPA) which was surveyed for SurveyLA between 2011 and 2012. ESA conducted research on the development history of the Project site, and reviewed the history of the Project site within the development of the Palms-Mar Vista-Del Ray CPA and the Wright's Addition to Ocean Park Tract. The property was evaluated by ESA under the SurveyLA industrial park

property type and the historical sub-theme, Post-World War II Industrial Design, 1945–1970 and for its association with developer, Park Brothers Company. However, the potential district does not appear significant under the National Register, California Register, or local HCM criteria and does not retain sufficient historical associations for listing as a potential district. Additionally, the property lacks historic integrity due to modifications to subject Buildings A, B, C, D, E, and F. Therefore, the district does not appear eligible as a historical resource pursuant to CEQA, and none of the buildings appear eligible as an individual historical resource. ESA finds the subject property not eligible as a historical resource pursuant to CEQA, and recommends the property be assigned a CHR Status Code of 6Z, “Found ineligible for NR, CR or local designation through survey evaluation.”

## Project Location

The Project site, which is comprised of six subject improvements—Building A, Building B, Building C, Building D, Building E, and Building F—is shown in **Figure 1, *Regional and Project site Location***. The Project site is improved with six one-story industrial buildings constructed between 1958 and 1966, as shown in **Figure 2, *Aerial Photograph of Project site***. The six improvements are located on a developed block (subject block) bounded on the west by Del Rey Avenue, to the north by a multi-story apartment house, to the south by one-story commercial development, and to the east by several elongated one-story industrial structures (Figure 2). The subject property is located in the Palms-Mar Vista-Del Rey CPA of West Los Angeles, within the Glencoe-Maxella Specific Plan Area. The surrounding area is densely developed with contemporary multi-story multi-family residential buildings, and one- to three-story commercial/industrial buildings which appear to be from the mid-20th century. The extant buildings to the west of the Project site are generally one-story along SR-1/Lincoln Boulevard, and the adjacent commercial/industrial buildings along Del Rey Avenue are typically one-story in height. Adjacent multi-family residential buildings in the area are generally between five and six stories in height.

## Research and Field Methodology

This Report was prepared by ESA’s architectural historians, including the following: Margarita Jerabek-Bray, PhD, Director of Historical Resources; and Alison Garcia Kellar, MS, Senior Architectural Historian. Both of these ESA staff meet and exceed the *Secretary of the Interior’s Professional Qualification Standards* in history and architectural history. Resumes of key staff outlining professional qualifications are provided in **Appendix A**.

The preparation of this Report involved a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), the California Built Environment Resource Directory (BERD), and the City of Los Angeles’s Historic Resources Survey, SurveyLA, to identify any previously recorded properties within or near the Project site. An intensive pedestrian survey also was undertaken to document the existing conditions of the property and vicinity. A set of California Department of Parks and Recreation (DPR) 523 forms for each improvement over 45 years in age situated within the Project site is included in **Appendix B**.



SOURCE: Mapbox, 2021

4112-4136 Del Rey

**Figure 1**  
Regional and Project Site Location





**Figure 2**  
Aerial Photograph of Project Site



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

- Conducted field inspection of the Project site and utilized the survey methodology of the OHP on August 8, 2022. The survey was conducted in accordance with the OHP’s *Instructions for Recording Historical Resources* (1995), and The National Park Service’s *National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning*.
- Photographed the existing improvements on the Project site and examined other properties in the vicinity for potential architectural and/or historical associations.
- Conducted site-specific research on the Project site utilizing assessor records, building permits, Sanborn Fire Insurance Maps (Sanborn maps), city directories, historical photographs, the Los Angeles Public Library’s California Index, Online Archive of California, Calisphere, University of Southern California (USC) Digital Collections, historical *Los Angeles Times*, and other published sources.
- Conducted research at the City’s Building and Safety and City Planning Departments, and the County Assessor’s Office
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluated potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Preservation Ordinance. The evaluation was conducted in accordance with the National Park Service’s *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, and *National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form*.

## Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification, and in certain instances, protection of historical resources. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

## Federal Eligibility Criteria and Integrity Aspects

### National Register of Historic Places

The National Register was established by the NHPA as “an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or

impairment.”<sup>1</sup> The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. Yields, or may be likely to yield, information important in prehistory or history.<sup>2</sup>

Districts, sites, buildings, structures, and objects that are 50 years in age must meet one or more of the above criteria and retain integrity (that is, convey their significance) to be eligible for listing.

Under the National Register, a property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.<sup>3</sup>

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity—Location, Design, Setting, Materials, Workmanship, Feeling, and Association—summarized as follows:

*Location* is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

*Design* is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration;

<sup>1</sup> 36 CFR Section 60.2.

<sup>2</sup> U.S. Department of the Interior, National Park Services, Cultural Resources, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 1995, 2, accessed October 22, 2022, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

<sup>3</sup> Ibid.,19.

textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

*Setting* is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

*Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

*Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

*Association* is the direct link between an important historic event or person and a historic property. A property retains association if it *is* the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.<sup>4</sup>

To retain historic integrity, a property will always possess most of the aspects and depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.<sup>5</sup> Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.<sup>6</sup> For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (*National Register Bulletin 15*) explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance

<sup>4</sup> Ibid., 44-45.

<sup>5</sup> The National Register defines a "property" as an "area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register of Historic Places." A "historic property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." U.S. Department of the Interior, National Park Services, Cultural Resources, *National Register Bulletin 16A: How to Complete the National Register Registration Form*, 1997, IV: 3, accessed October 22, 2022, at <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

<sup>6</sup> *National Register Bulletin 15*, 44.

during the period of its association with the important event, historical pattern, or person(s).”<sup>7</sup> In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, “a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.”<sup>8</sup>

## State Register and Eligibility Criteria

### California Register of Historical Resources

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

The OHP also carries out the duties as set forth in the PRC and maintains the HRI and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions.

Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change.”<sup>9</sup> The criteria for eligibility for the California Register are based upon National Register criteria.<sup>10</sup>

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

- California properties listed on the National Register and those formally determined eligible for the National Register;<sup>11</sup>
- California Registered Historical Landmarks from No. 770 onward;

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<sup>7</sup> “A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property’s historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.” Ibid., 46.

<sup>8</sup> “A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.” Ibid.

<sup>9</sup> PRC Section 5024.1(a).

<sup>10</sup> PRC Section 5024.1(b).

<sup>11</sup> PRC Section 5024.1(d).

- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.<sup>12</sup>

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

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as Historic-Cultural Monuments (HCMs), or designated under any local ordinance, such as an Historic Preservation Overlay Zone.<sup>13</sup>

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>14</sup>

<sup>12</sup> PRC Section 5024.1(d).

<sup>13</sup> PRC Section 5024.1(e)

<sup>14</sup> Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at <http://ohp.parks.ca.gov>

## City of Los Angeles

### **Cultural Heritage Ordinance and Eligibility Criteria**

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1967 and amended it in 2018 (Los Angeles Administrative Code, Chapter 9, Division 22, Article 1, Section 22.171.7). According to the Cultural Heritage Ordinance, Historic-Cultural Monuments (HCM) are sites, buildings, or structures of particular historic or cultural significance to the City in which the broad cultural, political, or social history of the nation, state, or City is reflected or exemplified, including sites and buildings associated with important personages or which embody certain distinguishing architectural characteristics and are associated with a notable architect. The Cultural Heritage Ordinance establishes criteria for designating a local historical resource as an HCM. An HCM is any site (including significant trees or other plant life located on the site), building, or structure of particular historic or cultural significance to the City that meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community; or
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### ***Historic Preservation Overlay Zone Ordinance Eligibility Criteria***

A Historic Preservation Overlay Zone, or HPOZ, is an area of the city which is designated as containing structures, landscaping, natural features or sites having historic, architectural, cultural or aesthetic significance. To receive such designation, an area must be adopted as an HPOZ by the City Planning Commission and the City Council through a zone change procedure that includes notification of all affected and nearby property owners and public hearings. Once designated, areas have an HPOZ overlay added to their zoning, and are subject to special regulations under Section 12.20.3 of the Los Angeles Municipal Code. City of Los Angeles Ordinance Number 184903 amending Section 12.20.3 of the Los Angeles Municipal Code, describes the procedures for creation of new HPOZs, the powers and duties of HPOZ Boards, and the review processes for Projects within HPOZs.

Before an HPOZ may move into the formal adoption process, an historic resources survey of the proposed district must be completed. The survey studies the historic and architectural significance of the neighborhood and identifies structures and features as either “contributing” or “non-contributing” to the district. A contributing structure is a building that was constructed during the predominant period of development in the neighborhood and that has retained most of its historic features. A non-contributing structure is one that was either constructed after the major period of

the neighborhood's development, or has been so significantly altered that it no longer conveys its historic character.<sup>15</sup>

According to Ordinance 183903 features designated as contributing shall meet one or more of the following criteria:

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

## Secretary of the Interior's Standards

The Secretary of the Interior's Standards (36 Code of Federal Regulations [CFR] Part 68) were originally designed for use by the National Park Service and intended for application in a federal context. The stated intent of the Standards is to "set forth standards for the treatment of historic properties containing standards for preservation, rehabilitation, restoration, and reconstruction" (36 CFR 68.1). One set of standards—preservation, rehabilitation, restoration or reconstruction—will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable, and are to be applied in a reasonable manner, taking into consideration economic and technical feasibility (36 CFR 68.3). The Standards for Rehabilitation (as defined under 36 CFR 68.3(b)) are most applicable to projects where compatibility with historic building alterations or alterations to a building's environment is being evaluated and can pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards were subsequently incorporated into the California PRC Section 15164.5(b) as a gauge against which lead agencies complying with CEQA could measure project impacts to historical resources. As stated under the prior CEQA subsection, generally a project that complies with the Standards is considered to have mitigated its impacts to historical resources to a less-than-significant level (State CEQA Guidelines Section 15064.5(b)(3); see also *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland*, (1997), 52 Cal.App.4th 896). Although not prescriptive and as suggested by the term "generally" as used in the PRC, the appropriate application of the Standards, or a subset thereof, requires careful consideration by a lead agency of the specific significance, characteristics, and condition of the historical resource for which impacts are being evaluated.

<sup>15</sup> "How to Establish an HPOZ," City of Los Angeles Office of Historic Resources, <https://planning.lacity.org/odocument/3133ef89-f08b-4b98-9458-28b4f763a4d5/Info%20Brief%20How%20to%20Establish%20an%20HPOZ.pdf>, accessed October 27, 2020.

## Environmental Setting

### Identification of Potential Historical Resources within the Project site and Surrounding Area

#### ***Archival Research Methods***

Archival research included a review of the National Register and its annual updates, the California Register, the Statewide Historical Resources Inventory (HRI) database maintained by the State Office of Historic Preservation (OHP), BERD, and the City of Los Angeles's Historic Resources Survey, SurveyLA, to identify any previously recorded properties within or near the Project site. The surrounding area is densely developed with multi-story multi-family residential buildings and one- to three-story industrial buildings. The extant buildings to the west of the Project site are generally one-story along SR-1/Lincoln Boulevard, and the adjacent commercial/industrial buildings along Del Rey Avenue are typically one-story in height. Adjacent multi-family residential buildings in the area are generally between five and six stories in height. Due to the density of the existing development in the area, a search for previously identified historical resources was limited to a one-quarter mile radius of the Project site. This study area is where the Project has the greatest potential for indirect impacts to affect the eligibility of nearby historical resources.

A records search for the proposed Project was conducted by ESA staff on September 20, 2022, at the California Historical Resources Information System's South Central Coastal Information Center (SCCIC) housed at California State University, Fullerton. The records search included a review of all previously documented historic architectural resources and studies within a one-quarter mile radius of the Project site and archaeological resources within or immediately adjacent to the Project site. The records search also included a review of listings for the National Register, California Register, California Points of Historical Interest, California Historical Landmarks, California State Historic Resources Inventory, and Los Angeles Historic-Cultural Monuments. ESA also reviewed the results of the BERD and SurveyLA to locate information on any previously recorded historical resources on the Project site or in the vicinity.

## Results

### **Previously Recorded Cultural Resources**

The records search results indicate that 28 cultural resources studies have been conducted within one-half mile radius of the Project site. Of the 28 previous studies, none have included the Project site.

According to the SCCIC files, three historic architectural resources have been previously recorded within a one-half mile radius of the Project site (**Table 1**), one of which has been demolished; however, none have been recorded within the Project site boundaries. Two archaeological resources have been previously recorded within a one-quarter mile radius of the Project site which include shell midden, concrete footing, and glass, household pottery, metal, wood, plaster and concrete fragments. No archeological resources have been recorded within the Project site boundaries. As a result of the research effort, the following three properties were



established as previously identified historical resources located within one-half mile of the Project site: a bank, a two-story commercial building (demolished), and a three-story commercial building, none of which are listed on the HRI or in the BERD.

**TABLE 1**  
**PREVIOUSLY RECORDED HISTORIC ARCHITECTURAL RESOURCES ON FILE AT SCCIC**

Primary Number (P-19-)	OHP Property Number	Address	Resource Type	Resource Attribute/ Resource Description	Date Recorded	CHR Status Code	Approx. Distance from Project site
186163	-	4601 Lincoln Blvd	Commercial Building	HP 6: 1-3 story commercial building	2006 (J. Hirsch, EDAW, Inc)	6Z	0.37 miles SE
186164	-	4625–4637 Admiralty Way	Commercial Building	HP 6: 1-3 story commercial building	2006 (J. Hirsch, EDAW, Inc)	6Z	Demolished
186165	-	4560 Admiralty Way	Commercial Building	HP 6: 1-3 story commercial building	2006 (J. Hirsch, EDAW, Inc)	6Z	0.39 miles SE

SOURCE: SCCIC, 2022

## Nearby Resources

Listed below in **Table 2** are the two historical resources identified by SurveyLA within one-quarter mile of the Project site, including an archaeological site and a built environment resource. The one identified built environment historical resource in the area would have a partial or indirect view of the Project site is located at 4144 S. Lincoln Boulevard, and is assigned the CHR Status Codes of 3CS, 3S, and 5S3; this resource is a rare example of an A-frame commercial building in Venice.<sup>16</sup>

**TABLE 2**  
**NEARBY HISTORICAL RESOURCES RECORDED IN SURVEYLA**

Address/Name	Date	Resource Description	CHR Status Code	Approx. Distance from Project site	View
4144 S. Lincoln Boulevard/ Schwartzkopf Exclusive Customs	1963	HP06: one to three story commercial building. Mid-Century Modern retail store, which is an excellent as a rare example of A-frame commercial architecture in Venice	3CS, 3S, 5S3	213 ft. S	Indirect
4231 S. Lincoln Boulevard/ SA Angna / Sacred Burial Site of Gabrielino Indians	c. 1542	Institutional-Religious/Spiritual. Los Angeles Historic Cultural Monument No. 490. The site was a major village and burial site belonging to the Native American Gabrielino Indian Tribe and has yielded upwards of a dozen human burials and unique harpoon heads.	5S1	0.17 miles S	None

SOURCE: SurveyLA Historic Places website, 2022

<sup>16</sup> SurveyLA, “Resource Report: Schwartzkopf Exclusive Customs,” Historic Places LA website, 2014, accessed October 27, 2022, <http://historicplacesla.org/reports/74ec61bf-0d4c-417c-a542-65c79369536f>. See Historic Resources Group, “SurveyLA: Historic Resources Survey Report: Venice Community Plan Area,” Prepared for City of Los Angeles Department of City Planning, March 2015.

## Neighborhood Development

The Project site is located within the Palms-Mar Vista-Del Rey Community Plan Area (CPA). A history of the CPA can be found in the currently adopted *Palms-Mar Vista-Del Rey Community Plan*.<sup>17</sup>

### History of Wright's Addition to Ocean Park Tract

ESA reviewed historic tract maps, Sanborn maps, aerial photographs, and newspaper articles to understand the development of the Project site and associated neighborhood. Rancho La Ballona was a 13,920-acre Mexican land grant that was confirmed by Governor Juan Alvarado in 1839 to Ygnacio and Augustin Machado, and Felipe and Tomas Talamantes in 1839.<sup>18</sup> The Wright's Addition to Ocean Park Tract was surveyed in 1904 by N. D. Darlington as a subdivision of the Andres and Rafael Machado allotments, and as part of the Benia Talamantes allotment of the larger Rancho La Ballona (**Appendix C**). N. D. Darlington was the chief engineer of the Hueneme, Malibu and Port Los Angeles Railway.<sup>19</sup> The Wright's Addition to Ocean Park Tract was originally bound to the northwest by Compton and Santa Monica Road (presently Washington Street); to the southeast by Maxella Avenue; to the west by Lincoln Boulevard (presently State Road 1), and to the east by Santa Monica Avenue. The tract included 104 lots, which each generally measured between 400 to 413 feet long by 100 to 145 feet wide. The original tract map noted that the tract was "partly in the City of Los Angeles," as the City's boundaries abutted unincorporated Los Angeles County boundaries in an irregular fashion in this area. The Palms-Mar Vista-Del Rey community was largely devoted to bean fields and truck gardening until the late 1920s when the area was incorporated - Del Rey was incorporated into the City of Los Angeles in 1927, and much of the surrounding area was subdivided the following year as part of the largest subdivision in City history.<sup>20</sup>

Prior to the construction of the extant development, the Project site operated as the J. R. Borges Dairy ranch according to 1933 to 1936 telephone directory entries and a 1938 aerial photograph (**Figure 3**).<sup>21</sup> The aerial photograph indicates the layout of Del Rey Avenue, with much of the surrounding area dedicated to agrarian use with farmed fields, and several structures located at the subject property. A Sanborn map published in 1950 illustrates the City of Los Angeles' boundaries encroaching on the subject property, during which time was still considered unincorporated Los Angeles County (**Figure 4**). The surrounding neighborhood experienced a single-family residential building boom, which encroached along the Project site as shown by a 1952 aerial photograph (**Figure 5**). By the mid-1950s the single-family homes started to convert to higher density multi-family dwellings in larger community, and commercial structures to

<sup>17</sup> City of Los Angeles, "Palms-Mar Vista-Del Rey Community Plan," City of Los Angeles General Plan, update adopted September 16, 1997, III-24, accessed October 27, 2022, [https://planning.lacity.org/odocument/078c8a5f-0984-42b0-833e-b79b2c718299/Palms-Mar\\_Vista-Del\\_Rey\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/078c8a5f-0984-42b0-833e-b79b2c718299/Palms-Mar_Vista-Del_Rey_Community_Plan.pdf).

<sup>18</sup> Ed. Lauren Zuchowski Longwell, "Finding aid for the Rancho La Ballona Property Records," Collection number: MS123, William H. Hannon Library at Loyola Marymount University, Online Archive of California website, accessed October 26, 2022, [https://oac.cdlib.org/findaid/ark:/13030/c8k360c1/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/c8k360c1/entire_text/).

<sup>19</sup> "Santa Monica; Surveys Nearing Completion," *The Los Angeles Times*, December 27, 1905.

<sup>20</sup> "Palms-Mar Vista-Del Rey Community Plan," III-24.

<sup>21</sup> Los Angeles Directory Company, 1933, 1936; and USGS aerial photograph, 1938.

accommodate post-World War II population growth near the Project site.<sup>22</sup> City directories indicate that neighboring buildings in the 1950s and 1960s contained manufacturing businesses, including businesses that made light fixtures, heating units, furniture, cosmetics, plastic products, and other equipment, and were housed in monolithic and often times elongated structures. In the 1960s, the surrounding area was considered to be Venice, and the immediate area was later renamed Marina del Rey by 1965 when the namesake marina was dedicated.<sup>23</sup>

The Project site was originally developed by the Park Brothers Company, a family-owned company, as a series of 6 factory and industrial buildings. Construction spanned between 1958 and 1966, with two buildings constructed on each of three parcels. Building A was constructed in 1958, with Building B constructed the following year in 1959. Building C was constructed in 1960, and a photograph taken the same year illustrates this development (**Figure 6**). By this time, the surrounding neighborhood was increasingly redeveloped with industrial and commercial development, both along S. Lincoln Boulevard and Del Rey Avenue. Construction continued with a new building constructed roughly every year, with Building D constructed in 1961 (**Figure 7**), Building E constructed in 1963 (**Figure 8**), and Building F in 1966 (**Figure 9**). With the construction of Building E, the subject property was fully developed, and appeared as an industrial park all developed by the Park Brothers with centralized parking lots in between buildings with similar architectural characters, by the same engineers and contractors (**Figure 10**). In its early years, property tenants included various electronics, injection molding, and engineering services, yet it does not appear that there was ever a single tenant occupying the entire park at once.

By the 1970s, the surrounding Marina Del Rey area became known as a bedroom community for aerospace industry workers, as many of the surrounding elongated buildings were dedicated to the various aerospace industry enterprises.<sup>24</sup> A review of aerial photographs indicates that large-scale multi-family and mixed-use buildings have replaced earlier Mid-20th Century manufacturing structures in the immediate area beginning in the early 2000s and continuing through today (**Figures 11 and 12**). A current parcel map is included as **Appendix G**.

<sup>22</sup> “Palms-Mar Vista-Del Rey Community Plan,” III-24.

<sup>23</sup> Frank Coffey, “Marina Del Rey History,” Marina Del Rey Tourism Board website, n.d., accessed October 25, 2022, <https://visitmdr.com/about-the-marina/marina-del-rey-history#:~:text=Kennedy%20signed%20H.R.,identified%20as%20Marina%20del%20Rey>.

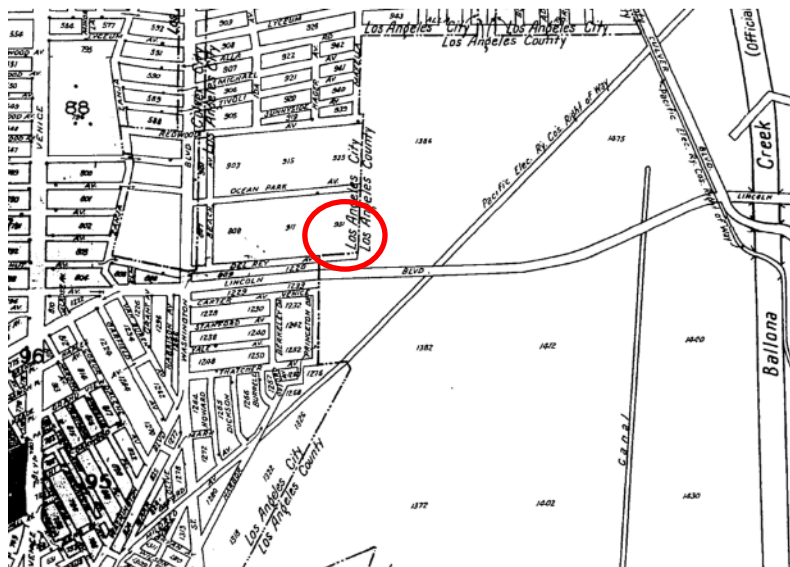
<sup>24</sup> “Palms-Mar Vista-Del Rey Community Plan,” III-24.



SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 3**  
1938 aerial, prior to site development with early dairy and neighboring farmed fields and agricultural properties with single-family residences, future subject property outlined in red.



SOURCE: Sanborn, Los Angeles Public Library

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 4**  
By 1950, the area that would become Marina del Rey was considered Los Angeles County (part way between Washington Boulevard and Ballona Creek), border of the Venice district Sanborn map. Location of future Project site generally circled in red.



SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 5**  
1952 aerial, prior to site development with early dairy and neighboring farmed fields with some single-family residences with mid-century commercial development encroaching, future Project site outlined in red.



SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 6**  
1960 aerial, site developed with Buildings A, B, and C surrounded by industrial and commercial development



SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 7**

c. 1961–1962 aerial, site developed with Buildings A, B, C, and D



SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 8**

c. 1964–1965 aerial, site developed with Buildings A, B, C, D, and E

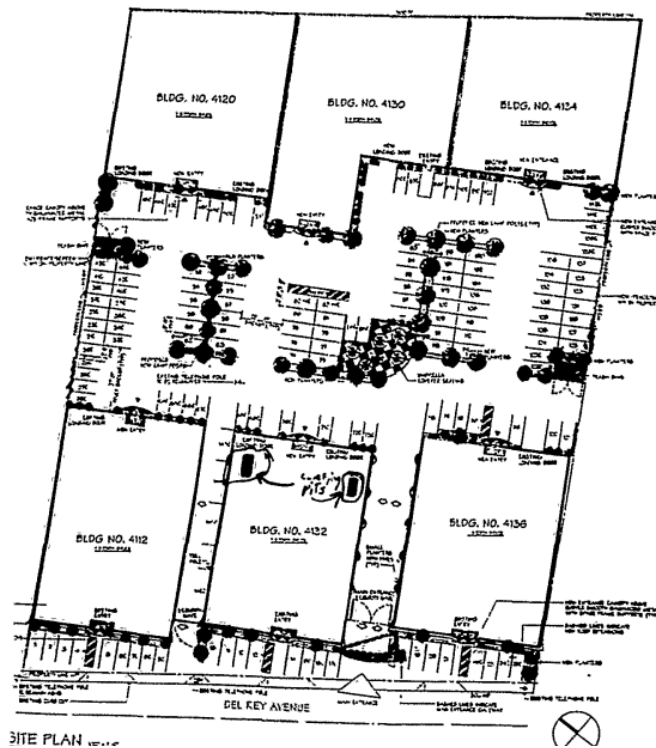




SOURCE: USGS

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 9**  
1968 aerial, site developed with Buildings A, B, C, D, E, and F



SOURCE: Los Angeles Department of Building Services

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 10**  
Site plan from building permit 1999, showing upgrades to site with installation of gates and landscaping



SOURCE: Client

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 11**  
Current aerial view to southwest, view of Del Rey Avenue  
in the foreground



SOURCE: Client

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 12**  
Current aerial view to north, with Del Rey Avenue to the left

## Property History

### Recorded Construction History

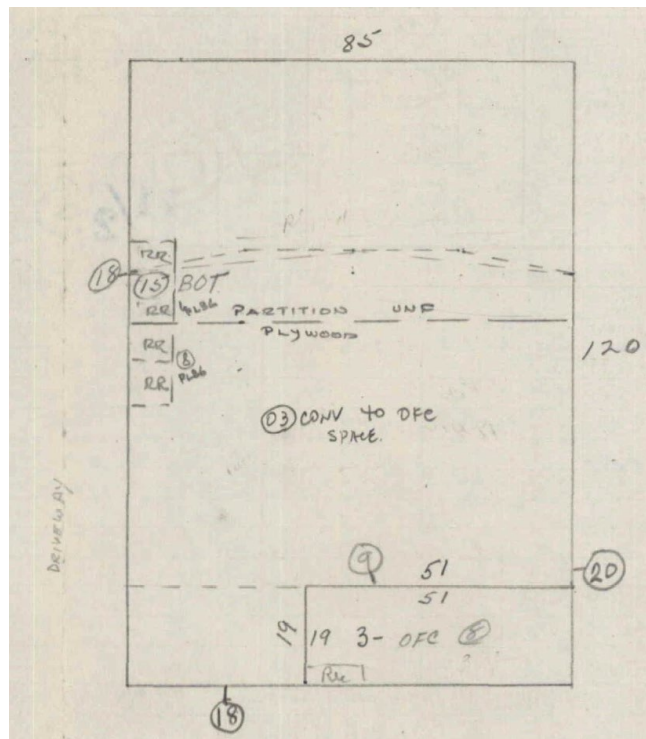
The construction history of the Project site as recorded in City of Los Angeles building permits and Los Angeles County Assessor records is developed below for each existing improvement.

#### ***Building A (4136 Del Rey Avenue)***

Assessor's records indicate that Building A was constructed in 1958 as a warehouse with office space (**Figure 13**). The original building permit issued in 1958 indicates that the 85' x 120' brick building was to be used as a factory. Constructed for \$35,000 for the Park Brothers Company,



Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The walls included reinforced brick with concrete brick at the front facade along Del Rey Avenue. Original windows were metal sash, and door types included wood doors and roll up metal doors. The interior walls were painted drywall which was unfinished in some locations and the ceiling included acoustical plasterwork. Further, the building included a plywood partition bisecting the main warehouse space into two. A building permit was issued in 1961 for interior alterations to the 'light ensemble manufacturing building.' The next permit was issued in 1999 for tenant improvements to change the building from manufacturing use to office and warehouse use. The building was reroofed and new roof framing was installed the following year in 2000, during which time new log poles were installed and select masonry walls were infilled. Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps, in addition to an articulated rear entrance with contemporary storefront awning from the parking lot. The recorded construction chronology is summarized below in **Table 3**, and building permits are included in **Appendix D**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.



SOURCE: Los Angeles County Assessor's Office

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 13**  
Building A sketch plan as it appeared in a 1959 Industrial Building Appraisal Record, Los Angeles County Assessor's Office

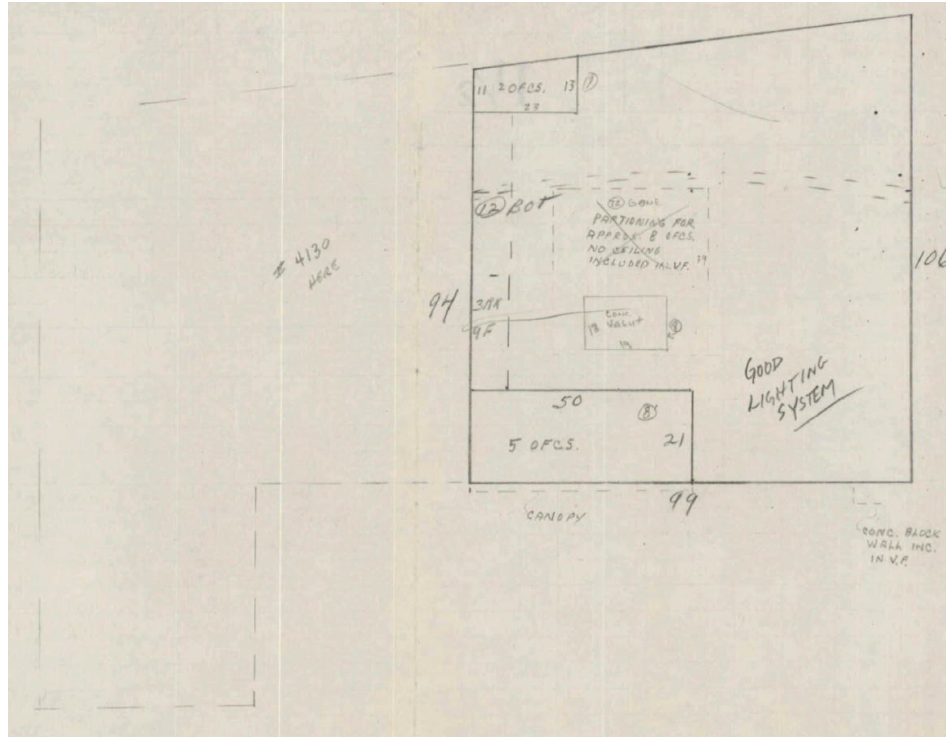
**TABLE 3**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING A.**  
**4136 DEL REY AVENUE <sup>25</sup>**

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
9/2/1958	4136 Del Rey Avenue	LA 13632/ 1958LA13632	Park Bros. Co.	Harold E. Bird (E), P. S. Montgomery (C)	35,000	Construction of one-story 85' x 120' brick factory building
2/27/1959	4136 Del Rey Avenue	LA 13632	N/A	N/A	N/A	Certificate of Occupancy for one-story, type IIIA, 85' x 120' factory building
5/24/1961	4136 Del Rey Avenue	V15134	Park Bros. Co.	Owner	950	Interior alterations to light ensemble manufacturing building
12/16/1999	4136 Del Rey Avenue	99016-30000-21592	Donald A. Park	KPRS Construction Services, Inc. (C)	185,000	Tenant improvements to change use from manufacturing to office/warehouse
1/6/2000	4136 Del Rey Avenue	00016-3000-00270	Donald A. Park	Anita - G M Roofing Co.	33,800	Reroofing
1/12/2000	4136 Del Rey Avenue	99016-3000-23786	Donald A. Park	Dean Reuter (A), Ricky Morales (E), KPRS Construction Services, Inc. (C)	15,000	New log poles, infill of masonry walls, new roof framing

### ***Building B (4134 Del Rey Avenue)***

Assessor's records indicate that Building B was constructed in 1960 as a factory building with office and lab space (**Figure 14**). The original building permit issued in 1959 indicates that the 100' x 100' concrete building was to be used as an industrial building. Constructed for \$53,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The exterior walls included concrete block and the interior walls were painted drywall, which was unfinished in some locations, the ceiling included acoustical plaster. Original windows were metal sash, and the building included wood doors and roll up metal doors. The interior walls were painted drywall which was unfinished in some locations and the ceiling included acoustical plasterwork. Three building permits issued in 1960 called for interior partitions. In 1966, a building permit for a panel wall sign was issued, followed by a 1971 permit to reinforce the concrete vault and to add two bathrooms. In 1997, clarifier pits were capped and filled with concrete, and tenant improvements to the office portion were subsequently undertaken. Drywall was replaced in 2015. The recorded construction chronology is summarized below in **Table 4**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.

<sup>25</sup> Documentation exists for all permits and certificates of occupancy listed in this table.



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: Los Angeles County Assessor's Office

**Figure 14**  
Building B sketch plan as it appeared in a 1961 Industrial  
Building Appraisal Record, Los Angeles County  
Assessor's Office

**TABLE 4**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING B.**  
**4134 DEL REY AVENUE <sup>26</sup>**

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
9/25/1959	4134 Del Rey Avenue	V21605	Park Bros.	Harold E. Bird (E), Philip Montgomery (C)	53,000	Construction of one-story 100' x 100' concrete block industrial building
2/24/1960	4134 Del Rey Avenue	V21605/59	Park Bros.	N/A	N/A	Certificate of Occupancy for one-story, type IIIB, 100' x 100' industrial building, 20 required parking spaces
4/6/1960	4134 Del Rey Avenue	V13514	Donald Park	Owner (C)	800	Interior partitions
4/28/1960	4134 Del Rey Avenue	V13621	Donald Park	Owner (C)	200	Interior partitions for office supply storage area
9/8/1960	4134 Del Rey Avenue	V14149	Donald Park	L.M. Clark (C)	800	Interior partitions
3/14/1966	4134 Del Rey Avenue	LA14170	Amphenol Corp.	Federal Sign (C)	340	Install single face non-illuminated panel sign on wall
3/10/1971	4134 Del Rey Avenue	84483	Donald Park	James E. Pace (E), Fenster-Grossberg Const. Co. (C)	2,500	Reinforce concrete vault and add two bathrooms
4/11/1997	4134 Del Rey Avenue	97030-3000-00624	Donald Park	Owner (C)	2,000	Cap and fill clarifier pits that are no longer in use with concrete
10/20/1997	4134 Del Rey Avenue	97016-3000-20246	Donald Park	Thoeny (A), Zuma Canyon Construction (C)	57,000	Tenant improvements to office portion
11/30/2015	4134 Del Rey Avenue	15042-9000-23733	OKP Limited Partnership	Ardnt & Traina Inc. (C)		Replace drywall

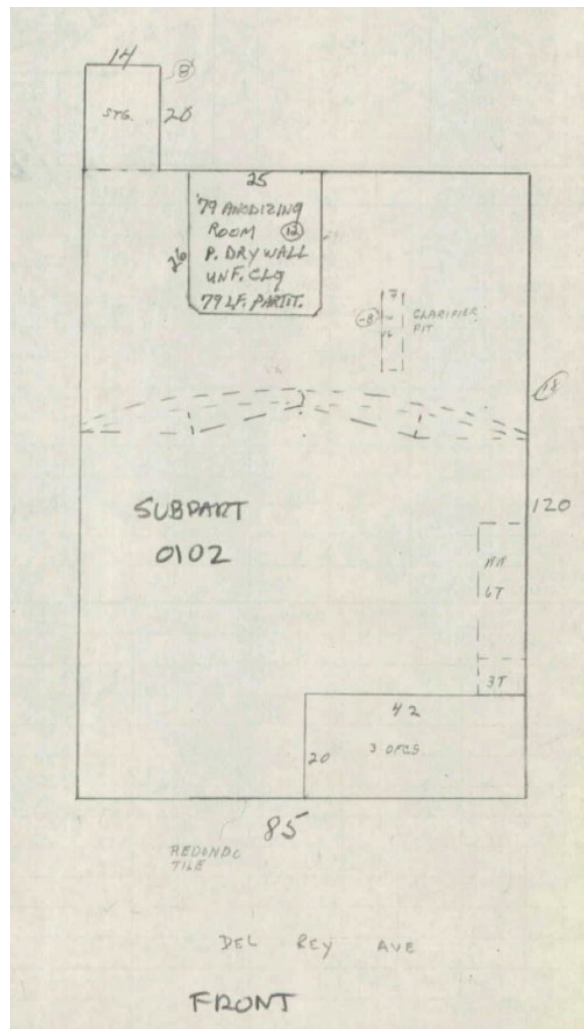
### ***Building C (4132 Del Rey Avenue)***

A building permit issued in 1937 indicated that a single-family residence was constructed at 4132 Del Rey Avenue for the Oliver Park. This house was demolished in 1960 according to a demolition permit.

Assessor's records indicate that Building C was constructed in 1960 as a factory with office space (**Figure 15**). The original building permit issued in 1960 also confers that the 85' by 120' building was to be used as a factory. Constructed for \$58,500 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor.. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The exterior walls included reinforced brick, and windows were metal sash while doors were wood. The interior walls were painted drywall which was unfinished in some locations and the ceiling included suspended acoustical tile. In 1979, a building permit was

<sup>26</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

issued to add 21' x 25' x 15' high walls with sheet rock and metal studs, likely referring to interior partitions. In 1995, clarifying pits were infilled, followed by unspecified tenant improvements. In 1996 the building use changed from factory to warehouse, while a subsequent permit issued the same year indicated a change in use from an enamel shop to video packaging/distribution and office use. In 1999, the building use changed from warehouse use to office use in a portion of the building, which then required tenant improvements. In 2002, an inspection application was issued to replace downlights with LED fixtures. Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps in addition to replacement doors at the rear entrance from the parking lot. The recorded construction chronology is summarized below in **Table 5**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.



SOURCE: Los Angeles County Assessor 4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 15**  
Building C sketch plan as it appeared in a 1960 Industrial Building Appraisal Record, Los Angeles County Assessor's Office

**TABLE 5**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING C.**  
**4132 DEL REY AVENUE <sup>27</sup>**

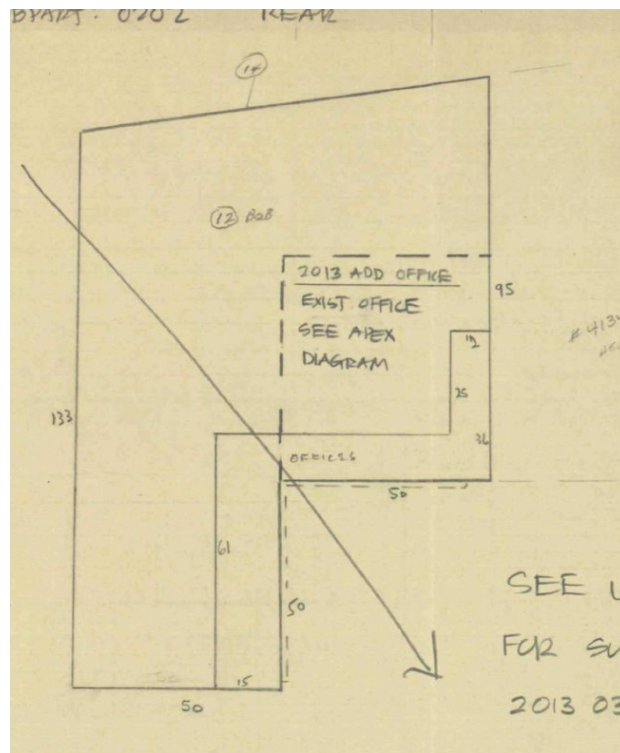
Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
9/29/1937	4130 Del Rey Avenue (address discrepancy, current-day 4132 Del Rey)	1937LA32301	Oliver Park	Owner (C)	1,900	Construction of one-story 90' x 35' residence
2/26/1960	4130 Del Rey Avenue (address discrepancy, current-day 4132 Del Rey)	1960VE22270	Park Bros. Co.	Harold Bird (E), P.S. Montgomery (C)	58,500	Existing building to be demolished. Construction of one-story 85' x 120' factory building
7/5/1960	4130 Del Rey Avenue (address discrepancy, current-day 4132 Del Rey)	V22270, V222712/60	Park Bros. Co.	N/A	N/A	Certificate of Occupancy for one-story, type III-B, 85' x 120' factory, 20 required parking spaces
8/14/1979	4132 Del Rey	1979WL25834	Park Bros. Co.	L.A. Young (E), Shockley & Son (C)	10,500	100' x 100' brick enameling shop, add 21' x 25' x 15' high wall with sheet rock and metal studs
7/21/1995	4132 Del Rey	1995WL29999	Topa/ Park Bros	N/A	N/A	Infill of clarifying pits no longer in use
9/26/1995	4132 Del Rey	1995WL32012	Topa Management	Vincent Kelley & Assoc. (E), Chelsea Design/Robert E. Dawson (A), Turpin Whitebook (C)	21,000	Tenant improvements
2/8/1996	4132 Del Rey	1995WL29999	Topa Management	N/A	N/A	Certificate of Occupancy, change of use of existing factory to warehouse
4/9/1996	4132 Del Rey	1996LA49866	Park Bros. Co.	Interior Spaces Inc (A), Sierra Construction (C)	26,000	Change from enamel shop to video packaging/ distribution and office
8/17/1999	4132 Del Rey	99016-30000- 11267	Topa Management	Zuma Canyon Construction (C)	50,000	One-story change of use from warehouse to office in a portion of the space, tenant improvements
7/18/2022	4132 Del Rey	22041-90000- 33608	Stacey S. Park, Co. Trust Et Al	Herzog M B Electronic Inc (C)	N/A	Inspection application, alteration 1 for 1 replacement to reduce energy with downlight LED fixtures

### ***Building D (4130 Del Rey Avenue)***

Assessor's records indicate that the building was constructed in 1961 as a light industrial manufacturing building for use as a factory with office space (**Figure 16**). The original building permit indicates that the 100' x 122' building was constructed for use as a machine shop for spray paint activities. Constructed for \$63,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a

<sup>27</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

concrete foundation with concrete walls, and stucco at the facade. As noted in the assessor's records, the roof was arched with wood trusses with composition roofing. The doors included wood, metal, steel rollup and manual doors. The windows were aluminum sashes, and there were skylights present. At the interior, the wood frame building included asphalt tile and concrete flooring with some unfinished walls and some clad in plaster, with accoustic plaster at the ceilings. The building included a clarifier pit. Originally, the building included a plywood partition bisecting the main warehouse space into two. A building permit was issued in 1969 to change an existing window into a door of the same size. An interior partition and ceiling were installed for silk screen activities in 1976. In 2012 and 2017, a second floor interior office addition was permitted, yet it is unclear when the work was constructed. The recorded construction chronology is summarized below in **Table 6**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.



SOURCE: Los Angeles County Assessor

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 16**  
Building D sketch plan as it appeared in a 1961 Industrial Building Appraisal Record, Los Angeles County Assessor's Office

**TABLE 6**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING D.**  
**4130 DEL REY AVENUE <sup>28</sup>**

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
9/11/1961	4130 Del Rey Avenue (address of 4132 Del Rey changed to 4130 Del Rey at this time.)	WLA 37573	Park Bros. Co.	Harold Bird (E), P.S. Montgomery (C)	63,000	Construction of one-story 100' x 133' concrete block machine shop, used for paint spray shop.
3/9/1962	4130 Del Rey Avenue	WLA37573-61	Park Bros. Co.	N/A	N/A	Certificate of Occupancy for one-story, type IIIA, 100' x 133' machine shop with 22 required parking spaces
10/1/1969	4130 Del Rey Avenue	1969WL79331	Freda Hermann, David Rosenthal	Stage Const. Co. (C)	300	Change existing window to door, same size
7/20/1976	4132 Del Rey Avenue (address discrepancy, current-day 4130 Del Rey)	1976WL08866	Don Parks Const.	Shockley Const. (C)	5,000	Interior partition and ceiling for silk screen
3/8/2012	4130 Del Rey Avenue	11014-20000-01350	Sylvia A Park, Trust, Sylvia and David K Park Trust	Boaz Construction (C)	140,000	Add 2nd floor office addition to office/machine shop within existing building envelope
1/26/2017	4130 Del Rey Avenue	WLA 101261	Sylvia A Park, Trust, Sylvia and David K Park Trust	Boaz Construction (C)	N/A	Addition of 2nd floor office to existing one-story office/machine shop within existing building envelope

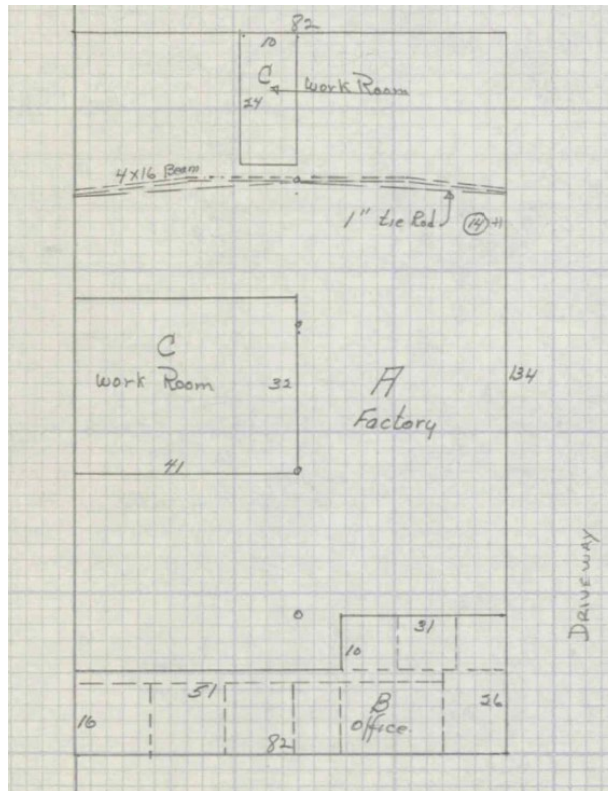
### ***Building E (4112 Del Rey Avenue)***

Assessor's records indicate that Building E was constructed in 1963 as a light industrial manufacturing building for use as a factory with office space (**Figure 17**). The original building permit issued in 1963 indicates that the 82' by 134' building was to be used as a manufacturing building. Constructed for \$69,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. As noted in the assessor's records, the building includes a concrete foundation with reinforced brick at the walls. The flat roof was clad in composition roofing. At the interior, the floor was finished in asphalt tile and concrete with drywall and hardwood veneer at the walls, and acoustic plaster at the ceilings. The doors included steel roll up doors. The windows were aluminum sashes, and there were skylights present. It appears that there was a series of small office spaces, and two work rooms surrounded by factory space as part of the original configuration. A wall sign was constructed in 1997. Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps. The recorded construction

<sup>28</sup> Documentation exists for all permits and certificates of occupancy listed in this table.



chronology is summarized below in **Table 7**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.



SOURCE: Los Angeles County Assessor 4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 17**  
Building E sketch plan as it appeared in a 1963 Industrial Building Appraisal Record, Los Angeles County Assessor's Office

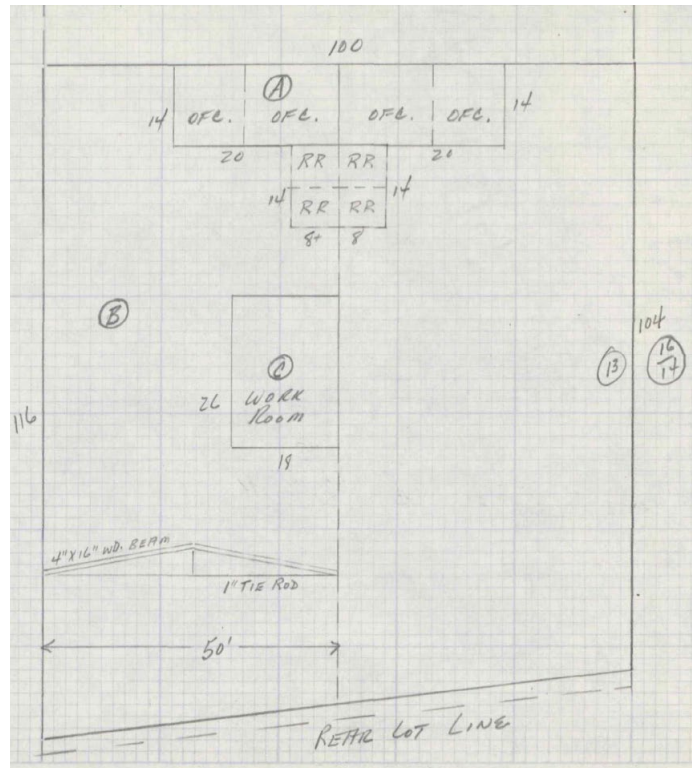
**TABLE 7**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING E.**  
**4112 DEL REY AVENUE <sup>29</sup>**

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
6/11/1963	4112 Del Rey Avenue	WLA 46387	Park Bros. Co.	Harold E. Bird (ED), P. S. Montgomery (C)	69,000	Construction of one-story, 82' x 134' brick manufacturing building
10/10/1963	4112 Del Rey Avenue	WLA 46387/63, WLA 47471/63	Park Bros. Co.	N/A	N/A	One story, type III A, 82' x 134' manufacturing building, with 22 required parking spaces
5/5/1997	4112 Del Rey Avenue	97048-30000- 00595	Donald A Park Trust, Park Trust	Owner (C)	2,800	Proposed wall sign, steel frame

### ***Building F (4120 Del Rey Avenue)***

Assessor's records indicate that Building F was constructed in 1966 as a factory building with office space. (**Figure 18**). The original building permit issued in 1966 also indicates a factory usage for the building measuring 100' by 116' which included a concrete foundation and concrete flooring. Constructed for \$104,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. As noted in the assessor's records, the building includes a concrete foundation with reinforced brick at the walls. The doors were comprised of metal single doors and steel roll up doors. The windows were aluminum sashes, and there were skylights present. The roof was noted as arched with plywood sheathing and composition roofing. At the interior, the floor was finished in asphalt tile, with plastered interior partitions and painted brick, with acoustic plaster lining the ceilings. It appears that there was a workroom located in the general center of the building with offices along the facade as part of the original configuration. A mechanical permit was issued in 1988 for unspecified work. The recorded construction chronology is summarized below in **Table 8**. Building permits are included in Appendix D and Assessor Records are included in Appendix F.

<sup>29</sup> Documentation exists for all permits and certificates of occupancy listed in this table.



SOURCE: Los Angeles County Assessor

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 18**  
Building F sketch plan as it appeared in a 1967 Industrial Building Appraisal Record, Los Angeles County Assessor's Office

**TABLE 8**  
**LOS ANGELES BUILDING AND SAFETY DEPARTMENT BUILDING PERMITS FOR BUILDING F.**  
**4120 DEL REY AVENUE <sup>30</sup>**

Issued	Location	Permit/ Assessor Record	Owner	Contractor (C) or Architect (A) Engineer (E)	Valuation (\$)	Description
5/12/1966	4120 Del Rey Avenue	63479W	Park Bros. Co.	Harold E. Bird (E), P. S. Montgomery (C)	104,000	Construction of one-story 100' x 116' masonry factory building with concrete flooring/foundation
10/4/1966	4120 Del Rey Avenue	65390W	Park Bros. Co.	P. S. Montgomery (C)	1,000	Erect partition to make room 18' x 26', interior of building
12/28/1966	4120 Del Rey Avenue	WLA 63479/66	Park Bros Co.	N/A	N/A	Certificate of occupancy for one-story, Type IIIB, 100' x 110' factory building, with 22 required parking spaces

<sup>30</sup> Documentation exists for all permits and certificates of occupancy listed in this table.

## Recorded Ownership, Occupancy, and Use History

City directories and building permits on file with the City’s Department of Building and Safety, as well as Los Angeles County Assessor, U.S. Federal Census, and other records, were reviewed to determine if the Project site has any significant associations with the productive lives of historic personages, or was associated with a historically significant use. The Project site was initially developed for factory, warehouse, and office purposes, and never seemed to house a single tenant while being owned and operated by the Park Brothers Company. Early business tenants at the Project site included engineering/manufacturing companies, and later tenants have included entertainment and media companies. **Appendix E** includes the City directories used to develop this section.

### ***Park Brothers Company, developer, and original owner***

#### **Oliver D. Park Senior**

Oliver David Park Sr. was born in 1902 to Irish immigrants in California and married Evanda Park in 1923. The couple had three children, Oliver Jr. born in 1925, Donald born in 1929, and David born in 1933 or 1936.<sup>31</sup> Oliver Sr.’s obituary noted that he grew up on a dairy ranch, which may have been the J. G. Borges Dairy ranch, which was formerly located at the subject property.<sup>32</sup> In 1925, Oliver Sr. went into the fertilizer business eventually establishing an office at the Project site at 4136 Del Rey Avenue.<sup>33</sup> By 1930, Oliver Sr. and his family lived in a dwelling they owned at the Project site at 4136 Del Rey Avenue.<sup>34</sup> This corresponds with the general date that the J. G. Borges Dairy operated at the site, so it is possible that the family was living at the Borges Dairy in the 1930s period.<sup>35</sup> The 1930 U.S. Federal Census indicated that Oliver Sr. was a “dealer” in the fertilizer industry, and newspaper advertisements from the early 1930s indicated that he specialized in “Pulverized pure cow fertilizer,” that was best for “lawns and gardens” with his business located at the Project site at 4136 Del Rey Avenue.<sup>36</sup>

Seven years later, in 1937, a building permit was issued to Oliver Sr. for the construction of a 90’ x 35’ residence at the Project site at 4130 Del Rey Avenue. By 1940, Oliver Sr. was the owner of his own fertilizer plant and the family continued to reside at the Project site at 4134 Del Rey Avenue.<sup>37</sup> By the 1950 census, wife Evanda had passed away making Oliver Sr. was listed as a widower, and a house keeper and lodger were included as a part of the household at 4136 Del Rey Avenue.<sup>38</sup> In 1952, an “Oliver Park Fertilizer Co.” advertisement read: “For Your Fertilizer Needs, The Best Fertilizer Delivered Anywhere,” with the property’s address at the Project site at 4136 Del Rey Avenue, Venice CA.<sup>39</sup> Oliver Sr. and his adult sons were then living in their family

<sup>31</sup> U.S. Federal Census, 1930 and 1940

<sup>32</sup> “Oliver D. Park, Venice Pioneer, Claimed by Death,” *Evening Vanguard*, March 24, 1953.

<sup>33</sup> “Oliver D. Park, Venice Pioneer, Claimed by Death,” *Evening Vanguard*, March 24, 1953.

<sup>34</sup> U.S. Federal Census, 1930.

<sup>35</sup> “Oliver D. Park, Venice Pioneer, Claimed by Death,” *Evening Vanguard*, March 24, 1953; and 1933 Los Angeles Directory Company.

<sup>36</sup> U.S. Federal Census, 1930, and “Advertisement: Oliver Park,” *Evening Vanguard*, November 11, 1931.

<sup>37</sup> U.S. Federal Census, 1940.

<sup>38</sup> U.S. Federal Census, 1950.

<sup>39</sup> “Advertisement: For Your Fertilizer Needs,” *The Tidings*, December 26, 1952.

home in Del Rey, presumably still at the residence at the Project site.<sup>40</sup> Dubbed a “Venice Pioneer” he passed away in 1953 as an active member of the Venice Chamber of Commerce and the Venice Rotary Club.<sup>41</sup> Two years later, a 1955 newspaper referenced the “Oliver Park Estate” as being adjacent to the newly developing Marina del Rey harbor site, which included a new boat yard constructed on 150 feet of Lincoln Boulevard frontage owned by his estate.<sup>42</sup> This suggests that Park Sr. owned more land in the general area of the Project site when he passed away, which may have been overseen by his sons upon his passing. Limited additional information about his business interests, his fertilizer company, or his other real estate holdings was located.

### **Park Brothers Company**

Five years after the passing of Park Sr., who was involved in the fertilizer business, the Project site underwent an extensive redevelopment process, likely undertaken by sons Oliver Jr., Donald, and David, under the name “Park Bros. Co.” The Park brothers took the agricultural developments with their former dairy use and fertilizer business and transformed the land, capitalizing on the surrounding industrial development boom. The first industrial brick building of the redevelopment was constructed at 4134 Del Rey Avenue (Building A) according to a 1958 building permit. Five industrial buildings were subsequently constructed at the subject property up through 1966, all by the Park Brothers Company. When construction was complete, a late industrial park resulted that was leased to a variety of tenants which may have been an investment property to generate income. The Park Brothers Company appeared to have only developed the Project site, and no additional information about subsequent joint ventures was located.

According to building permits which profiled modifications to the Project site, the Park family, including the Park Brothers Company, Donald Park, and the Sylvia and David K. Park Trust appeared to be involved in owning and or/managing all of the buildings at the subject property up through 2000.

### **Oliver C. Park Jr.**

Of the three Park brothers, the most information was located for Oliver Christie Park Jr., the eldest of the Park brothers who resided at the Project site prior to its redevelopment in the 1950s. Born in 1924, Oliver Jr. was listed at residing in his family home at the Project site in the 1930 and 1940 census records.<sup>43</sup> By his 1942 World War II draft card, Oliver Jr. was a student at University of Southern California, yet was still residing at his family’s property at 4136 Del Rey Avenue. Oliver Jr. served as Merchant Marine aboard oil tankers during World War II, and was in business with his father at his fertilizer business.<sup>44</sup> Upon Oliver Sr.’s passing, Oliver Jr. took his father’s place in the Venice Rotary Club in 1954, and was nominated to club director the same year, yet he resigned from the organization later that year.<sup>45</sup> It is possible that Oliver Jr. was involved in managing the “Oliver Park Estate” which was referenced in a 1955 Venice Evening

<sup>40</sup> “Oliver D. Park, Venice Pioneer, Claimed by Death,” *Evening Vanguard*, March 24, 1953.

<sup>41</sup> Ibid.

<sup>42</sup> “Rosy Future for Venice,” *Evening Vanguard*, January 1, 1955.

<sup>43</sup> U.S. Federal Census Records, 1930, and 1940.

<sup>44</sup> “Around Town,” *Evening Vanguard*, January 20, 1954; and “Venice Rotarians Hear Craft Talks; Annual Election in Offing,” *Evening Vanguard*, January 22, 1954.

<sup>45</sup> “Contests for President, Secretary Offices Looms at Venice Rotary Club,” *Evening Vanguard*, March, 1954; and “Beverly Hills Attorney Tells Work of Unicef to Venice Rotary Club,” *Evening Vanguard*, October 22, 1954.

Vanguard newspaper, two years after Oliver Sr.'s death.<sup>46</sup> Given that Oliver Jr. was the oldest brother, involved in the business aspects of Oliver Sr.'s on-site fertilizer company, and college-educated by the mid-1950s, it is reasonable to assume that Oliver Jr. may have been responsible for the formation of the Park Brothers Company – who was listed on original building permits as the owner of the Project site during its redevelopment between 1958 and 1966.

According to his obituary, Oliver Jr. appeared to have amassed a large real estate portfolio by 2007.<sup>47</sup> Oliver Jr. owned properties that included a Balboa Island home and businesses with extensive real estate holdings which included numerous properties in California and Hawaii, details of which could not be located.<sup>48</sup> Oliver Jr. died in 2007 at age 82, followed by son Kevin Park and daughter-in-law Joni Park the same year. Kevin and Joni owned a small real estate investment firm, yet no other information about them was located.<sup>49</sup>

#### Donald A. Park

Donald was born in 1929, and was listed as residing in his family home at the Project site in the 1930, 1940, and 1950 census records.<sup>50</sup> Donald and his wife and their children resided at 3436 Beethoven Street, Venice by 1959.<sup>51</sup> The 1950 census indicated that by the age 20, he was listed as a helper in his father's owned fertilizer plant, two years prior to his father's passing. He continued living at the family property at 4136 Del Rey Avenue in 1955, when he married Ona C. Alsobrook.<sup>52</sup> It appears that Donald was living close to the Project site when it was redeveloped in the 1950s and 1960s. In 1961, he served as the St. John's Presbyterian Church's building committee chairman and was involved in the expansion of his local church.<sup>53</sup> Beginning in 1960, Donald's name regularly appeared on building permits for the Project site. Donald passed away in 1994, and his namesake appeared on Project site building permits through 2000, perhaps through a trust. No further information on his profession or life was located.

#### David K. Park

Born in the 1930s, David grew up at the Project site and was listed as living there in the 1940 and 1950 census records.<sup>54</sup> He graduated from Venice High School in 1951, prior to his father's passing in 1953.<sup>55</sup> The following year, while stationed in Korea while serving in the U.S. Army, David was promoted to private first class, and was acting regimental supply sergeant of the 14th Regiment, 25th Division, 8th Army.<sup>56</sup> It is unclear when David returned from service in Korea. David died in 2001, and his namesake appeared on Project site building permits as "Sylvia and

<sup>46</sup> "Rosy Future for Venice," 1955.

<sup>47</sup> "Couple's death linked to their inheritance," *The Sacramento Bee*, April 25, 2007.

<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

<sup>50</sup> U.S. Federal Census Records, 1930, 1940, and 1950.

<sup>51</sup> "Pool Warming Surprises Couple," *Evening Vanguard*, August 18, 1959.

<sup>52</sup> "Confetti and Rice (Marriage Licenses)," *Evening Vanguard*, November 19, 1955.

<sup>53</sup> "Groundbreaking Service Set," *Evening Vanguard*, November 11, 1961.

<sup>54</sup> U.S. Federal Census Records, 1930 and 1940.

<sup>55</sup> "Oliver D. Park, Venice Pioneer, Claimed by Death," *Evening Vanguard*, March 24, 1953.

<sup>56</sup> "Around Town," *Evening Vanguard*, April 28, 1954.

David K. Park Trust,” through at least 2012. No further information on his profession or life was located.

### ***Building A (4136 Del Rey Avenue)***

Prior to the construction of Building A, a single-family residence in addition to other agrarian structures sat at the property. According to newspaper advertisements, Oliver Park Fertilizer Co., owned and operated by Oliver Park Sr., operated at this location.

Extant Building A was constructed in 1958 as a factory/warehouse with office according to assessor records and the original building permit. Building A first served Milman Co. Engineering Services in the early 1960s, followed by Acutech Division, Elpac Inc., Coast Enamel Co., and Circuit Design & Manufacturing Inc. in the mid- to late-1960s. These companies are no longer in operation today. It appears that multiple businesses have operated at this location concurrently. The building included a linotype print shop for the Circuit Design & Manufacturing Inc. business. By the 1970s through the late 1980s, it appears as though Western Circuit Inc. and Amphenol Corp. operated at Building A according to telephone directories. Later tenants included Archipelago Botanicals and Telesign Corporation (which also operated at Building B) in the 1990s and 2010s. The building is presently used as a co-working space.

### ***Building B (4134 Del Rey Avenue)***

Building B was constructed in 1959 as an industrial/factory building according to assessor records and the original building permit. Building B served MicroMega Corporation in the early 1960s, according to telephone directories. Buildings permits indicate that the building had clarifier pits during this time, which would have been used to remove solid particulates or suspend solids from liquid for clarification or thickening.<sup>57</sup> By the 1990s, The Porsche Factory, and International Racing Services operated at the building during which extensive tenant improvements were undertaken. By the late 1990s, Schroffel & Associates and Guidance Solutions operated at Building B, followed by Telesign Corporation (which also operated at Building A), a jeweler, and Big Mass Media Inc., according to telephone directories.

### ***Building C (4132 Del Rey Avenue)***

Building C was constructed in 1960 as a factory with office space according to assessor records and the original building permit. Building C served Coast Enameling Co. (which also operated at Building A) from the late 1960s through to the 1990s according to telephone directories. Uses in the 1990s included a pager repair shop/distributor, International Racing Services, an art, furniture and collectables shop, and an entertainment company among other media companies according to telephone directories. Additional tenants included LEI partners, Brooks Fruman Incorporated, Tacone Corporation and New Frontier Media. By 2014, the Wexco International Corporation operated at building C.

<sup>57</sup> “Clarifiers,” Ecologics Environmental Systems website, 2022, accessed on October 12, 2022, <https://www.ecologixsystems.com/library-clarifiers/>.



***Building D (4130 Del Rey Avenue)***

Building D was constructed in 1962 as a light industrial manufacturing building and as a machine shop for spray paint activities according to assessor records and the original building permit. Telephone directories indicate that the building served Micromega Corporation (which also operated at Building B) in the early 1960s, followed by Spatz Laboratories and Q. E. D. Plastics in the mid- to late-1960s, both of which were injection molding companies. By 2014, Just Cause Entertainment was operating at Building D.

***Building E (4112 Del Rey Avenue)***

Building E was constructed in 1963 as a light industrial manufacturing building/factory according to assessor records and the original building permit. A 1965 job posting newspaper advertisement indicated that fabricators were needed for work in Building E, and by 1968 Northrup Skill Center/Northrup Job Center which offered aircraft structural assemble instruction occupied the building. By 1970, several various businesses operated at Building E, including Stampx Rubber Stamps, Graftech (also spelled Graftex) Corporation, and Federated Business Materials according to telephone directories. Anes Electronic Burgler Alarm System, which produced steering wheel locking devices, operated at the building from 1975 to at least 1991. Telephone directories indicate that later Building E tenants spanning from the late 1990s through to the 2000s included Executive U Mail Printing & Mailing, Harrison Inner View, an additional computer services business, and Park brother Donald Oliver Jr.'s offices.

***Building F (4120 Del Rey Avenue)***

Building F was constructed in 1966 as a factory according to assessor records and the original building permit. According to telephone directories, the building was used as a silk screen processing facility in 1996, and by 2014 it was used as Eleventh House and Thirteen Inc., both production companies. Limited additional information on building use was located.

## **Architectural Descriptions**

The Project site is comprised of three parcels located along Del Rey Avenue between Maxella Avenue and Beach Avenue, which are each improved with two one-story industrial buildings, for a total of six one-story industrial buildings on the Project site (see Figures 1 and 2).

Parcel 4230-005-048 is located in the southern portion of the Project site and is improved with two industrial buildings separated by a surface parking lot as follows: Building A, constructed in 1958 sits in the southwest, and Building B, constructed in 1959 sits in the northeast. The parcel is accessed from Del Rey Avenue.

Parcel 4230-005-047 is located in the central portion of the Project site and is improved with two industrial buildings separated by a surface parking lot as follows: Building C, constructed in 1960 sits in the west, and Building D, constructed in 1961 sits in the east. The parcel is accessed from Del Rey Avenue.

Parcel 4230-005-005 is located in the northern portion of the Project site and is improved with two industrial buildings separated by a surface parking lot as follows: Building E, constructed in

1963 sits in the northwest, and Building, constructed in 1966 sits in the northeast. The parcel is accessed from Del Rey Avenue.

The facades of Buildings A, C, and E are oriented southwest along Del Rey Avenue. Limited parking spaces face Buildings A, C, and E, while the bulk of parking sits in three parking lots between buildings to the rear of the site. Mature hedges surround the street-facing buildings.

A concrete sidewalk abuts the property along Del Rey Avenue. The Project site is surrounded by low-scale mid-century industrial and development with contemporary mixed-use development. Highway SR-1/Lincoln Boulevard sits to the west of the Project site and serves as a main traffic artery through the Marina Del Rey area. Dense single-family residential development sits further west beyond Highway SR-1, and further east beyond Redwood Avenue. Architectural descriptions of each of the six buildings that comprise the Project site are as follows:

### ***Building A (4136 Del Rey Avenue)***

Building A is a one-story brick industrial building that largely reflects Buildings C, E, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue (**Figures 19–22**). As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. Symmetrically organized, the building's southwest-facing facade includes a centrally located entrance with a metal storefront assembly comprised of double doors with transom lites. Two pairs of replacement tripartite vinyl windows flank the entrance assembly. A contemporary metal bulkhead surmounts the entrance and includes contemporary signage. The northern portion of the facade is covered in an ivy plant. The rear, northeastern elevation includes asymmetrically organized fenestration, with full-height windows, 3-3/3 steel frame windows, and a secondary recessed entrance. At the interior, the wood frame trusses are exposed and the floorplan is largely an open volume, with enclosed office spaces along the perimeter.



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 19**  
Building A, southwest facade, view northeast



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 20**  
Building A, southeast elevation, view southeast



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 21**  
Building A, northwest elevation, view south



SOURCE: ESA, 2022

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 22**

Building A, interior view of co-working space

***Building B (4134 Del Rey Avenue)***

Building B is a one-story concrete masonry unit industrial building. Trapezoidal in plan, the building is setback behind Building A and a surface parking lot, and is situated to the rear of the parcel (**Figures 23–25**). Building B is attached to Building D (constructed in 1961) to its north. As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. The southwestern-oriented facade is organized asymmetrically with replacement aluminum frame sliding doors, surmounted by a single transom, and a single glazed door at the northern extent. A partial height cement masonry unit wall with metal gate partially encloses a smaller area at the southeastern extent of the building. Original 3/3 steel frame windows sit at the southeastern elevation. Parking spaces abut the facade. The other sides of the building were not visible as part of the site visit. The interior includes painted concrete masonry units and drywall in select areas.





SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 23**  
Building B, southwest elevation, view north



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 24**  
Building B, southwest elevation, view north



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 25**

Building B interior with original steel frame windows

***Building C (4132 Del Rey Avenue)***

Building C is a one-story brick industrial building that somewhat reflects Buildings A, E, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue (Figures 26–30). As noted in the assessor’s records the building includes a concrete foundation, an arched roof with wood trusses. Asymmetrically organized, the building’s southwest-facing facade includes a metal storefront entrance assembly that includes a single door flanked by sidelites with surmounting transom windows. The entrance is accessed by a series of concrete steps and a concrete ramp with metal handrails. A pair of original 4/3 steel frame windows sit to the south of the entrance, with another 4/3 steel frame window sitting to the north. A contemporary metal bulkhead surmounts the entrance which is supported by rounded columns. A pair of flush metal doors accessible by a series of concrete steps sits to the north. The southern portion of the facade is covered in an ivy plant. The rear, northeastern elevation is asymmetrically organized with original steel frame windows and an aluminum with plate glass storefront window system. A recessed entrance similarly includes aluminum glazing and is surmounted by a contemporary metal bulkhead supported by rounded columns. The northeast elevation includes a brick enclosure that extends from the northwest elevation, which does not include any fenestration. Original steel frame windows and a concrete ramp are located along the southeastern elevation. Building C’s interior was not accessed during the site visit.



SOURCE: ESA, 2022

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 26**  
Building C, southeast elevation, view north



SOURCE: ESA, 2022

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 27**  
Building C, southeast elevation (left) and northeast  
elevation (right), view northwest





4112–4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 28**

Building C, northeast elevation, view southwest



4112–4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 29**

Building C, northeast elevation, view south



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 30**  
Building C, southeast elevation (left) and northeast elevation (right), view northwest

### ***Building D (4130 Del Rey Avenue)***

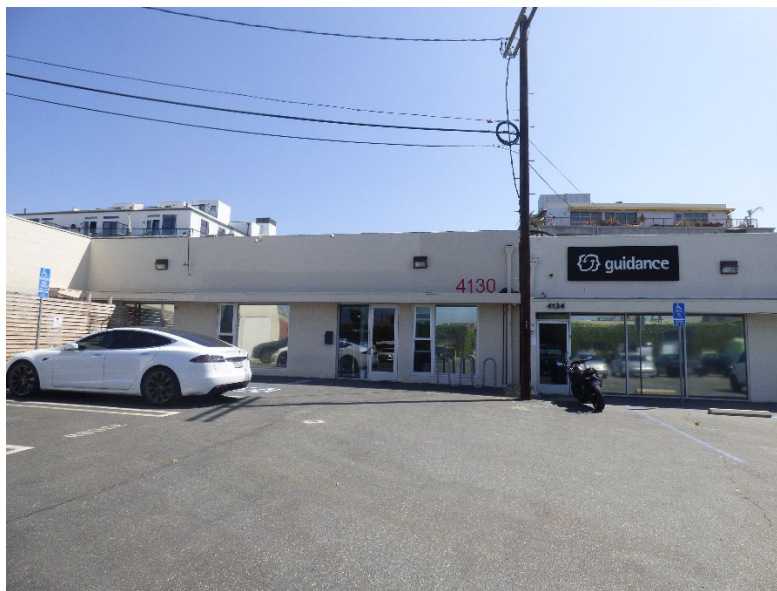
Building D is a one-story concrete masonry unit industrial building. Roughly L-shaped in plan, the building is setback behind Building C and a surface parking lot, and is situated to the rear of the parcel (**Figures 31–34**). Building D is attached to Building B (constructed in 1959) to its south, and Building F to its north (constructed in 1966). As noted in the assessor’s records the building includes a concrete foundation, an arched roof with wood trusses. The southwestern-oriented facade is organized asymmetrically with an aluminum frame glazed door, with aluminum frame plate windows and vinyl double hung window assemblies. A flat concrete awning projects from the facade and onto the southeastern elevation. The northwestern elevation is largely connected to Building F to the north, and includes a large metal rollup door and an aluminum glazed single door. At the interior, the wood frame trusses are exposed and the floorplan is largely an open volume, with enclosed office spaces along the perimeter. The interior includes painted concrete masonry units and drywall in select areas.



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 31**  
Building D, south elevation, view north



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 32**  
Building D southwest elevation, view northeast

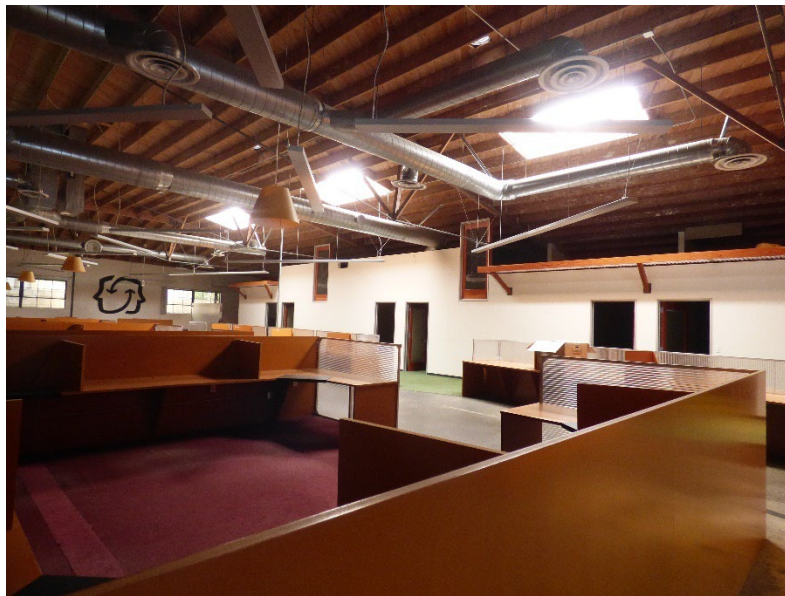




SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 33**  
Building D, northwest elevation, view south



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 34**  
Building D interior view

### ***Building E (4112 Del Rey Avenue)***

Building E is a one-story brick industrial building that largely reflects Building A, C, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue (**Figures 35-38**). As noted in the assessor's records the building includes a concrete foundation

and an arched roof with wood trusses. Symmetrically organized, the building's southwest-facing facade includes a centrally located entrance with a metal storefront assembly comprised of a single metal flush door with a series of large plate glass sidelites. The entrance is accessed via a set of concrete steps with metal handrails. A pair of 2/4 steel frame windows, followed by two pairs of 3/4 steel frame windows flank either side of the entrance. A contemporary metal bulkhead supported by cylindrical columns surmounts the entrance and includes contemporary signage. The southeastern elevation includes 4-3/4 steel frame windows and 1-2/2 steel frame window. The rear, northeastern elevation includes a pair of 4/2 steel frame windows with a single flush door and a metal rollup door. The interior includes drywall partitions and a visible wood truss system. Two double-height volumes are largely open with office spaces along perimeter walls.



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 35**  
Building E, southwest elevation, view northeast



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 36**  
Building E, southeast elevation, view north





SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 37**  
Building E, northeast elevation, view southwest



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 38**  
Building E interior view

**Building F (4120 Del Rey Avenue)**

Building F is a one-story brick industrial building that generally reflects Buildings A, C, and E in its construction and orientation. Building F was the last building constructed at the subject property. Trapezoidal in plan, the building is setback behind Building E and a surface parking lot, and is situated to the rear of the parcel (**Figures 39–42**). As noted in the assessor's records the building includes a concrete foundation and an arched roof with wood trusses. Building F is attached to Building D (constructed in 1961) to its south. Asymmetrically organized, the building's southwest-facing facade includes replacement vinyl windows, with a single flush metal door, and two flanking metal rollup doors. The other sides of the building were not visible as part of the site visit. The interior includes drywall partitions, wood windows and doors, and a visible wood truss system. A double-height volume is largely open with office spaces along perimeter walls.



4112–4136 Del Rey Avenue HRA / D202200580.00

SOURCE: ESA, 2022

**Figure 39**  
Building F, southwest elevation, view northeast





SOURCE: ESA, 2022

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 40**  
Building F, southwest elevation, view northeast



SOURCE: ESA, 2022

4112-4136 Del Rey Avenue HRA / D202200580.00

**Figure 41**  
Building F interior view with contemporary partitions and fenestration



SOURCE: ESA, 2022

4112–4136 Del Rey Avenue HRA / D202200580.00

**Figure 42**

Building F interior view with contemporary partitions and fenestration

## Historic Context (SurveyLA Themes)

Historic contexts have been developed for the Los Angeles City-wide survey, SurveyLA, to provide the background and guidelines necessary to evaluate the historic and architectural significance of potential historic properties. The applicable Survey LA historic context was utilized for evaluation of the subject properties as a group, in addition to the history of their construction and occupancy and description of existing conditions provided in Property History section above. The period of significance associated with each individual building is its construction date.

The following historical and architectural sub-themes developed for SurveyLA are most relevant to the Project site. ESA evaluated the Project site as a grouping under the following SurveyLA contexts and themes:

- Context: Industrial Development, 1850–1980
  - Theme: Industrial Design and Engineering, 1876–1965
    - Sub-theme: Post-World War II Industrial Design, 1945–1970

## SurveyLA Registration Requirements and Eligibility Standards

The Project site at 4112 to 4136 Del Rey Avenue includes six one-story commercial structures that were constructed between 1958 and 1966. The buildings were developed by the same owner, Park Brothers Company, and constructed by the same engineer and contractor. The buildings were used for a combination of office space, laboratory and production space, and include internal circulation and an overall unified style for the property. As such, the grouping is considered an industrial park which has a period of significance of 1945 to 1970, inclusive of the construction dates of the six subject buildings. Research by ESA investigated whether the grouping has association with industrial development and developer Park Brothers Company. Based upon the historical and architectural themes developed in the *Los Angeles Citywide Historic Context Statement*, there is one significant SurveyLA sub-theme associated with each of the six buildings on the subject properties under the Industrial Development, 1850–1980 context, as follows: Industrial Design and Engineering, 1876–1965, sub-theme: Post-World War II Industrial Design, 1945–1970.

The following is the Context Summary Table developed by the Los Angeles Office of Historic Resources (OHR) that defines the eligibility standards, character-defining features, and integrity aspects a historical resource needs to have in order to be considered eligible in association with the aforementioned theme. These standards were utilized in the evaluation of the improvements that exist on the Project site, and they are presented below in **Table 9**.

## Significance Evaluation

According to the National Park Service, “Ubiquitous resources may be better evaluated as historic districts, rather than as individual properties,” and further, that “Properties with large acreages or a number of resources are usually considered districts.”<sup>58</sup> As each of the six buildings located at 4112–4136 Del Rey Avenue were built within a span of eight years, owned and developed by the same entity, and engineered/constructed by the same entities, the grouping of Buildings A, B, C, D, E, and F were evaluated together for eligibility as a potential historic district as an industrial park property type under the following SurveyLA historical context and sub-theme: Context: Industrial Development, 1850–1980, theme: Industrial Design and Engineering, 1876–1965, sub-theme: Post-World War II Industrial Design, 1945–1970.. As described below, the buildings are not distinctive enough to be evaluated individually.

<sup>58</sup> [https://www.nps.gov/subjects/nationalregister/upload/Evaluating-Common-Resources\\_NR-White-Paper\\_Wyatt-and-Reed\\_3-27-20.pdf](https://www.nps.gov/subjects/nationalregister/upload/Evaluating-Common-Resources_NR-White-Paper_Wyatt-and-Reed_3-27-20.pdf), p. 6; and *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 4.

**TABLE 9**  
**CONTEXT SUMMARY INDUSTRIAL DISTRICT – INDUSTRIAL PARK, 1945–1970**

Context	Industrial Development, 1850–1980
Sub Context	No sub-context
Theme	Industrial Design and Engineering, 1876–1965
Sub Theme	Post-World War II Industrial Design, 1945–1970
Property Type	Some of the hallmarks of the industrial park include deep setbacks from the street, internal circulation among interrelated buildings, landscaped common areas, and a unified style for the property. There may be a mix of commercial office space, laboratories, production space, and storage. The best examples are campus-like in appearance and may also have good to excellent examples of Mid-Century Modern and Postmodern architectural styles.
Property Sub Type	None
Geographic Location	San Fernando Valley; specifically, Canoga Park, Chatsworth, Northridge, Reseda, Winnetka, Sun Valley, Pacoima, and Sylmar. Possible examples are also in Westchester and Playa Del Rey.
Area of Significance	Industry; Engineering; Architecture
Criteria	A/1/1 and C/3/3
Period of Significance	1945–1970
Eligibility Standards	<ul style="list-style-type: none"> <li>Constructed between 1945 and 1970</li> <li>Exemplifies the Industrial Park property type</li> </ul>
Character Defining/ Associative Features	<ul style="list-style-type: none"> <li>Retains most of the essential physical features from the period of significance</li> <li>One or more buildings, unified in style and oriented toward each other</li> <li>Buildings may be different heights, sizes, or uses (commercial, industrial)</li> <li>Landscaped setbacks from the main street</li> <li>Landscaped common areas</li> <li>May have expansive parking lots between buildings and street</li> <li>Buildings may be oriented around a central plaza</li> <li>Often designed in prevalent architectural styles of period</li> <li>May also be a significant example of an architectural style from the period of significance and/or the work of a noted architect</li> </ul>
Integrity Considerations	<ul style="list-style-type: none"> <li>Should retain integrity of Location, Design, Materials, Workmanship, Feeling, and Association</li> <li>Original use may have changed</li> <li>Additional buildings may have been added, provided they do not detract from the unified character of the industrial park</li> <li>Some material changes may have been made to individual buildings, provided they do not alter the overall style relative to the rest of the park</li> </ul>
SOURCE: SurveyLA	

## ***Broad Patterns of History***

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

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

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

**Los Angeles Historic-Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

All six of the buildings on the Project site, Buildings A, B, C, D, E, and F, were owned, developed, and operated by the Park Brothers Company. Developed over a period of eight years, the Project site is a simplified example of an industrial park, developed by one-time property developers, the Park Brothers Company, who are discussed in greater detail under the Significant Persons criterion, below. Prior to the present-day development, the land was formerly agrarian and included a dairy farm and a fertilizer business owned by Oliver Park Sr. prior to the area's incorporation into the City of Los Angeles, which occurred in 1927. It appears that the Oliver Sr. and his family lived at the property prior to the its redevelopment as an industrial park at mid-century. Park Sr., the Park family patriarch, passed away in 1952, and within six years, his adult sons Oliver Jr., Donald, and David formed together the Park Brothers Company and began to redevelop the family land for commercial-industrial purposes. During a period of intense post-World War II growth, the surrounding area underwent two transformations at mid-century: the first from a single-family to multi-family residential development, and the second from agrarian into commercial-industrial development. The residential development appeared to occur beyond the Project site, while the Project site was located in the midst of the commercial-industrial development. City directories indicate that neighboring building in the 1950s and 1960s contained manufacturing businesses, including businesses that made light fixtures, heating units, furniture, cosmetics, plastic products, and other equipment, and were housed in monolithic and often times elongated structures.

While the Project site appears to include limited features of an industrial park from the period, the property does not appear to be a significant example of an industrial park. The property was not developed by a single commercial tenant and instead it has been rented out to various companies in a wide variety of industries over the years as profiled in the Recorded Ownership, Occupancy, and Use History section above. The property did not have an individually prominent high-tech tenant in the aerospace industry, as was commonplace for the Del Rey area by the 1970s. Instead, the individual buildings at the subject property were leased out to tenants including smaller early stage electronic, manufacturing, enamel companies. Due to the range of early tenants, it appears as though the property was speculatively constructed. As noted in SurveyLA, the industrial park property type buildings were commonly oriented during the burgeoning aerospace industry, significant examples of which occupied larger campuses with associated landscaping and internal circulation. As such, the subject property was not found to be significant in the history of industrial parks or for patterns of industrial development. Further, the grouping was not identified

as a potential historic district, planning district, or multi-property resource as a part of SurveyLA's inventory of the *Palms-Mar Vista-Del Rey Community Plan* area as part of the Citywide Survey.

While the six identified buildings appear to share a pattern of development, the potential district retains low integrity, as discussed below. Changes to the buildings over time have included modifications to suit new tenant uses, to reconfigure the buildings for different purposes, replacement of original fenestration and replacement storefronts. Buildings A-F may share a common pattern of development, but do not collectively retain sufficient historic integrity to be eligible as a contiguous historic district at the national, state, or local level.

**Therefore, the Project site is recommended ineligible for listing under National Register Criterion A, California Register Criterion 1, and LAHCM Criterion 1.**

### ***Significant Persons***

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

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

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

**Los Angeles Historic-Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city or local history.

The Parks Brothers Company owned, developed, and operated the Project site between 1958 and 1966. Comprised of brothers Oliver Jr, Donald Park, and David Park, Park Brothers Company redeveloped the Project site at 4112–4136 Del Rey Avenue after their father, Oliver Park Sr., passed away in 1953. Oliver Sr. grew up on a dairy ranch, which may have been located at the Project site – as aerials and city directories indicated that the Project site was the location for J. G. Borges Dairy in the 1930s period. Park Sr., his wife, and sons lived at the Project site by 1930 during which time he worked in the fertilizer industry. Oliver Sr. later developed a residence at the Project site, and owned his own fertilizer plant and company at the Project site as indicated by newspaper advertisements in the 1930s through the 1950s. Oliver Sr. passed away in 1953 and was considered to have been a Venice Pioneer, yet limited information about his business interests, fertilizer company, or legacy was located. Oliver Sr. was not involved in the development of the Project site, as it was developed after his death.

Oliver Sr.'s sons appeared to have inherited their father's land and began to develop the Project site as the Park Brothers Company roughly five years after Oliver Sr.'s passing with the construction of Building A, 4134 Del Rey Avenue in 1958. Construction and development of the Project site continued by the Park Brothers Company through 1966, when the last building on site, Building F, 4120 Del Rey Avenue was constructed. It appears that the Project site was developed as an income generating property. The brothers and subsequently their namesake trusts appeared to have been involved with the ownership and management of the property through 2000. No information was located to suggest that the Park Brothers Company developed other buildings in the Del Rey or Los Angeles area. While brother Oliver Jr. appeared to have amassed

a substantial real estate portfolio according to his obituary, no additional information about his business endeavors or life was located. As such, the Park Brothers Company and the individual Park brothers do not appear to have been notable to national, state, or local history.

**Therefore, the Project site is recommended ineligible for listing under National Register Criterion B, California Register Criterion 2, and LAHCM Criterion 2.**

### ***Architecture***

With regard to architecture, design, or construction, the following are the relevant criteria:

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

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

**Los Angeles Historic-Cultural Monument Criterion 3:** Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

The Project site was developed over a period of eight years over three adjacent parcels. Each parcel includes two one-story industrial buildings one located along Del Rey Avenue and another located at the rear of the parcel, for a total of six buildings that comprise a simplified example of an industrial park. According to building permits and assessor's records Building A, 4136 Del Rey Avenue, is a brick building that was constructed as a warehouse with office space and was used as a factory; Building B, 4134 Del Rey Avenue, is a concrete block building that was constructed as a factory with office and lab space; Building C, 4132 Del Rey Avenue, is a brick building that was constructed as a factory with office space; Building D, 4130 Del Rey Avenue is a concrete block building that was constructed as a factory with office space; Building E, 4120 Del Rey Avenue is a brick building that was constructed as a factory; and Building F, is a brick building that was constructed as a factory with office space.

No architect has been identified with the property, and limited information on building engineer Harold E. Bird and contractor Philip Montgomery was located. Research does not suggest that Bird or Montgomery were notable in their respective fields. The buildings do not appear to have been part of a larger master plan as they were developed by a group of brothers who formed a company for the sole purpose of developing the Project site to generate income. Research did not indicate that the Park Brothers Company was further involved in the construction or real estate development industries.

Characteristic of industrial parks as noted in the SurveyLA context, 4112–4136 Del Rey Avenue does include a unified utilitarian style for the property that is one-story, articulated in either brick or concrete block, lacking in ornamentation, and generally rectangular in plan. The subject property includes parking areas at the front and toward the center of the property, and the



buildings were constructed as a mix of uses, including office, factory, and warehouse space – characteristics of the industrial park type. As noted in SurveyLA, hallmarks of industrial park property types include deep setbacks from the street, landscaped common areas, parkway landscaping, a distinctive central plaza, loading docks, and internal circulation among interrelated buildings – none of which are present at the Project site. While better examples of industrial parks include a connection between individual buildings, the Project site includes the one-story brick industrial building type repeated four times, at Buildings A, C, E, and F, without distinction between the façade and the rear elevation or orientation toward one another. Later modifications to include replacement doors at rear entrances at Buildings A and C which did not originally include distinctive secondary entrances. Further, there are no designed landscaped elements that remain from the original design today to suggest that there was an internal circulation or landscaped common areas previously. It appears that minimal landscaping, including plantings and property gates, was added in 1999.

While constructed in the post-World War II era, the buildings are not architecturally reflective of the Mid-Century Modern style as was common for industrial parks. As noted in SurveyLA, the best examples of industrial parks are campus-like in appearance and may also have good to excellent examples of Mid-Century Modern and Postmodern architectural styles, of which the property does not possess. Instead, stylistically the buildings are reflective of the industrial style as they are simplistic and utilitarian structures. Industrial buildings often incorporated popular architectural styles of the day, with styling typically expressed in applied details, such as cornices, pilasters, cartouches and friezes, none of which are present at the Project site. The property has integrity for its location as the property has not been relocated. The property's surrounding setting has changed over time as it was originally developed with commercial-industrial buildings during the mid-century period, and has recently undergone a transformation between 2000 to today that includes large mixed use, multi-story buildings, altering the former light industrial setting of the surrounding area. Further, the property's setting underwent changes in 1999 with the addition of trees and plantings, and automated gates located toward Del Rey Avenue. The buildings include limited original steel frame windows, while many openings include vinyl or aluminum replacement assembly windows, most original single flush doors and metal rollup doors have been replaced. Interior spaces have been reconfigured over the years to suit new tenants, which have removed original interior configurations and functions as originally designed, which has involved the removal of original mechanical equipment and walls that once defined laboratory, office and warehouse spaces, and the construction of new partition walls and smaller rooms. Articulated rear entrances along Buildings A and C have further altered the design of the grouping which solely included front entrances along Del Rey Avenue. As such, the property lacks historic integrity for its original design and materials. The three buildings along Del Rey Avenue, Buildings A, C, and E, have all undergone contemporary facade modifications which include a metal entrance awning, and contemporary doors. The property retains integrity for its workmanship, which is reflective of simple vernacular construction from this period. The property does not retain integrity of feeling, as the surrounding setting has been altered over time with the construction of multi-story residential development to the north and to the south. The property lacks integrity of association as the buildings have been modified over time to suit different tenants, and now many contain tenants who operate in the entertainment industry and as co-working spaces, which no longer reflect the original industrial uses for which the property was

developed. Despite the lack of historical associations, the cumulative changes to the property over time taken together detract from the potential district in terms of design, materials, feeling, and association. The Project site was developed and constructed at the end of the period of significance (which spans from 1945 to 1970), at a time by which the property type had become widespread and standard. The Project site is not considered an excellent example of an industrial park articulated in the industrial style. As noted in SurveyLA, early and well-articulated examples of industrial parks are significant for their embodiment of the distinctive features of a transformative era in industrial design, which are not present at the Project site as described above. A stronger identified example of an industrial park in the Palms-Mar Vista-Del Rey area is the Panama Street Industrial Historic District, and another identified example is the former Atomic International (now Pratt & Whitney Rocketdyne facility) headquarters complex at 8900 De Soto Avenue.

While the Project site is reflective of a simplified industrial park a grouping of six properties constructed between 1958 and 1966, it is not a strong example of the property type, nor is it a significant example of the industrial style. The property was not associated with an identified architect nor with a notable engineer or contractor. Further, due to the lack of significant association combined with the overall lack of integrity as present at Buildings A, B, C, D, E, and F, the potential district is not eligible for listing at the national, state, or local levels as a historic district.

**Therefore, the Project site is recommended ineligible for listing under National Register Criterion C, California Register Criterion 3, and LAHCM Criterion 3.**

### ***Information Potential***

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

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

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information. The Project site located at 4112–4136 Del Rey Avenue does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known.

**Therefore, the Project site is recommended ineligible for listing under National Register Criterion D and California Register Criterion 4.**

## Conclusions

As a result of our research and survey investigations and through the application of the applicable federal, state and local eligibility evaluation criteria, ESA finds the following:

The grouping of Buildings A, B, C, D, E, and F located at 4112–4136 Del Rey Avenue were evaluated together for eligibility as a potential historic district as an industrial park property type under the following SurveyLA historical context and sub-theme: Context: Industrial Development, 1850–1980, theme: Industrial Design and Engineering, 1876–1965, sub-theme: Post-World War II Industrial Design, 1945–1970. As each of the six buildings located at the subject property were built within a span of eight years, owned and developed by the same entity, and engineered/constructed by the same entities, the property was evaluated for historic significance under federal, state, and local criteria as a historic district grouping. As described in this Report, the buildings are not distinctive enough to be evaluated individually.

The potential district boundary extends along the Project site’s three parcels, and includes the following APNs: 4230-005-048, 4230-005-047, and 4230-005-005, bounded by Del Rey Avenue to the southwest, and to neighboring mixed-use properties to the north, east, and west. The potential district was evaluated for its associations with industrial park development in the area as a property type, and with the industrial style architectural style. The property was determined to not have strong associations as industrial park property type as it does not include several of the important character-defining features of the type and was developed at the end of the period of significance for the property type at a time when the industrial park was already common. Further the property does is not a distinctive example of a mid-century era industrial park as its design is simplistic and relatively small for an industrial park. Additionally, there are several identified examples of the property type that display higher levels of historic association and integrity. The property did not have an associated architect, and its engineer and contractor were not determined to be masters. The property was not determined to be significant for its association with the Park Brothers Company, the owners and developers. Accordingly, ESA determined that the property located at 4112 to 4136 Del Rey Avenue does not retain sufficient integrity to be eligible for listing as a historic district.

Therefore, the Project site does not appear eligible as a historical resource pursuant to CEQA. ESA recommends a status code of 6Z for the property, “Found ineligible for NR, CR or local designation through survey evaluation.”

## CEQA Analysis

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in Section 15064.5. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register of Historic Places (“National Register”), California Register or as a City of Burbank historic landmark would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource:

demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.<sup>59</sup>

## CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

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

Under CEQA, a proposed development must be evaluated to determine how it may impact the potential eligibility of a structure(s) or a site for designation as a historic resource. The Standards were developed as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations (“CFR”) Section 67.7). The Standards may be appropriate for screening criteria but do not set the threshold of significance under CEQA. Therefore, the Standards are used for regulatory approvals for designated resources but not for resource evaluations.<sup>60</sup> Similarly, CEQA recognizes the value of the Standards by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a “safe harbor” by providing either a categorical exemption or a negative declaration for a project which meets the Standards (see State *CEQA Guidelines* Section 15331 and 15064.5(b)(3)). Therefore, what follows in the next several sections are a project description

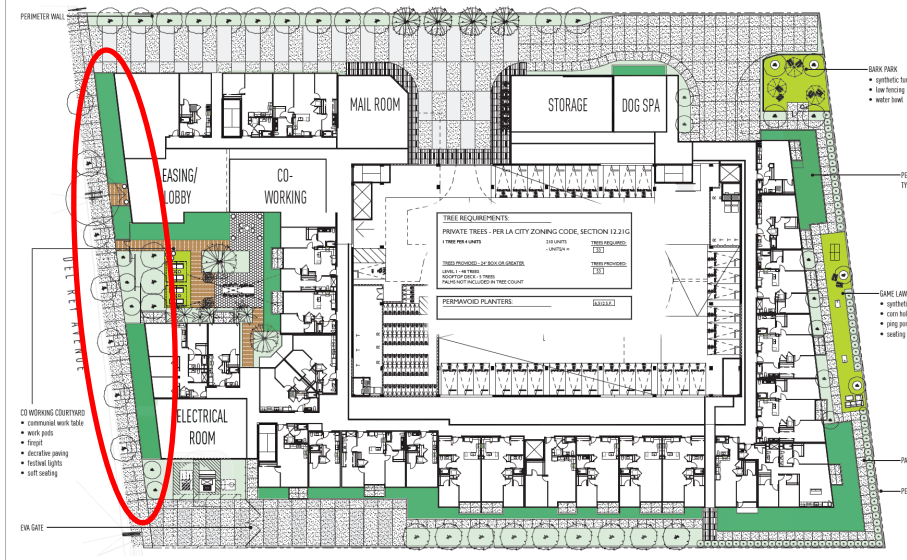
<sup>59</sup> L.A. CEQA Thresholds Guide, Section D.3. Historical Resources, City of Los Angeles, 2006, p. D.3-1 (<http://environmentla.org/programs/Thresholds/D-Cultural%20Resources.pdf>, accessed 6/04/2013)

<sup>60</sup> Century Plaza Hotel EIR, Appendix IV.D-3, Historic Thresholds Letter, from Michael J. Logrande, Director of Planning and Ken Bernstein, Manager, Office of Historic Resources, City of Los Angeles, to Bruce Lackow, President, Matrix Environmental, Los Angeles, California, December 15, 2010.

as well as a plan review that includes an impacts analysis under CEQA and an evaluation of conformance with the Standards.

## Project Description

The Project would construct a single six-story residential development containing 210 dwelling units, amenity and open space areas, and associated structured parking spaces (**Figures 43 and 44**). The building would include landscape areas and a standalone parking garage located toward the center, within the building. The structure would be irregular in footprint and would be massed horizontally, with four-story tall projecting volumes, forming a U-shape along Del Rey Avenue offering some variation in massing and volume along the facade. The building materials would be constructed in a neutral palate of blues, browns, and greys. Construction of the Project would require excavation to a maximum depth of 7 feet below grade for the footings and foundations and a net export of 30,695 cubic yards (cy) of soil.



SOURCE: LaTerra Development, LLC, 2021

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**Figure 43**

Conceptual ground level landscape plan of Proposed Project with general area that may be indirectly visible from 4140 and 4144 S. Lincoln Boulevard circled in red



SOURCE: LaTerra Development, LLC, 2022

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**Figure 44**

Proposed Project west elevation, view along Del Rey Avenue

## Analysis of Project Impacts

### Direct Impacts

Under CEQA, the changes to a historical resource and its setting would only cause a substantial adverse change if the changes would materially impair the historical resource's ability to convey its significance to the degree that it would no longer be eligible for inclusion in the California Register. The six one-story industrial buildings on the Project site were evaluated as a potential historic district and were determined to be ineligible for designation under National, State and local criteria as an industrial park. Further, even if there were significant historic associations, the grouping lacks sufficient integrity due to alterations over the years. Therefore, there are no historical resources identified on the Project site, and as such, there are no direct impacts to a historical resource from the Project. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources.

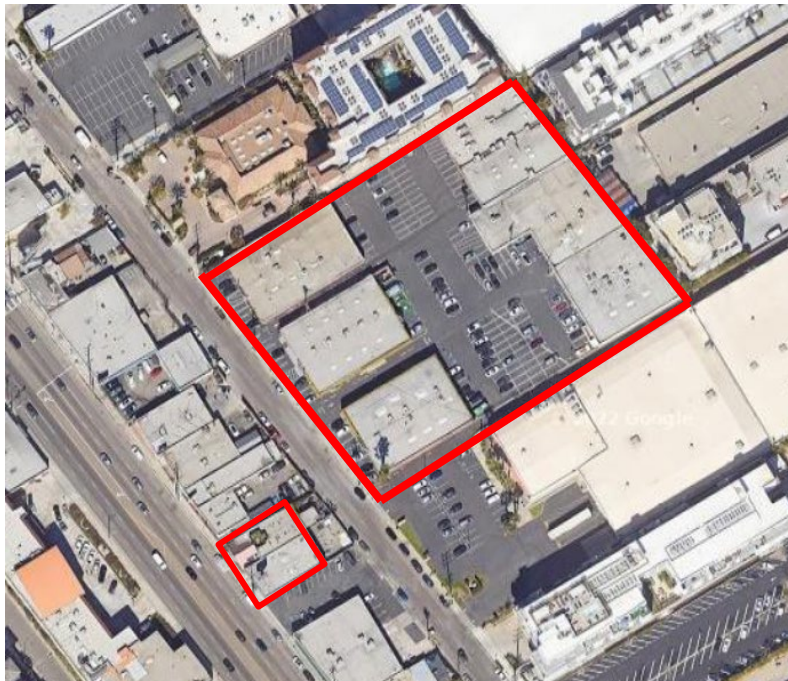
### Indirect Impacts

Indirect impacts were analyzed to determine if the proposed Project would result in a substantial material change to the integrity of historical resources in the immediate surrounding of the Project site that would detract from their ability to convey their significance. One historical resource was identified within a 0.25-mile radius of the subject property and Project site: 4144 S. Lincoln Boulevard/ Schwartzkopf Exclusive Customs (**Figure 45**). The Project's potential indirect impacts to 4144 S. Lincoln Boulevard/ Schwartzkopf Exclusive Customs are discussed below.

4144 S. Lincoln Boulevard/ Schwartzkopf Exclusive Customs is a one-story commercial structure built in 1963. The building includes two volumes, an A-frame volume at 4140 S. Lincoln Boulevard, and a rectilinear volume at 4144 S. Lincoln Boulevard (**Figures 46 and 47**). The Los Angeles County Assessor's website and historic aerial photographs indicate that these two volumes occupy a single parcel, and appear to comprise a single building with two distinct storefronts. 4144 S. Lincoln Boulevard includes two commercial retail establishments; Schwartzkopf Exclusive Customs at 4140 S. Lincoln Boulevard, and Dogromat at 4144 S. Lincoln Boulevard. 4140 S. Lincoln's A-frame entrance includes a steeply sloped roof clad in

composition shingles, with rusticated contemporary signage and large plate glass windows, and 4144 S. Lincoln Boulevard is reflective of a vernacular commercial building comprised of concrete block with no ornamentation and two bays of large aluminum storefront window assemblies. The commercial storefront at 4140 S. Lincoln was assigned the California Historic Resource Codes 3CS, 3S, and 5S3, and is notable as an “Excellent and rare example of A-frame commercial architecture in Venice,” yet it is unclear if 4144 S. Lincoln (the address listed for the A-frame resource) is also considered as part of the resource.<sup>61</sup> While this may have been a clerical error, ESA will consider both storefronts at the parcel APN 4230-001-016 as part of the adjacent historic resource for the purposes of this Report’s indirect impacts analysis.

4140 and 4144 S. Lincoln Boulevards’ facades are oriented to the southwest, along S. Lincoln Boulevard (SR-1), not toward but away from the Project site. Much of the commercial development along S. Lincoln Boulevard was developed in the mid-century period, and as such, are considered contributing elements to the setting.



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SOURCE: GoogleMaps, 2022

**Figure 45**  
Aerial view of subject property (center) to 4144 S. Lincoln Boulevard (lower left)

<sup>61</sup> SurveyLA, “Resource Report: Schwartzkopf Exclusive Customs,” Historic Places LA website, 2014, accessed October 27, 2022, <http://historicplacesla.org/reports/74ec61bf-0d4c-417c-a542-65c79369536f>.



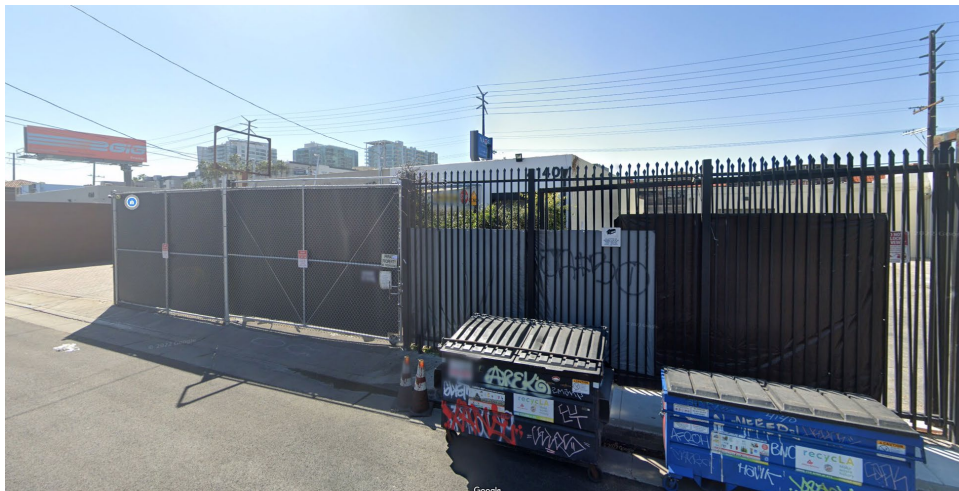


4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: GoogleMaps, 2022

**Figure 46**

View of 4144 S. Lincoln Boulevard facing direction of Project site, view facing northeast



4112-4136 Del Rey Avenue HRA / D202200580.00

SOURCE: GoogleMaps, 2022

**Figure 47**

View from the subject property to 4144 S. Lincoln Boulevard, with rear portion of building visible, view facing southwest

Due to the low-scale height of 4140 and 4144 S. Lincoln Boulevard and setback of the Project site along Del Rey Avenue, which is located further away from the resource, the new construction for the Project would not be fully visible. The primary view of 4140 and 4144 S. Lincoln Boulevard is from S. Lincoln Boulevard. The view would not be blocked or impacted by the new construction as part of the proposed Project, and the new construction would not have any adverse physical impact on 4140 and 4144 S. Lincoln Boulevard through demolition or alteration of the surrounding non-contributing setting.

The south facade of the Project's proposed residential building would be indirectly visible from the back of 4140 and 4144 S. Lincoln Boulevard. The proposed residential building would have an irregular footprint, with a U-shaped portion located along Del Rey Avenue, which would allow for a portion of the facade to be recessed with flanking one-story volumes which would help to visually compartmentalize the volume of the building along Del Rey Avenue. Further, the proposed new construction would be six stories in height and would be taller than 4140 and 4144 S. Lincoln Boulevard, but due to the approximately 0.04-mile or 213-foot distance between the primary facade of 4140 and 4144 S. Lincoln Boulevard and the front setback of the proposed Project, the separation created by Del Rey Avenue measuring from facade-to-facade, and setback, the proposed construction would not appear to overbear 4140 and 4144 S. Lincoln Boulevard, which would remain visually prominent as it currently sits along S. Lincoln Avenue.

Furthermore, due to the distance from the Project site of 213 feet, construction activities as part of the proposed Project would not result in any potential adverse effects from vibrational damages or impacts to occur at 4140 and 4144 S. Lincoln Boulevard. The Noise and Vibration Technical Report (**Appendix J**) prepared for the Project contains detailed analysis of potential construction vibration impacts. Construction of the Project would generate groundborne construction vibration during site clearing, grading and shoring activities. Based on the vibration data provided in Table 15 of the Noise and Vibration Technical Report, vibration velocities from operation of construction equipment would range from approximately 0.001 to 0.031 in/sec PPV at 50 feet from the source of activity. Off-site sensitive receivers or buildings located at least 25 feet from the project construction area would be exposed to vibration levels below 0.089 in/sec PPV (highest vibration level measured at 25 feet from the equipment listed in Table 5-26 of the noise analysis in Chapter 5) from onsite construction activity. Because construction vibration levels would be below 0.089 in/sec PPV at off-site buildings, construction of the Project would not result in vibration levels that would exceed the thresholds of either 0.2 in/sec PPV for the adjacent residential buildings or 0.12 in/sec PPV for the nearby historic building. Therefore, impacts from construction activities would be less than significant.

The proposed new construction would not introduce a new scale to the environment as several new multi-story residential buildings have been constructed adjacent to the Project site, including Tribeca Urban Apartments located at 4108 Del Rey Avenue, which is five stories in height and located immediately north of the Project site, and C1 by CLG apartment building located at 4120 Del Rey Avenue, which is six stories in height and separated from the Project site by a one-story industrial development located immediately south. Both contemporary residential buildings include projecting volumes and have been designed in contemporary and neo-Mediterranean styles.

As such, the redevelopment of the Project site with a new residential structure would have a less than significant indirect impact on the historical resource located at 4140 and 4144 S. Lincoln Boulevard.

## Conclusion

The proposed Project would construct one new six-story residential building on the Project site and involve the demolition of the existing six industrial buildings originally constructed for use

by a variety of commercial tenants. The six buildings were evaluated as a grouping and were evaluated to not be significant and are lacking in integrity. The Project would not have a direct adverse physical impact on a historical resource located on the Project site and would not result in any significant indirect impacts on other historic resources in the vicinity of the Project site. Therefore, pursuant to CEQA, the Project would have a less than significant impact on historical resources.

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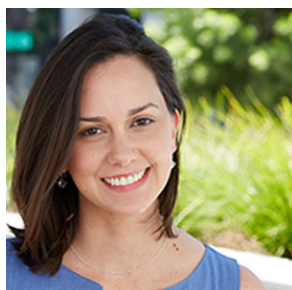
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# Appendix A

## **Resumes of Key Staff**







# Alison Garcia Kellar

## Senior Architectural Historian

### EDUCATION

MS, Historic Preservation, University of Pennsylvania

BA, Design, University of California at Davis

### 9 YEARS EXPERIENCE

### PROFESSIONAL

### AFFILIATIONS

Latinos in Heritage Conservation, Education Committee Member

California Preservation Foundation, Member

Society of Architectural Historians, Southern California Chapter Member

National Trust for Historic Preservation, Member

### AWARDS

Albert Binder Travel Fellowship, 2012 and 2013

PennDesign Departmental Grant, 2011-2013

Alison is a senior architectural historian with 9 years of professional and academic experience with a background in historic preservation, design, and museum collections. Her work with historic resources and cultural heritage in California has included managing and authoring historic resource assessments, National Register Nominations, historic structure reports, feasibility studies, Federal Historic Preservation Tax Credit applications, in addition to extensive archival research and resource documentation. Alison applies her understanding of preservation design and historic interiors to inform impacts analyses of proposed development and recommendations for adaptive reuse.

## Relevant Experience

**Earl Carroll Theatre Historic Structure Report, Los Angeles, CA.** *Senior Architectural Historian.* Alison was the lead author of the Historic Structure Report created for the rehabilitation of the historic Earl Carroll Theatre in Hollywood. Constructed in 1938, the property is significant for its association with owner-operator Earl Carroll, Hollywood nightlife, and architect Gordon B. Kaufmann. The theatre is a listed LA Historic-Cultural Monument and has been identified as eligible for the National Register. In recent years, the theatre has been rented by television network studios as sound stages, and as a result some public areas have been modified over time. Alison conducted supplemental in-depth research, participated with the creation of a detailed interior and exterior character-defining features analysis, and assisted with the analysis of the theatre's current condition. She developed recommendations in compliance with the SOI standards that sensitively guide stakeholders with ongoing preservation efforts.

**Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA.** *Senior Architectural Historian, Deputy Project Manager.* ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

**Alpine Village Preservation Consulting Services, Unincorporated Los Angeles County, CA.** *Senior Architectural Historian.* Alison was the lead author of the preliminary historical significance evaluation determination for the Alpine Village complex, a European-style shopping center located near Torrance, California. Comprised of seven buildings constructed between 1969 and 1974, the complex is an example of an increasingly rare type of roadside architecture, and retains high historic integrity. Alison participated in conducting in-depth construction chronology research, determining the complex's period of significance, and

identified both interior and exterior character-defining features for the property to help guide ongoing planning efforts.

**Whittier Public Library, Whittier CA.** *Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the library is significant as an individual resource under National Register Criteria A and C. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. Alison assembled the construction history for the library and the Whittier Civic Center. She created a detailed character-defining features analysis identifying significant and contributing features at the property's interior, exterior, and site. Alison coordinated with the project architect to ensure that the project met the Secretary of the Interior's Standards (SOI) in order to meet community's contemporary needs while respecting the building's historic character. Alison authored and oversaw the production of a HABS report to document the library building prior to selective demolition and project construction.

**Benjamin Franklin Elementary School Historic Resource Evaluation and Mitigated Negative Declaration, San Diego, CA.** *Senior Architectural Historian.* Alison conducted an HRA for the 1930s, 40s, and 50s-designed elementary school campus. The property was found to be a historic district eligible for its association with the post-war development of the Kensington neighborhood, and for its association with two master San Diego architects. The proposed project was reviewed for compliance with the Secretary of the Interior's Standards, and a CEQA analysis was performed, resulting in the Mitigation Measures and design considerations for future construction within the district. Alison authored and oversaw the production of a HABS report to document the campus and its buildings prior to project construction.

**1202 3<sup>rd</sup> Street Promenade Preservation Consulting, Santa Monica, CA.** *Senior Architectural Historian.* Constructed in 1949 as a JC Penny department store, the commercial building was designed in the Late Moderne style. ESA previously worked to produce a Landmark Assessment Report, and today, the property is recognized as a City of Santa Monica Landmark. Alison conducted a SOI Standards conformance review of a proposed tenant improvement project for a Certificate of Appropriateness.

**1221 Hermosa Avenue Preservation Consulting, Hermosa Beach, CA.** *Senior Architectural Historian.* ESA serves as a historic preservation consultant to the City of Hermosa Beach, and has a longstanding relationship with the building at 1221 Hermosa Boulevard, known as the Bijou Building. The building is a former historic theatre and bank designed in the NeoClassical Revival style, constructed in 1923. Alison evaluated proposed tenant improvement modifications including the removal of non-original features and the retention of original features related to original theatre and bank uses. Alison has conducted design reviews which included an understanding of all modifications to the space over time, character-defining features analyses, and reviews of proposed plans against CEQA thresholds and the SOI Standards for compliance. Alison is currently participating with overseeing the construction monitoring efforts for the theatre space as part of this ongoing project.

**Universal Hilton Historic Resources Technical Report and Environmental Impacts Report for 555 W Universal Terrace Parkway, Los Angeles, CA.** *Senior Architectural Historian.* The Universal Hilton Hotel was designed by master architect, William L. Pereira in 1983 in the Postmodern style. As one of Pereira's final commissions, the hotel building was originally part of a master plan and was designed to accommodate visitors to the expanding Universal Theme Parks. Alison conducted in-depth architect and postmodern style research, and evaluated the property for historic significance as part of the Historic Resources Technical Report.

**Los Cerritos Wetlands Restoration Plan Program, Cultural Resource Assessment, Seal Beach, CA.** *Senior Architectural Historian.* The Los Cerritos Wetlands Restoration EIR project will reinstate historic wetlands to a previously developed oil rig/production site that has been in operation since the early 20<sup>th</sup> century. As part of the larger restoration plan program, ESA was hired to conduct a cultural resources study to observe, document, and prepare preliminary mitigation measures related to identified built environment resources. Alison collaborated with the archeology team during a field visit to identify potential sites for later investigative studies. She reviewed historic aerial photographs, and conducted research to determine the companies and general ages of oil-industry related infrastructure including oil rigs, operations sheds, and decommissioned tank farms. Mitigation recommendations presented for the structures included Historic Resource Assessment reports to be conducted in the future.

**3325 Monterey Road CEQA Impacts Analysis and Design Review, San Marino, California.** *Senior Architectural Historian.* A two-story Art Deco style single-family residence, constructed in 1927 in San Marino, California was determined to be a historic resource. Proposed modifications to the residence included a two-story rear addition and building rehabilitation. Alison assisted with preservation design consultation and conducted a plan review for conformance with the SOI Standards for the proposed project. She coordinated with the project architect to better convey preservation components of the proposed work into the drawing set for city review. The review required a character-defining features analysis to determine the level of significance of the remaining features.

**Golden Gate Village Historic Resource Evaluation, Marin City, CA.** *Architectural Historian.* The highly-intact Golden Gate Village low-income housing complex was constructed in 1958 to house many of the former Marinship workers and their families. Designed by prominent mid-century designers including Aaron G. Green, John Carl Warnecke, and Lawrence Halprin, the property serves as an example of a well-designed housing complex, significant as a product of post-war urban development and for its prominent mid-century designers. Alison performed the site visit and conducted research through local and private archival repositories, plan analysis, and interviews, to produce the report narrative and historic evaluation for the property. Today, the property is listed on the National Register of Historic Places.

**McDonnell Hall/Our Lady of Guadalupe Chapel Historic Structure Report, San Jose, CA.** *Architectural Historian.* Constructed as a parish church in 1914, the building moved to its current location in 1953. Here, the building served as a

newly formed Catholic Mission, the Center of Our Lady of Guadalupe. The property is associated with civil rights activist and labor rights leader Cesar Chavez, and the mid-20th century Mexican American civil rights movement. Alison assisted with the research, production, and design recommendations, including bringing the building back to its appearance during its period of significance, which required a meticulous analysis of the building's historic integrity. The property today is listed as a National Historic Landmark.

**Historic YMCA Hotel Preservation Consulting in the Embarcadero, San Francisco, CA.** *Senior Architectural Historian, Project Manager.* Built in the early 20<sup>th</sup> century, the building was formerly a YMCA hotel used by young navy men and is currently a hotel along the waterfront with an adjacent YMCA recreational center. The hotel was proposing modifications which included rehabilitation work and reconfiguring the interior lobby space. Alison researched and documented the interior evolution by reviewing old plans, movies filmed on-location, post cards, and existing fabric. She established the building's construction chronology with a focus on the building's public spaces at the interior, overseeing the entire production of the report and created recommendations to update the client's proposed plans which included acceptable sensitive modifications to historic features and recommendations for potential future demolition.

**Palo Alto History Museum Historic Preservation Consulting, Palo Alto, CA.** *Architectural Historian.* The Spanish Revival style Roth Building was the original location of the Palo Alto Medical Foundation. The former medical building is undergoing a conversion into a local history museum with gallery space, interpretive areas, and archival and study rooms. Alison assisted with secondary research efforts of both the medical foundation and the building, upon modifications to the museum's scope of work. She conducted a Part 2 Federal historic rehabilitation tax credit application review which included recommendation to best comply with the Secretary of the Interior's Standards for Historic Preservation.

**Half Moon Bay Barn and Jail Museum Historic Resource Evaluation and Preservation Consulting, Half Moon Bay, CA.** *Senior Architectural Historian.* The City of Half Moon Bay was working with a local historical society to implement a history museum at the site of its early 20<sup>th</sup> century jail and adjacent barn. Alison conducted an in-depth historic resource assessment then reviewed proposed plans for buildings and site modifications to accommodate gallery space, offices, and archival storage. Coordinating with project architects, she assisted with the creation of recommendations for project compliance with the Secretary of the Interior's Standards for Rehabilitation.

**Toscano Hotel Preservation Consulting, Sonoma State Historic Park, Sonoma, CA.** *Senior Architectural Historian.* The two-story wood framed Toscano Hotel was constructed in the 1850s and is a contributing resource to the Sonoma Plaza National Historic Landmark District and the Sonoma Plaza National Register Historic District. Alison conducted a Secretary of the Interior's Standards reviews of proposed changes to the interior of the building. Proposed changes included the conversion of a portion of the building from a hotel saloon museum display area into a retail concession area for the California State Parks. Project recommendations included sensitive design solutions to maintain original features.



# Margarita Jerabek-Bray, PhD

## Historic Resources Director

### EDUCATION

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

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

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

B.A., Art History,  
Oberlin College

### 32 YEARS

### EXPERIENCE

### AWARDS

2020 Gold Nugget Merit  
Award, PCBC, Best  
Rehabilitation Project

2018 Merit Award,  
Environmental Analysis  
Document, Association  
of Environmental  
Professionals

2016 Preservation  
Design Award,  
Interpretive Exhibit,  
California Preservation  
Foundation

2014 Preservation  
Award, Los Angeles  
Conservancy

2014 Westside Prize,  
Westside Urban Forum

2014 Design Award:  
Westside Urban Forum

2012 Preservation  
Design Award,  
California Preservation  
Foundation

Margarita Jerabek-Bray, Ph.D., has 32 years of professional practice in the United States with an extensive background in historic preservation, architectural history, and historical archaeology. She specializes in American Architecture, Modern and Contemporary Architecture, Urban History and Design, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental review and permitting. She provides expert historic preservation services for environmental review and, when necessary, implements mitigation requirements and preservation treatment measures.

Margarita is a highly experienced and respected authority in the evaluation, management and treatment of historic properties, and is expert in the preparation of legally defensible documentation for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted hundreds of projects for public and private clients throughout California and the United States, and as primary investigator she has authored numerous historic resources technical reports, plan reviews, HABS/HAER/HALS reports, salvage inventories, rehabilitation plans, relocation plans, construction monitoring reports, interpretive programs, as well as curated exhibits, provided input for interpretive websites and assisted in the development of content for documentary films.

Margarita Directs ESA's Southern California Historic Resources Practice, leading a team of historians, architectural historians, and preservation specialists who are a part of ESA's more than 30-member Cultural Resources Group. She has conducted a broad range of planning and technical studies for development projects throughout Southern California. Her relevant on-call contracts with various agencies, policy documents, environmental compliance work, and historic preservation projects are summarized below.

## PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

Santa Monica  
Conservancy

Society of Architectural  
Historians, Life Member

American Institute of  
Architects (AIA),  
National Allied Member

Neutra Institute, Fellow

## Relevant Experience

***Agency On-Call Preservation Contracts.*** Margarita currently manages ESA's on-call preservation consulting contracts with the City of Santa Monica, City of Hermosa Beach, and serves as principal investigator for historic resources for our on-call contracts with the City of Los Angeles's Department of Public Works Bureau of Engineering, and Los Angeles Unified School District.

***Policy Documents.*** Margarita has contributed her preservation planning expertise to several projects including **Lincoln Specific Plan** (Whittier), and **CPA-7** (Culver Studios). Her knowledge of preservation policy and law is also demonstrated in the **Citywide Survey and General Plan Update** completed by ESA for the City of Hermosa Beach, and the **Culver City General Plan Update**.

***City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. Project Manager/Principal Architectural Historian.*** Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, ESA's historic division has prepared hundreds of studies including **preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews** and preservation recommendations, **landscape assessments, character-defining features reports** and **CEQA impacts analyses**.

***Historic Resources and Preservation Consultation Service for Santa Monica City Hall, City of Santa Monica, CA. Project Manager/Principal Architectural Historian.*** Prepared a **Section 106 Effects Evaluation** report and provided mitigation services pursuant to a **Memorandum of Agreement for Structural Seismic Upgrades, ADA Improvements, Relocation of Wood Paneling, and Adaptive Re-use of the Historic Jail** under a grant from the Federal Emergency Management Administration (FEMA). Dr. Jerabek was the primary point of contact, provided project management and agency coordination, and served as principal architectural historian for the project. ESA prepared a **HABS report** for the historic jail located in the northeast wing of City Hall; conducted **Plan Reviews** and provided preservation recommendations for the seismic upgrades; reviewed proposed ADA improvements and provided recommendations to avoid impacts; reviewed the wood paneling relocation plans and worked with the City to select a qualified master craftsman and conducted construction monitoring for the project; reviewed the jail rehabilitation project for conversion of the two-story jail into an IT Center and offices and provided design consultation for conformance with the Standards, including in-kind replacement of the historic windows; curated, designed and oversaw installation of an interpretive exhibit in the IT Center lobby. Follow-on services for the City included **Preservation Consultation and Monitoring** for restoration of the entrance to City Hall, and **Paint Analysis** and color recommendations for repainting City Hall. Dr. Jerabek also conducted a **Landscape Analysis** and provided **Plan Reviews** for the City's **Ken Genser Square** and **Tongva Park** projects that received a 2014 *Design Award* from the Westside Urban Forum.

***City of Hermosa Beach On-Call Historic Preservation Services. Project Director.*** ESA has performed a number of surveys, Certificate of Appropriateness, and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys on three of the oldest commercial buildings in the downtown area of Hermosa Beach for the City of Hermosa Beach: **Bank of America Building** at 90 Pier Avenue, the **Hermosa Hotel** at 26 Pier Avenue, Art Deco-style **Community Center**, and the Neoclassical Revival-style **Bijou Theatre** located at





1221-1227 Hermosa Avenue. ESA prepared a comprehensive assessment of each building, and reviewed all plans for compliance under the local preservation ordinance and CEQA, which stipulate the use of the Secretary of the Interior's Standards for Rehabilitation as mitigation. Upon implementation of rehabilitation work on the Bijou, ESA also monitored all construction work until final completion. ESA was later commissioned to undertake a Certificate of Appropriateness and CEQA compliance review of interior tenant improvements to the Bijou Theater for conformance with the Secretary of the Interior's Standards. ESA has carried out site reviews of the work to examine the scope and nature of selective demolition and new construction, provided guidance on technical preservation matters, and undertook a substantial completion review of the works. Most recently, ESA provided project review for tenant improvements, and conducting construction monitoring and oversight for restoration of ornamental plasterwork in the Bijou Building. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

***Hermosa Beach General Plan Update and EIR, City of Hermosa Beach, CA. Project Manager for Cultural Resources/Principal Architectural Historian.*** Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a **Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future**. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

***City of Long Beach, Environmental Consultation and HABS Documentation.*** Margarita has assisted the City of Long Beach by preparing documentation for the **City Hall and Library Complex HABS** and associated landscape plaza; she provided historic resources support for the City's EIR, and prepared documentation for the **Atlantic Theater HABS** and an **Interpretive Exhibit** for installation in the new North Long Beach Public Library.

***City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project.*** Margarita lead a **Historical Resources Assessment and Impacts Analysis** and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. ESA found that the library possesses sufficient historical significance and architectural merit to convey its significant as an individual resource under National Register Criteria A and C. Margarita's role on the project was to direct and manage the ESA project team, coordinate with the architect and City, provide review and internal quality assurance/quality control to the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review that was conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and hearing attendance. ESA is

currently completing a **HABS report** as baseline documentation for the rehabilitation project.

***City of Burbank, Historic Preservation Consultation Services.*** Margarita directed preparation of ESA's historic resources technical report and CEQA impacts analysis, and prepared the historic section of the **IS/MND for the Burbank Reservoir No. 1 Replacement Project**, which evaluated the eligibility of the Burbank Reservoir facility and analyzed the potential impacts of the Project for compliance with the CEQA. Margarita directed preparation of ESA's historic resources technical report and historic resources EIR section for the **Burbank Bob Hope Airport Replacement Terminal Project EIR**, which evaluated the eligibility of the buildings and structures for eligibility as a potential historic district and as individual resources, and analyzed the potential impacts of the Project for compliance with the CEQA. While the Airport did not appear eligible as a historic district, ESA evaluated 11 hangars and buildings over 45 years in age as potential individual resources. The majority of the buildings and structures were found ineligible, however, Hangars 1 and 2, which are the earliest intact hangars, were recommended eligible for the National Register, California Register, and for local listing. Under contract with the City of Burbank, Margarita managed and conducted a historic resources impacts analysis and plan review for **Rehabilitation of the Casting Building** as a Fitness Center, by Marmol Radziner and Associates, AIA, located in the Disney Studio's Historic District. The Project repurposed and expanded the existing 4,000 square feet Casting Building on the Studio Lot by about 8,700 square feet for an Employee Fitness Center adjacent to the historic Commissary. Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to rehabilitate the Casting Building as a fitness center. To reduce potential impacts, Margarita prepared a HABS report to record the Casting Building in professional large format HABS photographs and a narrative history and description of the building.

***SoCal Historic Resource Surveys.*** Margarita has managed and conducted several large historic resources survey projects including three surveys for the **Adelante-Eastside** (Boyle Heights), **Wilshire Center/Koreatown**, and **Normandie 5** redevelopment areas that were among the earliest to utilize *SurveyLA* tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the **Los Angeles Citywide Survey**. Other notable accomplishments include **Hermosa Beach Citywide Survey**, and **Santa Monica North of Wilshire Survey** for which she served as Project Director.

***Mills Act Applications and Architectural Conservation.*** Margarita has assisted applicants in Los Angeles, Beverly Hills and West Hollywood with the preparation of Mills Act Applications. Her expertise in the preservation of Modern architecture is represented by the Landmark nomination and Mills Act Application for Victor Gruen's **Rosenstiel Residence**, 1210 Coldwater Canyon Drive in Beverly Hills. Her forward-looking landmark nomination for a Mills Act application for the Post-Modern **Sun Tech Townhomes** in Santa Monica, illustrates her broad ranging knowledge in resources of the recent past. Her conservation and interpretation skills are represented by the award-winning **Montebello Home Savings and Loan** project that involved cleaning and restoration of the historic bank building and art works designed by Millard Sheets Studio, and design and installation of a 5-panel interpretive exhibit and rediscovery of a lost tapestry originally designed for the building, for which she received a *California Preservation Design Award, 2016*. Her in-depth and award-winning preservation work includes the **RMS Queen Mary Survey of Fine**



and Decorative Art, the RMS Queen Mary Historic Structure Report, and the Queen Mary Conservation Management Plan (*California Preservation Foundation Preservation Design Award, 2012*).

***Environmental Documentation and Compliance with CEQA.*** Margarita has prepared a full range of CEQA documentation for historic preservation projects throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek-Bray includes the **LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan EIR for Westfield, Washington Square EIR, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, 6230 Sunset Mixed-Use Project EIR, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.** In Santa Monica she contributed to the **Fairmont Miramar Hotel & Bungalows Revitalization Plan EIR, St. John's Health Center Development Agreement Addendum EIR, Santa Monica Pier Gangway Project and Phase 4 Structural Upgrade,** and CEQA support for the **Santa Monica-Malibu Unified School District-Wide Facilities Plan.** In Pasadena her experience includes the **Glenarm Power Plant Repowering Project EIR.** In Long Beach she provided expertise and support for the **Art Exchange Redevelopment Project EIR** support, and the **Golden Shore Master Plan EIR.**

***Educational Facilities and University Campuses, CA. Principal Investigator/Project Manager.*** Dr. Jerabek-Bray has conducted numerous evaluations of school and university campuses throughout Southern California. Under ESA's on-call contract with the Los Angeles Unified School District, she has managed and completed over 30 task orders involving historic resources, including campus assessments, character-defining features analysis, and project reviews for compliance with CEQA. For example, Margarita managed and conducted preparation of a historic resources technical report for Jefferson High School and provided preservation design consultation for this site-specific school upgrade and modernization project under the District's School Upgrade Program (SUP). The proposed project included the rehabilitation of existing character-defining buildings and landscapes, demolition and removal of non-contributing buildings, and construction of new facilities. Rehabilitation work included modernization and seismic upgrade to existing buildings. Because the school site is considered a historical resource under CEQA, Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. Once project plans were developed, Margarita oversaw review of the proposed project by ESA historic staff and completed impacts analysis findings regarding potential project impacts to identified historical resources that would be affected by the project. Margarita also provided project management, oversight and contributed to the preparation of CEQA and NEPA procedural guidelines to help the Los Angeles Unified School District (LAUSD) to comply with the historical resources requirements of CEQA and NEPA, and to implement practical approaches to preserving culturally significant resources whenever possible. The LAUSD's Office of Environmental Health and Safety requested the preparation of CEQA and NEPA guidelines, in addition to design guidelines and treatment approaches, specifically in support of the School Upgrade Program, and generally to guide ongoing repair and maintenance work on these sites. The guidelines build upon the District's ongoing efforts to identify historical

resources, including the recently updated Historic Context Statement, survey of 55 campuses, creation of an ArcGIS-compatible database with current and previous survey results, and a Historic Resources Inventory. Dr. Jerabek-Bray worked with LAUSD and facilities staff to determine the scope, class, and type of projects that would impact historical resources and need to be addressed in the procedural guidelines. As a final work product, Dr. Jerabek-Bray authored a CEQA and NEPA procedural guidelines document that included the following sections: introduction, regulatory setting, environmental setting, project description, management and planning guidelines, procedural flow charts for CEQA and NEPA/Section 106, and standard mitigation measures.

Margarita served as the project manager and principal investigator for the district-wide cultural resources survey for Long Beach Unified School District (LBUSD) which included the evaluation of 70 potentially eligible District school facilities for listing in the National Register and California Register, and included preservation guidelines for the district-wide facilities modernization program. She conducted CEQA Compliance reviews for select projects including rehabilitation of Long Beach Polytechnic Auditorium and Woodrow Wilson Auditorium. Margarita completed a district-wide historic resources survey for the Santa Monica Unified School District, and provided preservation consultation for modernization and additions to selected school sites.

As part of the larger USC Master Plan Project Margarita prepared a historic resources analysis for the USC Student Union Project IS/MND evaluating the Formalist Modern Norman Topping Center and impacts to the adjacent Commons Building and surrounding historic district. She also prepared a HABS report for the Schoenberg Institute at USC. Other HABS reports for educational facilities include the Gymnasium at the University of La Verne, and the Administration Building at Harvard-Westlake Academy.

**Harkham Hillel Hebrew Academy Renovation and Expansion Project, Historic Resources Assessment and Impacts Analysis, Beverly Hills, CA.** *Principal Investigator/Project Manager.* Margarita directed the historic significance analysis of two school buildings—the original Oakhurst Building designed by master architect Sydney Eisenshtat in 1963 in the Modern Style and the Doheny Building constructed in 1989 and designed by Harshad Patel. She oversaw preparation of an intensive-level Historic Resource Assessment Report for the two buildings in accordance with the California Office of Historic Preservation’s requirements for preparing historic resource evaluation reports. ESA found that the Oakhurst Building is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources under criteria A/1 and C/3, but it did not meet the requirements for local eligibility under the City of Beverly Hills criteria. The client plans to rehabilitate the existing buildings, which would be updated for current use and continue to function as school buildings. The proposed project would add two additions to the rear of the property in order to accommodate additional classroom and gymnasium space. Margarita oversaw preparation of a character-defining features analysis and provided design consultation for conformance with the Secretary of the Interior’s Standards to reduce potential project impacts to less than significant. She also conducted an impacts analysis of the proposed project and prepared a preservation plan that was incorporated into the project as a project design feature to ensure the project would meet the Secretary’s Standards for Rehabilitation. The project has been reviewed and approved by the City of Beverly Hills as an Initial Study/Mitigated Negative Declaration.

**Rehabilitation of the Dunbar Hotel, 4255 S. Central Avenue, Los Angeles, CA.**

*Project Manager/Principal Architectural Historian.* As a Project Manager, Dr. Jerabek-Bray directed a careful space-by-space inventory of character-defining features (including all windows) associated with the Dunbar Hotel's period of significance (1928-1970). This included photo documentation of each feature along with a written description, condition, and treatment options. ESA recorded 425 character-defining features and spaces into an electronic database. Dr. Jerabek was principal author for the rehabilitation report that included a project description, methods, historical background and construction history, accompanied by historic photographs, an architectural description of existing conditions, a maintenance plan for high-integrity features, a restoration plan for low-integrity features, and a replication plan. The written report also provided a list of any issues and concerns that should be taken into account during the building rehabilitation and for the long-term preservation of the Dunbar Hotel. The hotel reopened in June 2013 as a senior living facility amidst local fanfare, "An encore for the historic Dunbar Hotel," Los Angeles Times, June 11, 2013. The project was the recipient of the 2014 *Westside Prize* from the Westside Urban Forum and recipient of a 2014 *Preservation Award* from the L.A. Conservancy.

**Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA.** *Project Manager/Principal Architectural Historian.*

Since late 2014, Dr. Jerabek-Bray and ESA's Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic sound-stages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR, and is

implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio.

**Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA.** *Project Manager/Principal Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark, and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently vacant and will soon be redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. For over a decade, Dr. Jerabek-Bray has been providing Historic Resources and Preservation Consultation services to the developer, Brookfield Homes. Work began with preparation of a historic resources assessment report to clarify the regulatory status and assessed the potential eligibility of a historic district. No district was found to be present, but eight individual resources were identified. Margarita conducted an opportunities and constraints analysis and provided input to the developer on managing impacts to historic resources and the feasibility of adaptive reuse of the individual buildings for the project. She directed preparation of feasibility studies for the EIR, that were peer reviewed by the City's consultants. She provided peer review of the Lincoln Plan EIR on behalf of the developer, and attended city meetings and hearings for the EIR. Once the EIR was certified, she worked with the developer's architect to prepare rehabilitation plans for the individual resources to be retained and adaptively reused. The rehabilitation plans were peer reviewed by the City and the City's preservation consultant. She directed ESA's historic team in the completion of a HABS/HALS for the campus, with photography by Positive Image. She also worked with Eye-Glass Productions on a documentary film, and oral histories. Dr. Jerabek-Bray assisted the client to implement a full suite of mitigation measures including a heritage trail, a signage program, oral histories, salvage program, and construction monitoring for rehabilitation historic buildings. She recently completed consultation services and construction monitoring for adaptive reuse of the school's Commissary as a community center (The Commons), which is the first historic building to be restored. The Commons project received a Gold Nugget merit award (2020) for best rehabilitation project from Pacific Coast Builders Conference (PCBC).

**Home Savings and Loan Art and Architecture Conservation Services, Interpretive Exhibit, Montebello, CA.** *Project Manager/Principal Investigator.* Margarita provided project management and oversight for the conservation work of the art and architecture and an interpretive exhibit for the Montebello branch of Home Savings and Loan Association. Constructed in 1973, the Montebello branch was designed by Millard Sheets (1907–1989), an accomplished, nationally prominent artist and designer, with integrated art works by the Millard Sheets Design Company. The building and art works were preserved in preparation for the building's new use as a medical office by PIH Health. ESA provided oversight for the conservation work undertaken by Preservation Arts. Additionally, Margarita assisted with the development of a project schedule, conducted conservation monitoring and documentation, and provided project oversight during the implementation of the conservation project to ensure that the cleaning and repair of the art works and exterior architectural materials was conducted in accordance with accepted standards for art and architectural conservation work, that the work completed is of acceptable quality, and that the project stayed on schedule and within budget. After the conservation work was completed, she oversaw the development of an interpretive exhibit to



beautify the interior and protect the building's important art, architecture, and history. The exhibit contains professionally mounted permanent narrative panels and photographic enlargements with captions illustrating the key information about the Montebello Branch and its historic use. One of the highlights of the interpretive exhibit is a reproduction of the original tapestry hung its original location for which ESA coordinated with the Mingei International Museum. The project was the recipient of a prestigious 2016 *Preservation Design Award* from the California Preservation Foundation.

**Rancho Los Amigos South Campus EIR, County of Los Angeles, Department of Public Works, Downey, CA.** *Project Manager/Principal Architectural Historian.* The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the "Los Angeles County Poor Farm" that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff's Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA lead the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This included a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also served in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.

# Appendix B

## **DPR 523 Forms**



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other  
Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 24 \*Resource Name or #: (Assigned by recorder) 4112-4136 Del Rey Avenue

P1. Other Identifier: \_\_\_\_\_

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

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 4112-4136 Del Rey Avenue City Los Angeles Zip 90292

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 4230-005-048, 4230-005-047, and 4230-005-005

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

The Project site is developed with six low-scale (one-story) industrial buildings on three assessor parcels as follows: APN 4230-005-048 contains two improvements at 4136 Del Rey Avenue, an industrial style building constructed in 1958 (Building A), and 4134 Del Rey Avenue, an industrial style building constructed in 1959 (Building B); APN 4230-005-047 contains two improvements at 4131 Del Rey Avenue, an industrial style building constructed in 1960 (Building C), and 4130 Del Rey Avenue, an industrial style building constructed in 1961 (Building D); and APN: 4230-005-005 contains two improvements at 4122 Del Rey Avenue, an industrial style building constructed in 1963 (Building E), and 4120 Del Rey Avenue, an industrial style building constructed in 1966 (Building F). All six industrial buildings are over 45 years in age. [See Continuation Sheets]

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial Building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) Building C, view southeast

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric  
☐ Both 2022, ESA

\*P7. Owner and Address: MDR Investments, LLC, 1880 Century Park East, Suite 1017, Los Angeles, CA 90067

\*P8. Recorded by: (Name, affiliation, and address) Alison Garcia Kellar, ESA, 626 Wilshire Blvd., Suite 1100 Los Angeles, CA 90017

\*P9. Date Recorded: June 2023

\*P10. Survey Type: (Describe) Intensive Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") ESA, 4112-4136 Del Rey Avenue, Los Angeles, California: Historic Resource Assessment, June 2023

\*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 4112-4136 Del Rey Avenue \*NRHP Status Code \_\_\_\_\_  
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B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Office park, commercial B4. Present Use: Office park, commercial

\*B5. Architectural Style: Post-World War II Industrial Design

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

The construction history of the Project site as recorded in City of Los Angeles building permits and Los Angeles County Assessor records is developed for each existing improvement.

## Building A (4136 Del Rey Avenue)

Assessor's records indicate that Building A was constructed in 1958 as a warehouse with office space. The original building permit issued in 1958 indicates that the 85' x 120' brick building was to be used as a factory. Constructed for \$35,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The walls included reinforced brick with concrete brick at the front facade along Del Rey Avenue. Original windows were metal sash, and door types included wood doors and roll up metal doors.' [See Continuation Sheets]

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

\*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: Philip Montgomery (Buildings A, B, C, D, E, and F)

\*B10. Significance: Theme Industrial Design and Engineering, 1876–1965, sub-theme: Post-World War II Industrial Design, 1945–1970 Area Marina Del Rey

Period of Significance N/A Property Type Industrial park Applicable Criteria N/A

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

The property was evaluated by ESA under the SurveyLA industrial park property type and the historical sub-theme, Post-World War II Industrial Design, 1945–1970 and for its association with developer, Park Brothers Company. However, the potential district does not appear significant under the National Register, California Register, or local HCM criteria and does not retain sufficient historical associations for listing as a potential district. Additionally, the property lacks historic integrity due to modifications to subject Buildings A, B, C, D, E, and F. Therefore, the district does not appear eligible as a historical resource pursuant to CEQA, and none of the buildings appear eligible as an individual historical resource. ESA finds the subject property not eligible as a historical resource pursuant to CEQA, and recommends the property be assigned a CHR Status Code of 6Z, "Found ineligible for NR, CR or local designation through survey evaluation." [See Continuation Sheets]

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

\*B12. References:

[See Continuation Sheets]

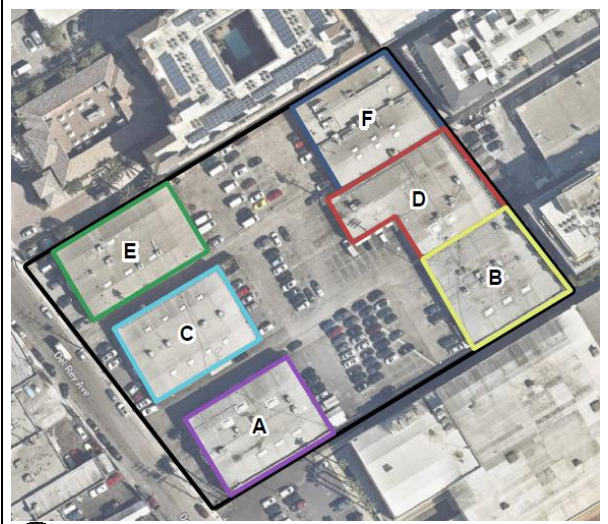
B13. Remarks:

\*B14. Evaluator: Alison Garcia Kellar, ESA

\*Date of Evaluation: June, 2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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### **\*P3a. Description (continued):**

The facades of Buildings A, C, and E are oriented southwest along Del Rey Avenue. Limited parking spaces face Buildings A, C, and E, while the bulk of parking sits in three parking lots between buildings to the rear of the site. Mature hedges surround the street-facing buildings.

A concrete sidewalk abuts the property along Del Rey Avenue. The Project site is surrounded by low-scale mid-century industrial and development with contemporary mixed-use development. Highway SR-1/Lincoln Boulevard sits to the west of the Project site and serves as a main traffic artery through the Marina Del Rey area. Dense single-family residential development sits further west beyond Highway SR-1, and further east beyond Redwood Avenue. Architectural descriptions of each of the six buildings that comprise the Project site are as follows:

#### ***Building A (4136 Del Rey Avenue)***

Building A is a one-story brick industrial building that largely reflects Buildings C, E, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue. As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. Symmetrically organized, the building's southwest-facing facade includes a centrally located entrance with a metal storefront assembly comprised of double doors with transom lites. Two pairs of replacement tripartite vinyl windows flank the entrance assembly. A contemporary metal bulkhead surmounts the entrance and includes contemporary signage. The northern portion of the facade is covered in an ivy plant. The rear, northeastern elevation includes asymmetrically organized fenestration, with full-height windows, 3-3/3 steel frame windows, and a secondary recessed entrance. At the interior, the wood frame trusses are exposed and the floorplan is largely an open volume, with enclosed office spaces along the perimeter.

#### ***Building B (4134 Del Rey Avenue)***

Building B is a one-story concrete masonry unit industrial building. Trapezoidal in plan, the building is setback behind Building A and a surface parking lot, and is situated to the rear of the parcel. Building B is attached to Building D (constructed in 1961) to its north. As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. The southwestern-oriented facade is organized asymmetrically with replacement aluminum frame sliding doors, surmounted by a single transom, and a single glazed door at the northern extent. A partial height cement masonry unit wall with metal gate partially encloses a smaller area at the southeastern extent of the building. Original 3/3 steel frame windows sit at the southeastern elevation. Parking spaces abut the facade. The other sides of the building were not visible as part of the site visit. The interior includes painted concrete masonry units and drywall in select areas.

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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### ***Building C (4132 Del Rey Avenue)***

Building C is a one-story brick industrial building that somewhat reflects Buildings A, E, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue. As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. Asymmetrically organized, the building's southwest-facing facade includes a metal storefront entrance assembly that includes a single door flanked by sidelites with surmounting transom windows. The entrance is accessed by a series of concrete steps and a concrete ramp with metal handrails. A pair of original 4/3 steel frame windows sit to the south of the entrance, with another 4/3 steel frame window sitting to the north. A contemporary metal bulkhead surmounts the entrance which is supported by rounded columns. A pair of flush metal doors accessible by a series of concrete steps sits to the north. The southern portion of the facade is covered in an ivy plant. The rear, northeastern elevation is asymmetrically organized with original steel frame windows and an aluminum with plate glass storefront window system. A recessed entrance similarly includes aluminum glazing and is surmounted by a contemporary metal bulkhead supported by rounded columns. The northeast elevation includes a brick enclosure that extends from the northwest elevation, which does not include any fenestration. Original steel frame windows and a concrete ramp are located along the southeastern elevation. Building C's interior was not accessed during the site visit.

### ***Building D (4130 Del Rey Avenue)***

Building D is a one-story concrete masonry unit industrial building. Roughly L-shaped in plan, the building is setback behind Building C and a surface parking lot, and is situated to the rear of the parcel. Building D is attached to Building B (constructed in 1959) to its south, and Building F to its north (constructed in 1966). As noted in the assessor's records the building includes a concrete foundation, an arched roof with wood trusses. The southwestern-oriented facade is organized asymmetrically with an aluminum frame glazed door, with aluminum frame plate windows and vinyl double hung window assemblies. A flat concrete awning projects from the facade and onto the southeastern elevation. The northwestern elevation is largely connected to Building F to the north, and includes a large metal rollup door and an aluminum glazed single door. At the interior, the wood frame trusses are exposed and the floorplan is largely an open volume, with enclosed office spaces along the perimeter. The interior includes painted concrete masonry units and drywall in select areas.

### ***Building E (4112 Del Rey Avenue)***

Building E is a one-story brick industrial building that largely reflects Building A, C, and F in its construction and orientation. Rectangular in plan, the building is slightly setback from the street and includes several parking spaces oriented perpendicularly from Del Rey Avenue. As noted in the assessor's records the building includes a concrete foundation and an arched roof with wood trusses. Symmetrically organized, the building's southwest-facing facade includes a centrally located entrance



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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with a metal storefront assembly comprised of a single metal flush door with a series of large plate glass sidelites. The entrance is accessed via a set of concrete steps with metal handrails. A pair of 2/4 steel frame windows, followed by two pairs of 3/4 steel frame windows flank either side of the entrance. A contemporary metal bulkhead supported by cylindrical columns surmounts the entrance and includes contemporary signage. The southeastern elevation includes 4-3/4 steel frame windows and 1-2/2 steel frame window. The rear, northeastern elevation includes a pair of 4/2 steel frame windows with a single flush door and a metal rollup door. The interior includes drywall partitions and a visible wood truss system. Two double-height volumes are largely open with office spaces along perimeter walls.

### ***Building F (4120 Del Rey Avenue)***

Building F is a one-story brick industrial building that generally reflects Buildings A, C, and E in its construction and orientation. Building F was the last building constructed at the subject property. Trapezoidal in plan, the building is setback behind Building E and a surface parking lot, and is situated to the rear of the parcel. As noted in the assessor's records the building includes a concrete foundation and an arched roof with wood trusses. Building F is attached to Building D (constructed in 1961) to its south. Asymmetrically organized, the building's southwest-facing facade includes replacement vinyl windows, with a single flush metal door, and two flanking metal rollup doors. The other sides of the building were not visible as part of the site visit. The interior includes drywall partitions, wood windows and doors, and a visible wood truss system. A double-height volume is largely open with office spaces along perimeter walls.

### **P5a. Photographs (continued):**



SOURCE: ESA, 2022

Building A, southwest facade, view northeast

## CONTINUATION SHEET

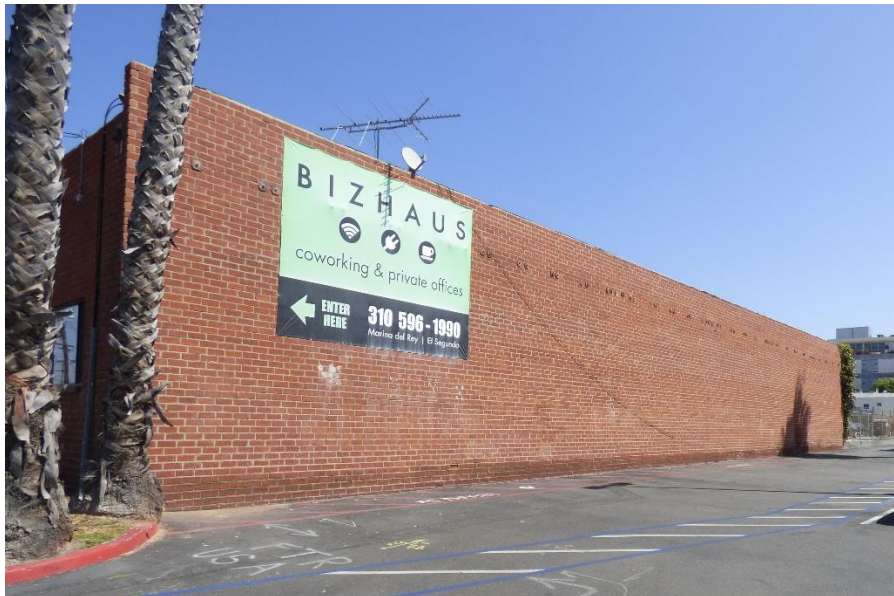
Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building A, southeast elevation, view southeast



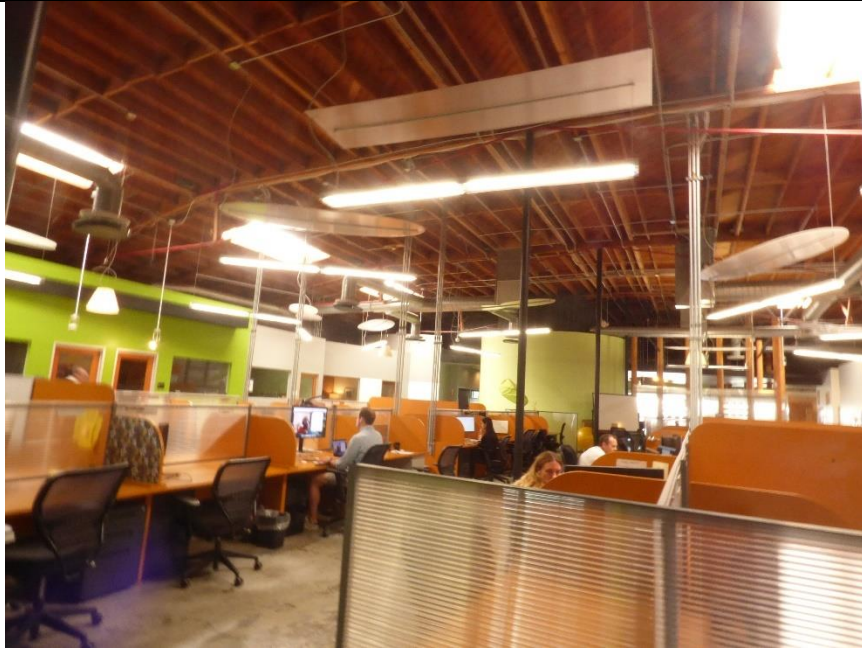
SOURCE: ESA, 2022

Building A, northwest elevation, view south

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building A, interior view of co-working space



SOURCE: ESA, 2022

Building B, southwest elevation, view north



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building B, southwest elevation, view north



SOURCE: ESA, 2022

Building B interior with original steel frame windows

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building C, southeast elevation, view north



SOURCE: ESA, 2022

Building C, southeast elevation (left) and northeast elevation (right), view northwest

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building C, northeast elevation, view southwest



SOURCE: ESA, 2022

Building C, southeast elevation (left) and northeast elevation (right), view northwest



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building D, south elevation, view north



SOURCE: ESA, 2022

Building D southwest elevation, view northeast

## CONTINUATION SHEET

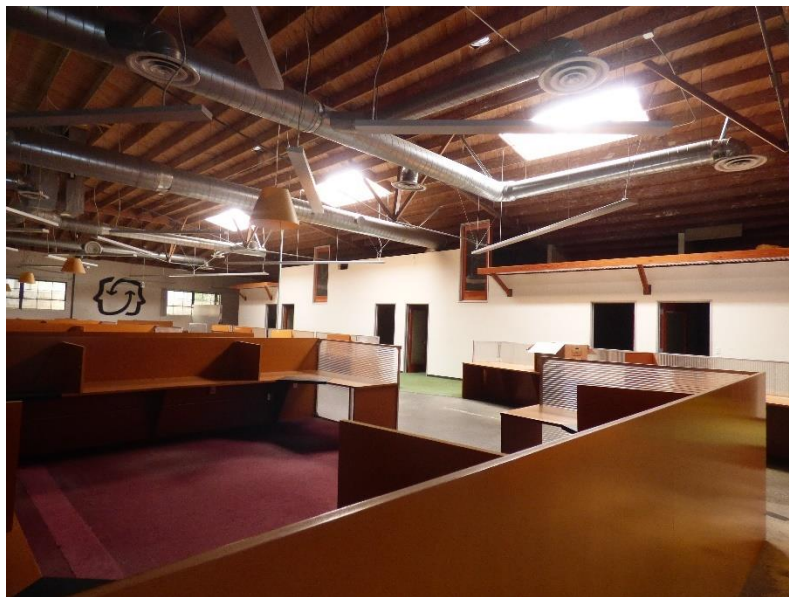
Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building D, northwest elevation, view south



SOURCE: ESA, 2022

Building D interior view

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building E, southwest elevation, view northeast



SOURCE: ESA, 2022

Building E, southeast elevation, view north



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building E, northeast elevation, view southwest



SOURCE: ESA, 2022

Building E interior view

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building F, southwest elevation, view northeast



SOURCE: ESA, 2022

Building F, southwest elevation, view northeast

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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SOURCE: ESA, 2022

Building F interior view with contemporary partitions and fenestration



SOURCE: ESA, 2022

Building F interior view with contemporary partitions and fenestration



## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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### **\*B6. Construction History (continued):**

#### ***Building B (4134 Del Rey Avenue, continued)***

The interior walls were painted drywall which was unfinished in some locations and the ceiling included acoustical plasterwork. Further, the building included a plywood partition bisecting the main warehouse space into two. A building permit was issued in 1961 for interior alterations to the 'light ensemble manufacturing building. The next permit was issued in 1999 for tenant improvements to change the building from manufacturing use to office and warehouse use. The building was reroofed and new roof framing was installed the following year in 2000, during which time new log poles were installed and select masonry walls were infilled. Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps, in addition to an articulated rear entrance with contemporary storefront awning from the parking lot.

#### ***Building B (4134 Del Rey Avenue)***

Assessor's records indicate that Building B was constructed in 1960 as a factory building with office and lab space. The original building permit issued in 1959 indicates that the 100' x 100' concrete building was to be used as an industrial building. Constructed for \$53,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The exterior walls included concrete block and the interior walls were painted drywall, which was unfinished in some locations, the ceiling included acoustical plaster. Original windows were metal sash, and the building included wood doors and roll up metal doors. The interior walls were painted drywall which was unfinished in some locations and the ceiling included acoustical plasterwork. Three building permits issued in 1960 called for interior partitions. In 1966, a building permit for a panel wall sign was issued, followed by a 1971 permit to reinforce the concrete vault and to add two bathrooms. In 1997, clarifier pits were capped and filled with concrete, and tenant improvements to the office portion were subsequently undertaken. Drywall was replaced in 2015.

#### ***Building C (4132 Del Rey Avenue)***

A building permit issued in 1937 indicated that a single-family residence was constructed at 4132 Del Rey Avenue for the Oliver Park. This house was demolished in 1960 according to a demolition permit.

Assessor's records indicate that Building C was constructed in 1960 as a factory with office. The original building permit issued in 1960 also confers that the 85' by 120' building was to be used as a factory. Constructed for \$58,500 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation and originally included asphalt tile flooring. As noted in the assessor's records, the roof was arched with composition shingles, with wood decking and wood trusses. The exterior walls included reinforced brick, and windows

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Property Name: 4112-4136 Del Rey Avenue

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were metal sash while doors were wood. The interior walls were painted drywall which was unfinished in some locations and the ceiling included suspended acoustical tile. In 1979, a building permit was issued to add 21' x 25' x 15' high walls with sheet rock and metal studs, likely referring to interior partitions. In 1995, clarifying pits were infilled, followed by unspecified tenant improvements. In 1996 the building use changed from factory to warehouse, while a subsequent permit issued the same year indicated a change in use from an enamel shop to video packaging/distribution and office use. In 1999, the building use changed from warehouse use to office use in a portion of the building, which then required tenant improvements. In 2002, an inspection application was issued to replace downlights with LED fixtures. Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps in addition to replacement doors at the rear entrance from the parking lot.

### ***Building D (4130 Del Rey Avenue)***

Assessor's records indicate that the building was constructed in 1961 as a light industrial manufacturing building for use as a factory with office space. The original building permit indicates that the 100' x 122' building was constructed for use as a machine shop for spray paint activities. Constructed for \$63,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. The building includes a concrete foundation with concrete walls, and stucco at the facade. As noted in the assessor's records, the roof was arched with wood trusses with composition roofing. The doors included wood, metal, steel rollup and manual doors. The windows were aluminum sashes, and there were skylights present. At the interior, the wood frame building included asphalt tile and concrete flooring with some unfinished walls and some clad in plaster, with acoustic plaster at the ceilings. The building included a clarifier pit. Originally, the building included a plywood partition bisecting the main warehouse space into two. A building permit was issued in 1969 to change an existing window into a door of the same size. An interior partition and ceiling were installed for silk screen activities in 1976. In 2012 and 2017, a second floor interior office addition was permitted, yet it is unclear when the work was constructed.

### ***Building E (4112 Del Rey Avenue)***

Assessor's records indicate that Building E was constructed in 1963 as a light industrial manufacturing building for use as a factory with office space. The original building permit issued in 1963 indicates that the 82' by 134' building was to be used as a manufacturing building. Constructed for \$69,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. As noted in the assessor's records, the building includes a concrete foundation with reinforced brick at the walls. The flat roof was clad in composition roofing. At the interior, the floor was finished in asphalt tile and concrete with drywall and hardwood veneer at the walls, and acoustic plaster at the ceilings. The doors included steel roll up doors. The windows were aluminum sashes, and there were skylights present. It appears that there was a series of small office spaces, and two work rooms surrounded by factory space as part of the original configuration. A wall sign was constructed in 1997.

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Undocumented modifications to the building include the contemporary storefront awning, replacement front entrance doors and windows, and concrete steps.

### ***Building F (4120 Del Rey Avenue)***

Assessor's records indicate that Building F was constructed in 1966 as a factory building with office space. The original building permit issued in 1966 also indicates a factory usage for the building measuring 100' by 116' which included a concrete foundation and concrete flooring. Constructed for \$104,000 for the Park Brothers Company, Harold E. Bird served as the engineer and Philip Montgomery served as the building contractor. As noted in the assessor's records, the building includes a concrete foundation with reinforced brick at the walls. The doors were comprised of metal single doors and steel roll up doors. The windows were aluminum sashes, and there were skylights present. The roof was noted as arched with plywood sheathing and composition roofing. At the interior, the floor was finished in asphalt tile, with plastered interior partitions and painted brick, with accoustic plaster lining the ceilings. It appears that there was a workroom located in the general center of the building with offices along the facade as part of the original configuration. A mechanical permit was issued in 1988 for unspecified work.

### **\*B10. Significance (continued):**

#### ***Park Brothers Company, developer, and original owner***

##### **Oliver D. Park Senior**

Oliver David Park Sr. was born in 1902 to Irish immigrants in California and married Evanda Park in 1923. The couple had three children, Oliver Jr. born in 1925, Donald born in 1929, and David born in 1933 or 1936.<sup>1</sup> Oliver Sr.'s obituary noted that he grew up on a dairy ranch, which may have been the J. G. Borges Dairy ranch, which was formerly located at the subject property.<sup>2</sup> In 1925, Oliver Sr. went into the fertilizer business eventually establishing an office at the Project site at 4136 Del Rey Avenue.<sup>3</sup> By 1930, Oliver Sr. and his family lived in a dwelling they owned at the Project site at 4136 Del Rey Avenue.<sup>4</sup> This corresponds with the general date that the J. G. Borges Dairy operated at the site, so it is possible that the family was living at the Borges Dairy in the 1930s period.<sup>5</sup> The 1930 U.S. Federal Census indicated that Oliver Sr. was a "dealer" in the fertilizer industry, and newspaper advertisements from the early 1930s indicated that he specialized in "Pulverized pure cow fertilizer," that was best for "lawns and gardens" with his business located at the Project site at 4136 Del Rey Avenue.<sup>6</sup>

Seven years later, in 1937, a building permit was issued to Oliver Sr. for the construction of a 90' x 35' residence at the Project site at 4130 Del Rey Avenue. By 1940, Oliver Sr. was the owner of his own

<sup>1</sup> U.S. Federal Census, 1930 and 1940

<sup>2</sup> "Oliver D. Park, Venice Pioneer, Claimed by Death," *Evening Vanguard*, March 24, 1953.

<sup>3</sup> Ibid.

<sup>4</sup> U.S. Federal Census, 1930.

<sup>5</sup> "Oliver D. Park, Venice Pioneer, Claimed by Death," *Evening Vanguard*, March 24, 1953; and 1933 Los Angeles Directory Company.

<sup>6</sup> U.S. Federal Census, 1930, and "Advertisement: Oliver Park," *Evening Vanguard*, November 11, 1931.

## CONTINUATION SHEET

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fertilizer plant and the family continued to reside at the Project site at 4134 Del Rey Avenue.<sup>7</sup> By the 1950 census, wife Evanda had passed away making Oliver Sr. was listed as a widower, and a house keeper and lodger were included as a part of the household at 4136 Del Rey Avenue.<sup>8</sup> In 1952, an "Oliver Park Fertilizer Co." advertisement read: "For Your Fertilizer Needs, The Best Fertilizer Delivered Anywhere," with the property's address at the Project site at 4136 Del Rey Avenue, Venice CA.<sup>9</sup> Oliver Sr. and his adult sons were then living in their family home in Del Rey, presumably still at the residence at the Project site.<sup>10</sup> Dubbed a "Venice Pioneer" he passed away in 1953 as an active member of the Venice Chamber of Commerce and the Venice Rotary Club.<sup>11</sup> Two years later, a 1955 newspaper referenced the "Oliver Park Estate" as being adjacent to the newly developing Marina del Rey harbor site, which included a new boat yard constructed on 150 feet of Lincoln Boulevard frontage owned by his estate.<sup>12</sup> This suggests that Park Sr. owned more land in the general area of the Project site when he passed away, which may have been overseen by his sons upon his passing. Limited additional information about his business interests, his fertilizer company, or his other real estate holdings was located.

### Park Brothers Company

Five years after the passing of Park Sr., who was involved in the fertilizer business, the Project site underwent an extensive redevelopment process, likely undertaken by sons Oliver Jr., Donald, and David, under the name "Park Bros. Co." The Park brothers took the agricultural developments with their former dairy use and fertilizer business and transformed the land, capitalizing on the surrounding industrial development boom. The first industrial brick building of the redevelopment was constructed at 4134 Del Rey Avenue (Building A) according to a 1958 building permit. Five industrial buildings were subsequently constructed at the subject property up through 1966, all by the Park Brothers Company. When construction was complete, a late industrial park resulted that was leased to a variety of tenants which may have been an investment property to generate income. The Park Brothers Company appeared to have only developed the Project site, and no additional information about subsequent joint ventures was located. According to building permits which profiled modifications to the Project site, the Park family, including the Park Brothers Company, Donald Park, and the Sylvia and David K. Park Trust appeared to be involved in owning and or/managing all of the buildings at the subject property up through 2000.

### Oliver C. Park Jr.

Of the three Park brothers, the most information was located for Oliver Christie Park Jr., the eldest of the Park brothers who resided at the Project site prior to its redevelopment in the 1950s. Born in 1924, Oliver Jr. was listed at residing in his family home at the Project site in the 1930 and 1940 census records.<sup>13</sup> By his 1942 World War II draft card, Oliver Jr. was a student at University of Southern California, yet was still

<sup>7</sup> U.S. Federal Census, 1940.

<sup>8</sup> U.S. Federal Census, 1950.

<sup>9</sup> "Advertisement: For Your Fertilizer Needs," *The Tidings*, December 26, 1952.

<sup>10</sup> "Oliver D. Park, Venice Pioneer, Claimed by Death," *Evening Vanguard*, March 24, 1953.

<sup>11</sup> Ibid.

<sup>12</sup> "Rosy Future for Venice," *Evening Vanguard*, January 1, 1955.

<sup>13</sup> U.S. Federal Census Records, 1930, and 1940.

## CONTINUATION SHEET

Property Name: 4112-4136 Del Rey Avenue

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residing at his family's property at 4136 Del Rey Avenue. Oliver Jr. served as Merchant Marine aboard oil tankers during World War II, and was in business with his father at his fertilizer business.<sup>14</sup> Upon Oliver Sr.'s passing, Oliver Jr. took his father's place in the Venice Rotary Club in 1954, and was nominated to club director the same year, yet he resigned from the organization later that year.<sup>15</sup> It is possible that Oliver Jr. was involved in managing the "Oliver Park Estate" which was referenced in a 1955 Venice Evening Vanguard newspaper, two years after Oliver Sr.'s death.<sup>16</sup> Given that Oliver Jr. was the oldest brother, involved in the business aspects of Oliver Sr.'s on-site fertilizer company, and college-educated by the mid-1950s, it is reasonable to assume that Oliver Jr. may have been responsible for the formation of the Park Brothers Company – who was listed on original building permits as the owner of the Project site during its redevelopment between 1958 and 1966.

According to his obituary, Oliver Jr. appeared to have amassed a large real estate portfolio by 2007.<sup>17</sup> Oliver Jr. owned properties that included a Balboa Island home and businesses with extensive real estate holdings which included numerous properties in California and Hawaii, details of which could not be located.<sup>18</sup> Oliver Jr. died in 2007 at age 82, followed by son Kevin Park and daughter-in-law Joni Park the same year. Kevin and Joni owned a small real estate investment firm, yet no other information about them was located.<sup>19</sup>

### Donald A. Park

Donald was born in 1929, and was listed at residing in his family home at the Project site in the 1930, 1940, and 1950 census records.<sup>20</sup> Donald and his wife and their children resided at 3436 Beethoven Street, Venice by 1959.<sup>21</sup> The 1950 census indicated that by the age 20, he was listed as a helper in his father's owned fertilizer plant, two years prior to his father's passing. He continued living at the family property at 4136 Del Rey Avenue in 1955, when he married Ona C. Alsobrook.<sup>22</sup> It appears that Donald was living close to the Project site when it was redeveloped in the 1950s and 1960s. In 1961, he served as the St. John's Presbyterian Church's building committee chairman and was involved in the expansion of his local church.<sup>23</sup> Beginning in 1960, Donald's name regularly appeared on building permits for the Project site. Donald passed away in 1994, and his namesake appeared on Project site building permits through 2000, perhaps through a trust. No further information on his profession or life was located.

<sup>14</sup> "Around Town," *Evening Vanguard*, January 20, 1954; and "Venice Rotarians Hear Craft Talks; Annual Election in Offing," *Evening Vanguard*, January 22, 1954.

<sup>15</sup> "Contests for President, Secretary Offices Looms at Venice Rotary Club," *Evening Vanguard*, March, 1954; and "Beverly Hills Attorney Tells Work of Unicef to Venice Rotary Club," *Evening Vanguard*, October 22, 1954.

<sup>16</sup> "Rosy Future for Venice," 1955.

<sup>17</sup> "Couple's death linked to their inheritance," *The Sacramento Bee*, April 25, 2007.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> U.S. Federal Census Records, 1930, 1940, and 1950.

<sup>21</sup> "Pool Warming' Surprises Couple," *Evening Vanguard*, August 18, 1959.

<sup>22</sup> "Confetti and Rice (Marriage Licenses)," *Evening Vanguard*, November 19, 1955.

<sup>23</sup> "Groundbreaking Service Set," *Evening Vanguard*, November 11, 1961.

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### David K. Park

Born in the 1930s, David grew up at the Project site and was listed as living there in the 1940 and 1950 census records.<sup>24</sup> He graduated from Venice High School in 1951, prior to his father's passing in 1953.<sup>25</sup> The following year, while stationed in Korea while serving in the U.S. Army, David was promoted to private first class, and was acting regimental supply sergeant of the 14th Regiment, 25th Division, 8th Army.<sup>26</sup> It is unclear when David returned from service in Korea. David died in 2001, and his namesake appeared on Project site building permits as "Sylvia and David K. Park Trust," through at least 2012. No further information on his profession or life was located.

### \*B12. References (continued):

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<sup>24</sup> U.S. Federal Census Records, 1930 and 1940.

<sup>25</sup> "Oliver D. Park, Venice Pioneer, Claimed by Death," *Evening Vanguard*, March 24, 1953.

<sup>26</sup> "Around Town," *Evening Vanguard*, April 28, 1954.



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"Contests for President, Secretary Offices Looms at Venice Rotary Club." *Evening Vanguard*, March, 1954.

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]

# Appendix C

## Tract Map



WRIGHT'S ADDITION TO OCEAN PARK  
Being a subdivision of the Andres Machado 30.095  
Acre allotment and part of the Rafael Machado 168.19  
acre allotment in the Ro. La Ballona (Dist. Court Case No 2000)  
and part of the Benina Talamantes 18.81 acre allotment -  
in the Ro. La Ballona (Dist Court Case No 965 L. A. Co. Cal.  
Surveyed Aug. 1904 by N. D. Darlington.  
Scale 200 ft = 1 in.  
Partly in the City of Los Angeles



- For Lincoln Blvd. extension see C.F. 1220, and C.S.B-514, C.S.B-857
- ✓ Por. lot 91 for St. purp. - E: 164-25, O.R. 53305-293
  - ✓ Por. lot 96 " " " " - E: 164-26, O.R. 53305-299
  - ✓ Por. lot 97 " " " " - E: 164-42, O.R. 53340-406
  - ✓ Por. lots 100 & 101 for St. purp. - E: 164-42, O.R. 53340-411
  - ✓ Por. lots 88, 89 & 90 for St. purp. - E: 164-42, O.R. 53340-414
  - ✓ Por. lots 93, 94, & 95 " " " " - E: 164-43, O.R. 53340-426
  - ✓ Por. lot 92 for Public St. Purp. - E: 164-43, O.R. 53340-423
  - ✓ Por. lot 98 " " " " - E: 164-43, O.R. 53340-429
- Recorded: Aug. 29<sup>th</sup> 1904.
- Owner *J. H. Dudley*  
(Scale reduced to 300' to 1" inch)
- ✓ Por. lot 99 for Public St. Purp. - E: 164-44, O.R. 53340-433
  - ✓ Por. lot 100 " " " " - E: 164-44, O.R. 53340-436
  - ✓ Por. lot 103 " " " " - E: 164-44, O.R. 53340-439
  - ✓ Por. lot 95 to City of L. A. - E: 164-61, O.R. 53421-399
  - ✓ Por. lot 102 for Beach Ave & Glencoe Ave - E: 164-75, O.R. 53487-414
  - ✓ Por. lot 98 for Beach Ave & Glencoe Ave - E: 164-138, O.R. 53631-293 qc.

Por. lot 104 for Beach Ave and Glencoe Ave. - E: 164-207, O.R. 53842-276 ✓  
Por. lot 95 " " " " - E: 164-208, O.R. 53842-360 - Q.C. ✓  
Por. lot 95 for Beach Ave and Glencoe Ave. - E: 164-208, O.R. 53842-356 ✓  
Por. lot 99 " " " " - E: 164-237, O.R. 53939-434 ✓

# Appendix D

## **Building Permits**

1

APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 44	BLK.	TRACT Wrights add.to Ocean Park	ADDRESS APPROVED DHB
2. JOB ADDRESS 4112 Del Rey Ave				DIST. MAP 7190
3. BETWEEN CROSS STREETS Bead AND Alley				ZONE M 2 1
4. PURPOSE OF BUILDING Mfg.				FIRE DIST. II
5. OWNER'S NAME Park Bros. Co.		PHONE EX 82234		INSIDE XX KEY 50
6. OWNER'S ADDRESS 4124 Lincoln Blvd., Venice		P. O. BOX	ZONE	COR. LOT REV. COR.
7. CERT. ARCH.		STATE LICENSE NO. PHONE		LOT SIZE 100x413.7
8. LIC. ENGR. Harold E. Bird		STATE LICENSE NO. RE 1913		REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR P. S. Montgomery		STATE LICENSE NO. 114871 PHONE EX 72738		
10. CONTRACTOR'S ADDRESS 4023 Del Rey Avenue Venice		P. O. BOX ZONE		
11. SIZE OF NEW BLDG. 82 x 134	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE None	BLDG. AREA 10,800 sq ft
1 4112 Del Rey Avenue 1963				DISTRICT OFFICE WLA
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING		SPRINKLES REQ'D. SPECIFIED
EXT. WALLS: <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		VALUATION APPROVED \$ 45,000.00		AFFIDAVITS Crit. soil
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED Harness
				PLANS CHECKED Teruya
				CORRECTIONS VERIFIED
				PLANS APPROVED
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.				APPLICATION APPROVED
				INSPECTOR
Signed P. S. Montgomery				CONT. INSP. Lic. Fab. (Wood Truss)
This Form When Properly Validated is a Permit to Do the Work Described.				

TYPE II-A	GROUP G-I	MAX. OCC. 108	P.C. 72.25	S.P.C. 23.35	G.P.I.	B.P. 19120	I.F.	O.S.	C/O
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CASHIER'S USE ONLY

W. A. C. 46387 5981 4-16-63 72.25

46387 JUN-11-63 02176 A - 3 CK 23.35

JUN-11-63 02177 A - 1 CK 191.20

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

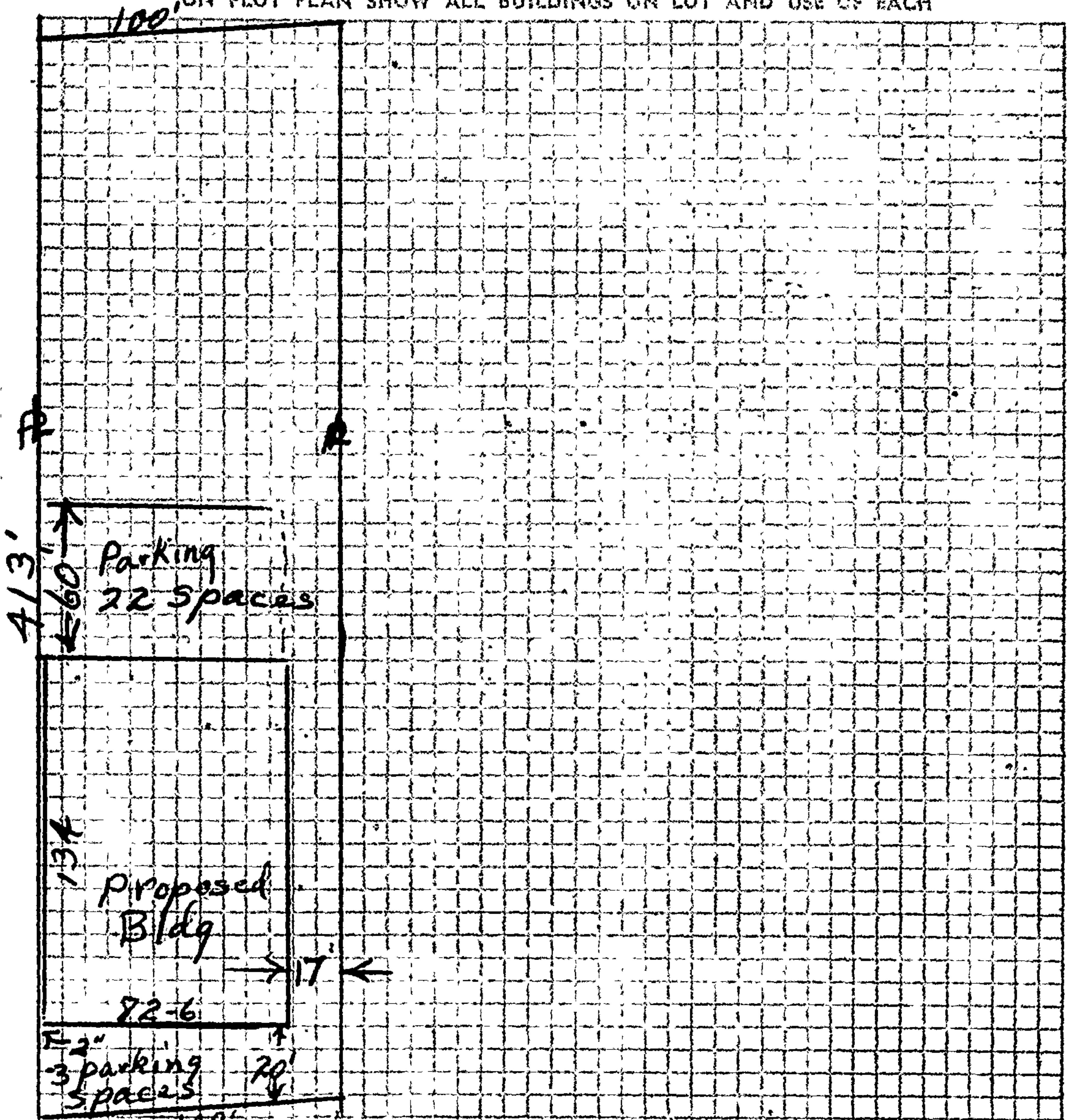


LEGAL DESCRIPTION

O.k. for 1 apron at s side of lot apron 17' in flat.

Lot #44 Wright's addition to Ocean Park.

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



SCOPE OF PERMIT

This permit is for 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 upon which such work is performed." See Sec. 91.0202 L.A.M.C.)

Address of  
Building

4112 Del Rey Avenue



CITY OF LOS ANGELES  
**Certificate of Occupancy**

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

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

Issued

10-10-63

Permit No. and Year

WLA 46387/63

WLA 47471/63

One story, type III A, 82' x 134' Manufacturing  
22 required parking spaces.  
G-1 Occupancy.

Owner

Park Bros. Co.

Owner's

4124 Lincoln Blvd.

Address

Venice, California



1

APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT 44	BLK.	TRACT Wrights add.to Ocean Park	ADDRESS APPROVED DHB
2. JOB ADDRESS 4112 Del Rey Ave				DIST. MAP 7190
3. BETWEEN CROSS STREETS Bead AND Alley				ZONE M 2 1
4. PURPOSE OF BUILDING Mfg.				FIRE DIST. II
5. OWNER'S NAME Park Bros. Co.		PHONE EX 82234		INSIDE XX KEY 50
6. OWNER'S ADDRESS 4124 Lincoln Blvd., Venice		P. O. BOX	ZONE	COR. LOT REV. COR.
7. CERT. ARCH.		STATE LICENSE NO. PHONE		LOT SIZE 100x413.7
8. LIC. ENGR. Harold E. Bird		STATE LICENSE NO. RE 1913		REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR P. S. Montgomery		STATE LICENSE NO. 114871 PHONE EX 72738		
10. CONTRACTOR'S ADDRESS 4023 Del Rey Avenue Venice		P. O. BOX ZONE		
11. SIZE OF NEW BLDG. 82 x 134	STORIES 1	HEIGHT 18	NO. OF EXISTING BUILDINGS ON LOT AND USE None	BLDG. AREA 10,800 sq ft
1 4112 Del Rey Avenue 1963				DISTRICT OFFICE WLA
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING		SPRINKLES REQ'D. SPECIFIED
EXT. WALLS: <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		VALUATION APPROVED \$ 45,000.00		AFFIDAVITS Crit. soil
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				APPLICATION CHECKED Harness
				PLANS CHECKED Teruya
				CORRECTIONS VERIFIED
				PLANS APPROVED
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.				APPLICATION APPROVED
				INSPECTOR
Signed P. S. Montgomery				CONT. INSP. Lic. Fab. (Wood Truss)
This Form When Properly Validated is a Permit to Do the Work Described.				

TYPE II-A	GROUP G-I	MAX. OCC. 108	P.C. 72.25	S.P.C. 23.35	G.P.I.	B.P. 19120	I.F.	O.S.	C/O
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CASHIER'S USE ONLY

W. A. C. 46387 5981 4-16-63 72.25

JUN-11-63	02176	A - 3 CK	23.35
JUN-11-63	02177	A - 1 CK	191.20

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

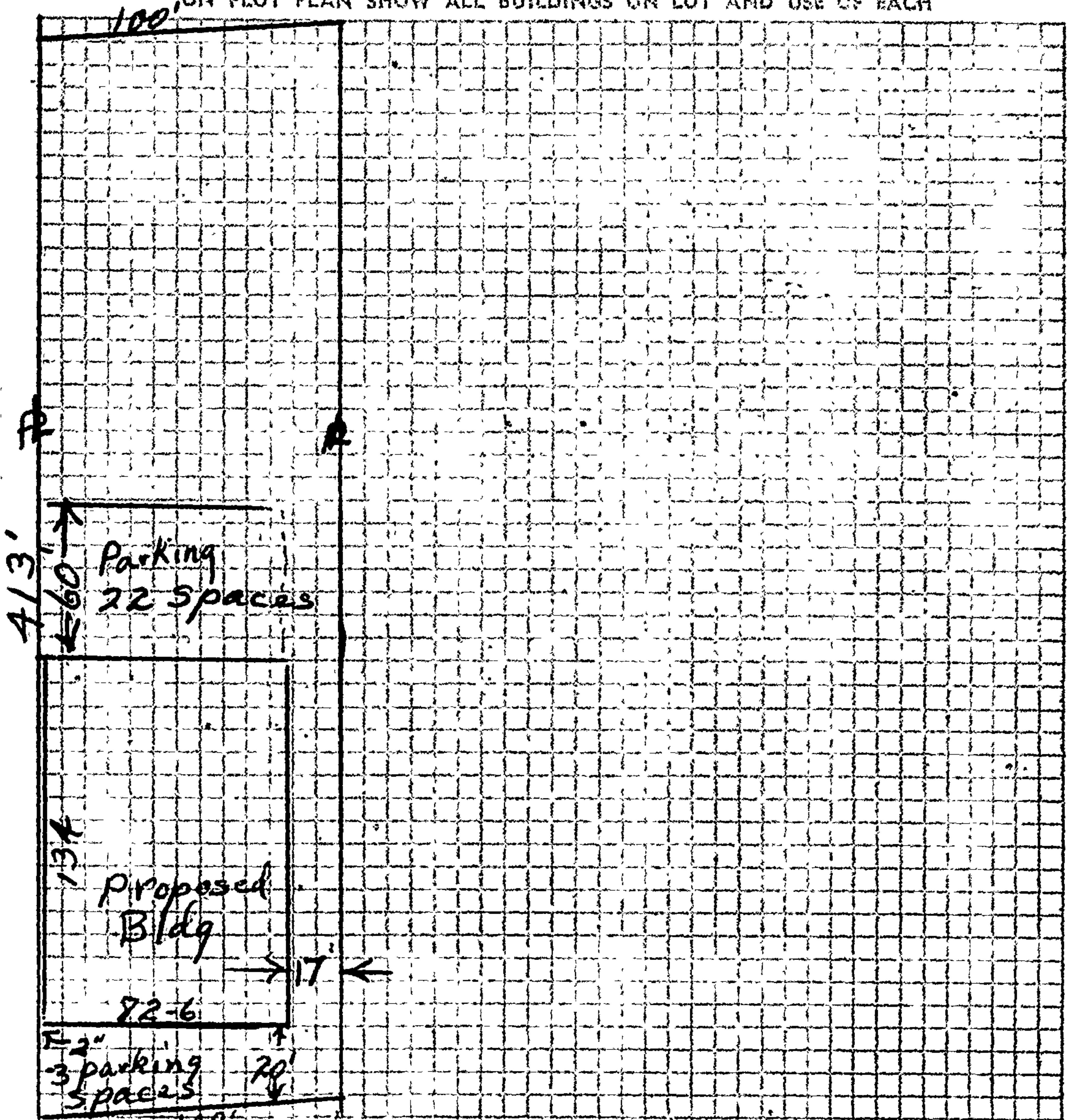


LEGAL DESCRIPTION

O.k. for 1 apron at s side of lot apron 17' in flat.

Lot #44 Wright's addition to Ocean Park.

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



SCOPE OF PERMIT

This permit is for 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 upon which such work is performed." See Sec. 91.0202 L.A.M.C.)

Address of Building 4120 Del Rey Avenue



CITY OF LOS ANGELES  
**Certificate of Occupancy**

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

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

Issued 12-28-66 Permit No. and Year WLA63479/66

One story, Type IIIB, 100 x 110,  
Factory, 22 required parking spaces,  
G-1 occupancy

Owner Park Bros. Co.  
Owner's Address 4124 Lincoln Avenue  
Venice, California



1

APPLICATION FOR INSPECTION OF NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY

EAS B-1-Rev. 3-64

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

C-2-6

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

1. LEGAL DESCR.				LOT	BLK.	TRACT	CENSUS TRACT	
2. PURPOSE OF BUILDING				3. JOB ADDRESS				DIST. MAP
1012 factory - SILK SCREEN PROCESSING				4120 Del Rey Avenue Venice				7190
4. BETWEEN CROSS STREETS				5. OWNER'S NAME				ZONE
Washington AND Maxella				Park Bros. Co. EX 82234				M-2-1
6. OWNER'S ADDRESS				7. ARCHITECT OR DESIGNER				FIRE DIST.
4124 Lincoln Blvd. Venice				STATE LICENSE NO. PHONE				(II) 501
8. ENGINEER				9. CONTRACTOR				INSIDE COR. LOT
Harold E. Bird RE 1913				P.S. Montgomery 114871 EX 72738				KEY REV. COR.
10. SIZE OF NEW BLDG.				STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		LOT SIZE
100 x 116				1	20	1- manufacturing		413.72
11. MATERIAL OF CONSTRUCTION				EXT. WALLS	ROOF	FLOOR		100 x 413.2
masonry				wood	concrete			
12. JOB ADDRESS				13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				REAR ALLEY
4120 Del Rey Avenue Venice				\$50,000 / 104,000.				SIDE ALLEY
1. PURPOSE OF BUILDING				2. VALUATION APPROVED				BLDG. LINE
FACTORY				[Signature]				AFFIDAVITS
TYPE III-B				GROUP G1				
BLDG. AREA				TOTAL				
11,000 sq ft				110				
DWELL. UNITS				GUEST ROOMS				
SPRINKLERS REQ'D SPECIFIED				CONT. INSP.				
No				No				
P.C. No.				AA 2871				
P.C. 102.05				S.P.C. 61				
G.P.I.				B.P. 252				
				I.F.				
				O.S.				
				C/O				
				TYPIST				
				apm				

APR-15-66 09739 C - 3 CK 102.05

MAY-12-66 12327 C - 3 CK 61.88  
MAY-12-66 12328 C - 1 CK 252.20

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 [Signature] (Owner or Agent)

- Bureau of Engineering
- Conservation
- Plumbing
- Planning
- Fire
- Traffic

ADDRESS APPROVED	Name	Date
SEWERS AVAILABLE	DN 4 15-66	
NOT AVAILABLE		
DRIVEWAY APPROVED	DN 4 15-66	
HIGHWAY DEDICATION REQUIRED		
COMPLETED		
FLOOD CLEARANCE APPROVED	[Signature]	5/11/66
APPROVED FOR ISSUE		
FILE #		
PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
APPROVED UNDER CASE #		
APPROVED (TITLE 19) (L.A.M.C.-5700)		
APPROVED FOR		



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

100'

Proposed Masonry  
Bldg.  
104' x 100'

412'  
Parking Area.

Lot #4 Wright's Addition  
to Ocean Park.

Existing Masonry  
Bldg.  
82'-6" x 134'  
1963

→ 17'-6" ←

Drive

Parking Area.



3

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

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

BAS Form B-3

A-C-1

INSTRUCTIONS:

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

CENSUS TRACT

1. LEGAL DESCR.	LOT 44	BLK.	TRACT Wrights Addition to Ocean Park	DIST. MAP 7190
2. PRESENT USE OF BUILDING (12) Mfg.	NEW USE OF BUILDING (12) Same			ZONE M-2-1
3. JOB ADDRESS	4120 Del Rey Ave.			FIRE DIST. II
4. BETWEEN CROSS STREETS	Beach Ave. AND Maxella			INSIDE COR. LOT KEY REV. COR.
5. OWNER'S NAME	Park Bros. Co.			LOT SIZE Irreg.
6. OWNER'S ADDRESS	4124 Lincoln Blvd. Venice			
7. ARCHITECT OR DESIGNER	none			REAR ALLEY
8. ENGINEER	none			SIDE ALLEY
9. CONTRACTOR	P.S. Montgomery			BLDG. LINE
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
104 x 100	1	16'	2: Manufacturing	
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR	
	clay block	wood	concrete	
12. JOB ADDRESS	4120 Del Rey Ave.			DISTRICT OFFICE WLA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 1,000.			GRADING
14. NEW WORK: (Describe)	Erect partition to make room 18' x 26' interior of building.			CRIT. SOIL
NEW USE OF BUILDING	SAME			HIGHWAY DED.
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	FLOOD
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	CONS.
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	ZONED BY Pappas
P.C. No.	0-5063	CONT. INSP.	APPLICATION APPROVED	FILE WITH
P.C.	3.90	S.P.C.	G.P.I.	B.P. 6.00
I.F.	O.S.	C/O	TYPIST tev	

OCT 5 1966

CASHIER'S USE ONLY

65390W

OCT--5-66

24118

A = 3 CK

3.90

OCT--5-66

24119

A = 1 CK

6.00

STATEMENT OF RESPONSIBILITY

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

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

Signed *P.S. Montgomery*  
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	Name DAN	Date 10/4/66
	SEWERS AVAILABLE	DAN	10/4/66
	NOT AVAILABLE		
	DRIVEWAY APPROVED	DAN	10/4/66
	HIGHWAY DEDICATION REQUIRED		
	COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE		
	FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		
Traffic	APPROVED FOR		

001-2-22

SMITH

A = JCR

000

001-2-22

SMITH

A = JCR

000

GA 29 4:00 PM

Address of  
Building

4130 Del Rey Avenue



CITY OF LOS ANGELES  
**Certificate of Occupancy**

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

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

Issued

3-9-62

Permit No. and Year

WLA37573/61

One story, type IIIA, 100' x 133' machine  
shop.

G-1 Occupancy.

22 Parking Spaces.

Owner

Park Bros. Company

Owner's  
Address

4124 Lincoln Blvd  
Venice, California

A.E. HEWITT: elh



CITY OF LOS ANGELES

# Certificate of Occupancy

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



Issued

July 5, 1960

Address of  
Building

4130 Del Rey Avenue

Permit No.  
and Year

V22270 & V22712/60

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

One story, type III-B, 85' x 120' factory.

G-1 occupancy.

20 required parking spaces.

Owner

Park Bros. Co.  
4124 Line Blvd.

Owner's  
Address

Los Angeles, California

R.H. GROVERMAN sb

G. E. MORRIS, Superintendent of Building—By.....



CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

CERTIFICATE OF OCCUPANCY

<b>OWNER</b> <b>PARK, SYLVIA A TR</b> <b>SYLVIA AND DAVID K PARK TRUST</b>  <b>4132 DEL REY AVE</b> <b>MARINA DL REY CA</b>  <b>90292</b>	No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. <table><tr><td><b>CERTIFICATE:</b> <b>BY:</b></td><td><b>Issued-Valid</b> <b>DAVID TSAU</b></td><td><b>DATE:</b> <b>01/26/2017</b></td></tr><tr><td colspan="3"><b>GREEN - MANDATORY</b></td></tr></table>	<b>CERTIFICATE:</b> <b>BY:</b>	<b>Issued-Valid</b> <b>DAVID TSAU</b>	<b>DATE:</b> <b>01/26/2017</b>	<b>GREEN - MANDATORY</b>		
<b>CERTIFICATE:</b> <b>BY:</b>	<b>Issued-Valid</b> <b>DAVID TSAU</b>	<b>DATE:</b> <b>01/26/2017</b>					
<b>GREEN - MANDATORY</b>							

**SITE IDENTIFICATION**  
**ADDRESS: 4130 S DEL REY AVE 90292**

<b><u>LEGAL DESCRIPTION</u></b>	<b><u>BLOCK</u></b>	<b><u>LOT(s)</u></b>	<b><u>ARB</u></b>	<b><u>CO. MAP REF #</u></b>	<b><u>PARCEL PIN</u></b>	<b><u>APN</u></b>
<b>TRACT</b> <b>WRIGHT'S ADDITION TO OCEAN PARK</b>		<b>45</b>		<b>M B 5-174</b>	<b>108B153 1251</b>	<b>4230-005-047</b>

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT**    **2ND FLOOR OFFICE ADDITION TO EXISTING 1-STORY OFFICE/ MACHINE SHOP BUILDING. ADDITION IS WITHIN EXISTING BUILDING ENVELOPE.**

<b><u>USE</u></b>	<b><u>PRIMARY</u></b>	<b><u>OTHER</u></b>
	<b>Manufacturing</b>	<b>Office</b>

**PERMITS**  
**11014-20000-01350    |**

<b><u>STRUCTURAL INVENTORY</u></b>		
ITEM DESCRIPTION	CHANGED	TOTAL
Floor Area (ZC)	1151 Sqft	
Height (ZC)	0 Feet	
Length	0 Feet	
Methane Site Design Level I - no work Buffer Zone		
Stories	1 Stories	2 Stories
Type III-B Construction		
Width	0 Feet	
B Occ. Group	1151 Sqft	
F1 Occ. Group	0 Sqft	
Parking Req'd for Bldg (Auto+Bicycle)	2 Stalls	24 Stalls
Provided Compact for Site	0 Stalls	
Provided Disabled for Site	1 Stalls	1 Stalls
Provided Standard for Site	22 Stalls	22 Stalls
Total Provided Parking for Site	24 Stalls	24 Stalls

<b>CITY</b>		<b>DBS</b>
<b>DEPARTMENT OF BUILDING AND SAFETY</b>		
<b><u>APPROVAL</u></b>		
CERTIFICATE NUMBER	101261	
BRANCH OFFICE:	WLA	
COUNCIL DISTRICT:	11	
BUREAU:	INSPECTN	
DIVISION:	BLDGINSF	
STATUS:	CofO Issued	
STATUS BY:	DAVID TSAU	
STATUS DATE:	01/26/2017	
APPROVED BY:	DAVID TSAU	
EXPIRATION DATE:		

<b><u>PERMIT DETAIL</u></b>						
PERMIT NUMBER 11014-20000-01350	PERMIT ADDRESS 4130 S Del Rey Ave	PERMIT DESCRIPTION ADD 2ND FLR OFFICE ADDITION TO (E) 1 STORY OFFICE/ MACHINE SHOP BLD'G ( WITHIN (E) BLD'G ENVELOPE )			STATUS - DATE - BY CofO Issued - 01/26/2017 DAVID TSAU	

<b><u>PARCEL INFORMATION</u></b>		
Area Planning Commission: West Los Angeles Community Plan Area: Palms - Mar Vista - Del Rey Earthquake-Induced Liquefaction Area: Yes LADBS Branch Office: WLA Thomas Brothers Map Grid: 672-B6	Census Tract: 2754.00 Council District: 11 Energy Zone: 6 Methane Hazard Site: Methane Buffer Zone Zone: CM(GM)-2D-CA	Certified Neighborhood Council: Del Rey District Map: 108B153 Fire District: 2 Near Source Zone Distance: 6.1

<b><u>PARCEL DOCUMENT</u></b>		
City Planning Cases (CPC) CPC-2005-8252-CA Specific Plan Area (SPA) Los Angeles Coastal Transportation Corridor	Ordinance (ORD) ORD-169102	Specific Plan Area (SPA) Glencoe / Maxella

<b><u>CHECKLIST ITEMS</u></b>		
Attachment - Plot Plan Special Inspect - Structural Observation	Fabricator Reqd - Glued-Laminated Timber Std. Work Descr - Seismic Gas Shut Off Valve	Special Inspect - Epoxy Bolts

<b><u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u></b>			
OWNER(S) Park, Sylvia A Tr Sylvia And David K Park Trust		4132 Del Rey Ave	MARINA DL REY CA 90292
TENANT			
APPLICANT			
Relationship: Agent for Owner David Anderson-		14431 Ventura Bl #202	SHERMAN OAKS, CA 91423 (818) 694-9054

<b><u>BUILDING RELOCATED FROM:</u></b>		
--	--	--

<b><u>(C)ONTRACTOR, (A)RCHITECT &amp; (E)NGINEER INFORMATION</u></b>					
<u>NAME</u>	<u>ADDRESS</u>	<u>CLASS</u>	<u>LICENSE #</u>	<u>PHONE #</u>	
(C) Boaz Construction	241 Mills Street,	Santa Monica, CA 90405	B	936681	(310) 666-7113
(E) ,	,	,	NA	S5457	

<b><u>SITE IDENTIFICATION-ALL</u></b>	
<u>ADDRESS:</u> 4130 S DEL REY AVE 90292	

<b><u>LEGAL DESCRIPTION-ALL</u></b>						
<u>TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>CO.MAP REF #</u>	<u>PARCEL PIN</u>	<u>APN</u>
WRIGHT'S ADDITION TO OCEAN PARK		45		M B 5-174	108B153 1251	4230-005-047

CITY OF LOS ANGELES  
**Certificate of Occupancy**



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

Issued **February 24, 1960**  
Address of  
Building **4134 Del Rey Ave.**  
Permit No.  
and Year **V21605/59**

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

**One story, type IIIB, 100' x 100' industrial.**  
**20 required parking spaces.**  
**G-1 occupancy.**

Owner **Parks Bros.**  
Owner's **4124 Lincoln Blvd.**  
Address **Venice, California**

G. E. MORRIS, Superintendent of Building—By **R. H. GROVERMAN dm**

CITY OF LOS ANGELES

**Certificate of Occupancy**

**February 27, 1959** Any change of use or occupancy must be approved  
by the Department of Building and Safety.

Issued

**4136 Del Rey Ave.**

Address of  
Building

**LA13632 - 1958**

Permit No.  
and Year

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

**One story, type IIIA, 85' x 120' factory,  
G-1 occupancy.**



G. E. MORRIS,  
Superintendent of Building

R.H. GROVERMAN ds

By.....



4136 S Del Rey Ave



Permit #:

99016 - 30000 - 21592

Plan Check #: DD10291APC Reference #:

Event Code:

Bldg--Alter/Repair Commercial Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Status: Ready to Issue Status Date: 12/16/99 Printed on: 12/16/99 08:20:02
--	--	--

<u>1. TRACT</u>	<u>BLOCK</u>	<u>LOT(s)</u>	<u>ARB</u>	<u>MAP REF #</u>	<u>PARCEL ID # (PIN)</u>	<u>2. BOOK/PAGE/PARCEL</u>
WRIGHTS ADDITION TO		46		M B 5-174	108B153 1262	4230 - 005 - 029

<u>3. PARCEL INFORMATION</u>		
BAS Branch Office - WLA	District Map - 108B153	Thomas Brothers Map Grid - 672
Council District - 6	Energy Zone - 6	
Community Plan Area - Palms - Del Rey - Mar Vista	Lot Size - 100'X413.72	
Census Tract - 2754.000	Lot Type - Interior	
ZONE(S): CM(GM)-2D-CA /		

4. DOCUMENTS

ZI - ZI 1874  
ZI - ZI 1887

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)

Park, Donald A

1800 Ave Of The Stars NO 1400 LOS ANGELES CA 90067

Tenant

Applicant (Relationship Architect)

Andrew Ratzsch -

(310) 449-4729

7. EXISTING USE

12 Manufacturing  
13 Office

PROPOSED USE

13 Office  
22 Warehouse

8. DESCRIPTION OF WORK

TI (change use to office/warehouse, 10000SF)

9. # Bldgs on Site & Use: 6 WAREHOUSE/OFFICES

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Randall Kina

DAS PC By: *RKina*

OK for Cashier: Randall Kina

Coord. OK: *RKina*

Signature: *Randall Kina* Date: 12-16-99

For information and/or inspection requests originating within LA County, call toll-free (888)-LA4BUILD; outside LA County, call (213)-977-6941.

For Cashier's Use Only  
LA Department of Building and Safety  
W/O #: 91621592  
WL 11 10 001345 12/16/99 08:26AM

<u>11. PROJECT VALUATION &amp; FEE INFORMATION</u> Final Fee Period			
Permit Valuation: \$185,000		PC Valuation:	
FINAL TOTAL Bldg--Alter/Repair	1,374.82	Permit Issuing Fee	0.00
Permit Fee Subtotal Bldg--Alter/Rep	1,172.81		
Energy Surcharge			
Handicapped Access			
Supp. Plan Check	0.00		
Plan Maintenance	23.46		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	38.85		
Supp. O.S. Surcharge	24.70		
Supp. Sys. Surcharge	74.11		
Planning Surcharge Misc Fee	5.00		
Supp. Planning Surcharge	35.89		
Sewer Cap ID:		Total Bond(s) Due:	

FIRE HYDRANT FEE NOTICE THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE (LANC SECTION 91.0304 (b) 8) THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY THE DEPARTMENT A FIRE HYDRANT FEE IN THE AMOUNT TO BE CALCULATED PURSUANT TO ANY AMENDMENT TO THE FIRE HYDRANT FEE ORDINANCE THIS FEE WILL BE USED TO PROVIDE ADEQUATE FIRE SAFETY FACILITIES AND SERVICES FOR NEW DEVELOPMENT EXCEPTION THIS PARAGRAPH NUMBER 8 SHALL NOT APPLY TO ANY PERMIT FOR DEMOLITION OF A BUILDING OR STRUCTURE

BLDG PERMIT COMM	\$1,172.81
PLAN MAINTENANCE	\$23.46
EI COMMERCIAL	\$38.85
ONE STOP SURCH	\$24.70
SYS DEV FEE	\$74.11
CITY PLAN SURCH	\$35.89
MISCELLANEOUS	\$5.00

Total Due: \$1,374.82  
Check: \$1,374.82

99WL 63347

12. ATTACHMENTS

Plot Plan *RK*



**13. STRUCTURE INVENTORY**

(NC) Stories 1 Levels  
(P) B Occupancy 5,119 Sqft Max Occ.  
(P) S2 Occupancy 4,881 Sqft Max Occ.  
(P) Parking Req'd #Changed 30 Total  
(P) Provided Compact Parking 24 Stalls  
(P) Provided Disabled Parking 7 Stalls  
(P) Provided Standard Parking 116 Stalls  
(P) Total Parking for Site 147 Site Total

(P) Type V-N Construction  
(E) Type V-N Construction

**14. APPLICATION COMMENTS**

TOTAL PARKING REQUIRED FOR SITE IS 145 PARKING SPACES THIS PERMIT DOES NOT INCLUDE POLES, IN-FILL OF WALLS OR ANY ROOF FRAMING

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

**15. Building Relocated From:****16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS**

(C) Kprs Construction Services Inc 451 West Lambert Rd Ste 200, Brea, CA 92821

CLASS LICENSE# PHONE#  
B 751130 714-672-0800

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98 0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC)

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only. I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades. (For 1 or 2 family dwellings, use the declaration attachment if separate general, electrical, plumbing, and/or HVAC contractor's & workers' comp declarations are desired.)

License Class B Lic No 751130 KPRS Joel H. Stensby President

**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 ST FUND Policy Number: 04458 UNV1001920

☐ 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

Signature [Signature] Date 12.16.99 ☒ Contractor ☐ Authorized Agent ☐ Owner

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

**19. CONSTRUCTION LENDING AGENCY**

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

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

**20. ASBESTOS REMOVAL**

Notification of asbestos removal: ☒ Not applicable ☐ Letter was sent to the AQMD or EPA [Signature] Date 12.16.99

**21. OWNER-BUILDER DECLARATION**

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

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

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

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

Print \_\_\_\_\_ Sign: \_\_\_\_\_ Date 12.16.99 ☐ Owner ☐ Authorized Agent

**22. FINAL DECLARATION**

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91 0106.4.3.4 LAMC).

Signature Joel H. Stensby President [Signature] Date 12.16.99 ☐ Owner ☒ Contractor ☐ Author. Agent

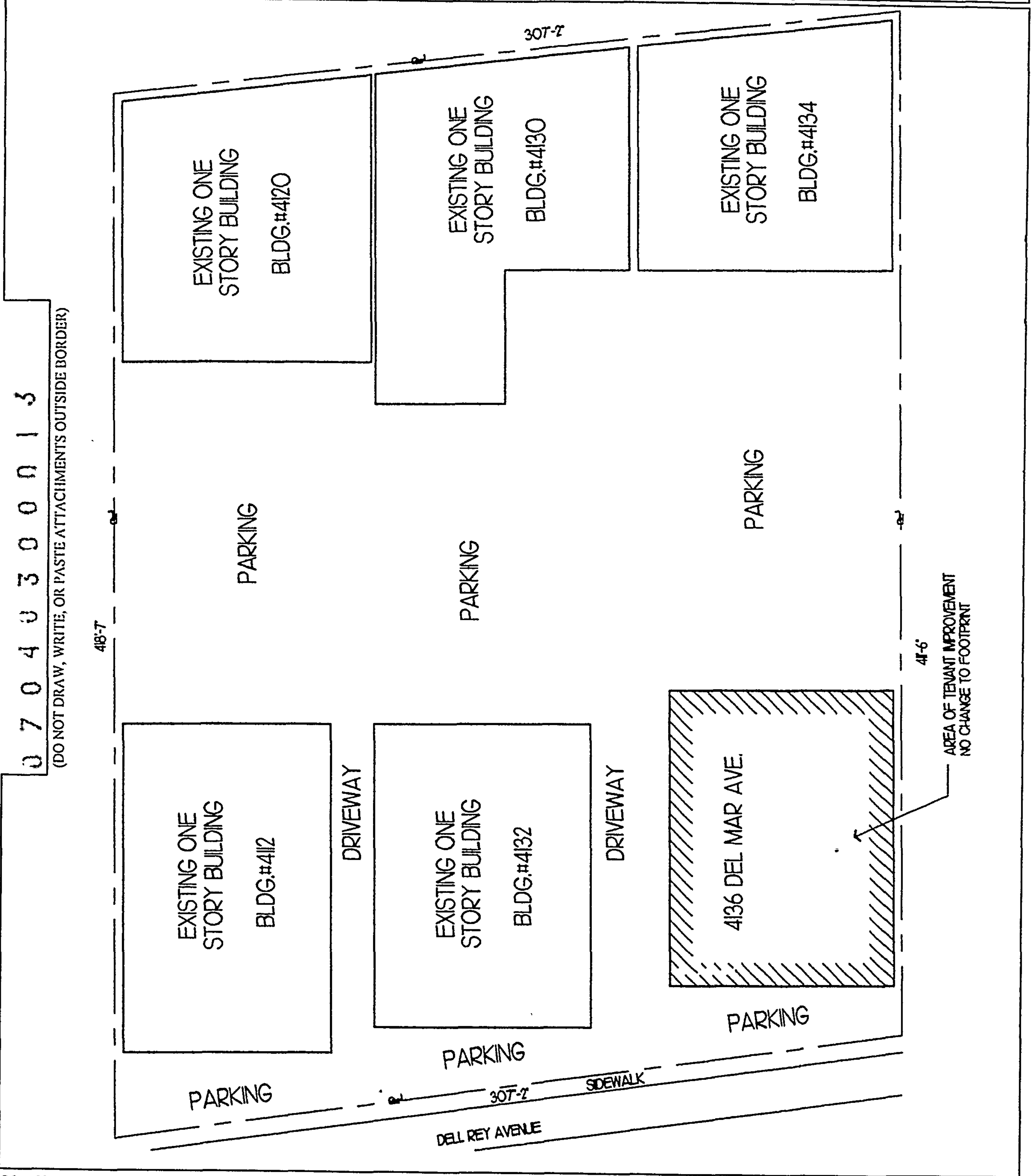


Bldg--Alter/Repair  
Commercial  
Counter Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: DD10291APC  
Initiating Office: WEST LA  
Printed on: 11/19/99 10:29:02

PLOT PLAN ATTACHMENT



1

# APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT 46		BLK.	TRACT Wrightson Addition to Co.		DIST. MAP Park 7100	
JOB ADDRESS 4136 Del Rey Ave.				APPROVED K	ZONE M-2	
2. BETWEEN CROSS STREETS Washington AND Alroy				FIRE DIST. II 50		
3. PURPOSE OF BUILDING Factory				INSIDE KEY		
4. OWNER Park Bros. Co.		PHONE		COR. LOT		
5. OWNER'S ADDRESS 4124 Lincoln Blvd.		P.O. Venice		ZONE		REV. COR.
6. CERT. ARCH.		STATE LICENSE		PHONE		LOT SIZE 413.72 x 132.42
7. LIC. ENGR. Harold E. Blvd.		STATE LICENSE # 1913		PHONE		REAR ALLEY
8. CONTRACTOR P.S. Montgomery		STATE LICENSE 114871		PHONE Ex 72738		SIDE ALLEY BLOG. LINE
9. CONTRACTOR'S ADDRESS 4023 Del Rey Ave.		P.O. Venice, California		ZONE		AFFIDAVITS 4125
10. SIZE OF NEW BLDG. 85x120		STORIES 1	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE none		BLDG. AREA
11. MATERIAL EXT. WALLS:		<input type="checkbox"/> WOOD <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> CONC. <input type="checkbox"/> STEEL <input type="checkbox"/> OTHER		ROOFING Asph/Flt SPRINKLERS REQ'D. SPECIFIED
1 4136 Del Rey Ave.				DISTRICT OFFICE Venice		
VALIDATION LA 13632		CASHIER'S USE ONLY V10768-9-2-58 (Check)				
TYPE A	GROUP C-1	MAX. OCC. 1		CASHIER'S USE ONLY 01-1-58 01-1-58		
C. OF O. ISSUED		CASHIER'S USE ONLY 01-1-58 01-1-58				
INSPECTOR		P.C. 50.00	S.P.C.	B.P. 1/16	I.F.	O.S. C/O
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 34-35,000		Sewer 30' Max.		DWELL. UNITS 12th K
		VALUATION, APPROVED		PARKING SPACES 20		
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		APPLICATION CHECKED Bishop		GUEST ROOMS		
		PLANS CHECKED		FILE WITH		
		CORRECTIONS VERIFIED		CONT. INSP.		
		PLANS APPROVED				
This Form When Properly Validated is a Permit to Do the Work Described.		APPLICATION APPROVED				

## INSTRUCTIONS:

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



Address of Building ..... **4136 Del Rey** .....  
Permit No. and Year ..... **LA16222** ..... **1955** .....  
Certificate Issued ..... **June 21** ....., 19**55** .....

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

**CERTIFICATE OF OCCUPANCY**

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

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

**100'x100' Automobile wrecking yard (use of land only).**

Owner **Mr. Richard Robinson**  
Owner's Address **1504 Pearl St.**  
**Santa Monica, Calif.**

Form B-405-a—20M—11-53 G. E. MORRIS, Superintendent of Building By **WILLIAM A. TINKER**  
**I. M. Frazer d/b**

# Appendix E

## **EDR Search, City Directories**





**4112 Del Rey**

4112 Del Rey Ave  
Marina Del Rey, CA 90292

Inquiry Number: 7084737.5  
August 15, 2022

## The EDR-City Directory Abstract

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	Cole Information Services	-	X	X	-
2009	Cole Information Services	X	X	X	-
2006	Haines Co., Inc.	-	X	X	-
	Haines Co., Inc.	X	X	X	-
2004	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	-	-	-	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1999	Cole Information Services	-	X	X	-
	Cole Information Services	X	X	X	-
	Haines Company	-	-	-	-
	Haines Company	X	-	X	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	-	-	-
1994	Cole Information Services	X	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1990	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1975	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	Pacific Telephone	-	X	X	-
1970	Pacific Telephone	-	X	X	-
	Pacific Telephone	X	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	Pacific Telephone	-	X	X	-
1966	Pacific Telephone	-	-	-	-
1965	Pacific Telephone	-	X	X	-
1964	Pacific Telephone	-	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	X	X	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone and Telegraph Company	-	X	X	-
1958	Pacific Telephone	-	X	X	-

## EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1957	Pacific Telephone	-	-	-	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co Publishers	-	-	-	-
1950	Pacific Telephone	-	-	-	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Los Angeles Directory Co.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	-	-	-
1945	The Glendale Directory Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1932	Los Angeles Directory Co.	-	-	-	-
1931	Los Angeles Directory Company Publishers	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	X	X	-
	Los Angeles Directory Co.	X	X	X	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-





## EXECUTIVE SUMMARY

### **SELECTED ADDRESSES**

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<b><u>Address</u></b>	<b><u>Type</u></b>	<b><u>Findings</u></b>
4112 Del Rey Avenue	Client Entered	X
4130 Del Rey Avenue	Client Entered	X
4136 Del Rey Avenue	Client Entered	X

## FINDINGS

### TARGET PROPERTY INFORMATION

#### ADDRESS

4112 Del Rey Ave  
Marina Del Rey, CA 90292

#### FINDINGS DETAIL

Target Property research detail.

#### DEL REY AVE

##### 4112 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	EXECUTOR U MAIL DIRECT	Cole Information Services
	MIJA ENTERPRISES INC	Cole Information Services
2006	EXEC U MAIL	Haines Co., Inc.
	r COMPUTER	Haines Co., Inc.
	SERVICE	Haines Co., Inc.
2004	EXEC U MAIL	Cole Information Services
2000	COMPUTER SERVICE	Haines & Company
	EXEC U MAIL	Haines & Company
	EXEC U MAIL PRINTING & MAILING	Haines & Company
	HARRISON INNER VIEW	Haines & Company
	PARK Donald	Haines & Company
1999	COMPUTER SERVICE A DIVISION OF EXEC U MAIL	Cole Information Services
	EXEC U MAIL PRINTING & MAILING	Cole Information Services
	HARRISON INNER VIEW	Cole Information Services
1994	CREATIVE CORPORATE IMAGES	Cole Information Services
	DATLINE COMMUNICATION	Cole Information Services
1991	ANES ELECTRONICS BURGLAR ALARM SYSTEMS	Pacific Bell
1990	ANES ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Bell
1986	ANES ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Telephone
1976	Anes Electronics Burglar Alarm Systems	Pacific Telephone
1975	ANES ELECTRONICS BURGLAR ALARM SYSTEMS	Pacific Telephone
1970	FEDERATED BUSINESS MATERIALS	Pacific Telephone
	GRAFTEK CORP	Pacific Telephone
	SHACHIHATA INC	Pacific Telephone
	SPECTRACHEM DIV OF FACSIMILE SYSTEMS INC	Pacific Telephone
	STAMPX RUBBR STEEPS	Pacific Telephone
1936	MOYER D D	Los Angeles Directory Co.
1933	Borges J G dairy	Los Angeles Directory Co.
	Leavitt Melville	Los Angeles Directory Co.
1928	Gonzales Monica	Los Angeles Directory Co.

### Del Rey Avenue

#### 4112 Del Rey Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	EXEC U MAIL	Haines Co., Inc.
	r COMPUTER	Haines Co., Inc.
	SERVICE	Haines Co., Inc.
2000	COMPUTER SERVICE	Haines & Company
	EXEC U MAIL	Haines & Company
	EXEC U MAIL PRINTING & MAILING	Haines & Company
	HARRISON INNER VIEW	Haines & Company
	PARK Donald	Haines & Company
1991	ANES ELECTRONICS BURGLAR ALARM SYSTEMS	Pacific Bell
1990	ANES ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Bell
1986	ANES ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Bell
1981	ELECTRONICS BURGLAR ALARM SYSTEMS VEN	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Anes Electronics Burglar Alarm Systems	Pacific Telephone
1975	ANES ELECTRONICS BURGLAR ALARM SYSTEMS	Pacific Telephone
1970	FEDERATED BUSINESS MATERIALS	Pacific Telephone
	GRAFTEK CORP	Pacific Telephone
	SHACHIHATA INC	Pacific Telephone
	SPECTRACHEM DIV OF FACSIMILE SYSTEMS INC	Pacific Telephone
	STAMPX RUBBR STEEPS	Pacific Telephone
1936	MOYER D D	Los Angeles Directory Co.
1933	Borges J G dairy	Los Angeles Directory Co.
	Leavitt Melville	Los Angeles Directory Co.
1928	Gonzales Monica	Los Angeles Directory Co.



## FINDINGS

### ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

#### **BERKELEY DR**

##### **1100 BERKELEY DR**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ELIZABETH URQUIHART	Cole Information Services
2004	KENNETH NODA	Cole Information Services
2000	SHISHIDO Masako	Haines & Company
1999	BERNARD ROSE	Cole Information Services
1991	DIADISEVAN	Pacific Bell
1975	NODA MITSUAKI	Pacific Telephone

##### **1106 BERKELEY DR**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	JAMES KOMOTO	Cole Information Services
2006	KOMOTO James T	Haines Co., Inc.
2004	JAMES KOMOTO	Cole Information Services
2000	KOMOTO James T	Haines & Company
1999	JAMES KOMOTO	Cole Information Services
1994	KOMOTO, JAMES T	Cole Information Services
1991	KOMOTOJAST	Pacific Bell
1985	KOMOTO JAS T	Pacific Bell
1975	KOMOTO JAS T	Pacific Telephone
1970	KOMOTO JAS T	Pacific Telephone

##### **1110 BERKELEY DR**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DEHGHANYAR Tejav	Haines Co., Inc.
2000	KITAGAWA F C	Haines & Company
1994	KITAGAWA, F C	Cole Information Services
1985	KITAGAWA F C	Pacific Bell
1975	KITAGAWA FRANCES C W	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	KITAGAWA FRANCES C W	Pacific Telephone

### 1111 BERKELEY DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JEFFREY WIDRO	Cole Information Services

### 1116 BERKELEY DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DOUGLAS NASON	Cole Information Services
2009	DOUGLAS NASON	Cole Information Services
2006	WAKAMATSUMary	Haines Co., Inc.
2004	MARY WAKAMATSU	Cole Information Services
2000	WAKAMATSU Mary	Haines & Company
1999	DOUGLAS NASON	Cole Information Services

### 1122 BERKELEY DR

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	PHILLIP BENEDICT	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2006	NODA Kenneth	Haines Co., Inc.
	FENDERSONRandall	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	KENDALL Anna	Haines & Company
	X CARTER AV	Haines & Company
	ROSE Bew ard	Haines & Company
1994	ROSE, BERNARD R	Cole Information Services
1991	ROSE BERNARD R	Pacific Bell
1985	ROSE BERNARD R	Pacific Bell

### CARTER AVE

#### 3101 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	OCCUPANT UNKNOWN	Cole Information Services
2009	M SALGADO	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ROSS Jeffrey	Haines Co., Inc.
2004	SANDRINE DERASPIDE	Cole Information Services
2000	NORTON Robert	Haines & Company
1999	M SALGADO	Cole Information Services
1980	Grimmett Al Automotive Service	Pacific Telephone
	Grimmer E M	Pacific Telephone
1975	GRIMMER E M	Pacific Telephone
1970	GAUDIO WARREN	Pacific Telephone
1965	GAUDIO WARREN	Pacific Telephone
1958	RUBIN MOLLIE	Pacific Telephone
1936	MWILDE GEO	Los Angeles Directory Co.
1933	Strong S F	Los Angeles Directory Co.
1928	Strong S F	Los Angeles Directory Co.

### 3105 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MICHAEL LANG	Cole Information Services
2009	MICHAEL LANG	Cole Information Services
2006	SCOTT John	Haines Co., Inc.
2004	JOHN SCOTT	Cole Information Services
2000	GIFFIN Debra	Haines & Company
1999	MICHAEL LANG	Cole Information Services
1975	ELLIS A H MRS	Pacific Telephone
1970	ELLIS A H MRS	Pacific Telephone
1965	ELLIS A H MRS	Pacific Telephone
1962	ELLIS A H MRS	Pacific Telephone
1958	ELLIS A H MRS	Pacific Telephone
1954	ELLIS A H MRS	R. L. Polk & Co.

### 3109 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARTIN SHERMAN	Cole Information Services
2009	MARTIN SHERMAN	Cole Information Services
	CLEARWATER RECONSTRUCTION LLC	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	RETRO MODERN ART INC	Cole Information Services
	MARTIN SHERMAN	Cole Information Services
2000	SHERMAN Martin C	Haines & Company
	SHERMAN Renee	Haines & Company
1999	MARTIN SHERMAN	Cole Information Services
1994	SHERMAN, MARTIN C	Cole Information Services
1991	Copelain Thos	Pacific Bell
	COPELAINTHOS	Pacific Bell
1980	CRsllas Ernest F	Pacific Telephone
1965	DOUGLAS CHAS P	Pacific Telephone

### 3113 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ELIZABETH IRONS	Cole Information Services
2009	WROUGHT IRON MUSIC	Cole Information Services
	ELIZABETH IRONS	Cole Information Services
2006	CLARKKell	Haines Co., Inc.
	IRONS Elizabeth	Haines Co., Inc.
2004	MARTIN SHERMAN	Cole Information Services
2000	MCKELVEY Mary	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	ELIZABETH IRONS	Cole Information Services
1985	CARRIER ANTHONY	Pacific Bell
1965	STEUCKIATH ROBT	Pacific Telephone

### 3117 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JIANHUA QIAO	Cole Information Services
2009	CURTIS HOLLIMAN	Cole Information Services
2006	o HOLLIMAN Cur Us	Haines Co., Inc.
2004	CURTIS HOLLIMAN	Cole Information Services
2000	HOLLIMAN Curtis	Haines & Company
1999	CURTIS HOLLIMAN	Cole Information Services
1994	ECCLES, STEVEN M	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Eccles Steven M	Pacific Bell
	Ecdert Cyrthia BEL AIR	Pacific Bell
	ECCLESSTEVENM	Pacific Bell
1985	LONG TOM	Pacific Bell
1980	Vega John	Pacific Telephone
1965	VEGA ASCENSION	Pacific Telephone
1962	MCCLURE DALLAS	Pacific Telephone
1958	ILSON EUGENE M	Pacific Telephone
1954	GIRARDOT FELIX C	R. L. Polk & Co.
1936	KAMPMANN M	Los Angeles Directory Co.
1933	Kampman M J	Los Angeles Directory Co.
1928	Johnson C	Los Angeles Directory Co.

### 3121 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DIANNE SANDY	Cole Information Services
	TOMMY GARCIA	Cole Information Services
2009	DIANNE SANDY	Cole Information Services
2006	DEMAULT Robert	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	DENAUULT Robert	Haines & Company
1999	DIANNE SANDY	Cole Information Services
1980	Dorje Tsering	Pacific Telephone
1975	COLLINS MARGARET H	Pacific Telephone
1965	ESSARY R W	Pacific Telephone
1962	ESSARY R W	Pacific Telephone
	ARROW PARKING LOT SORV	Pacific Telephone
1958	ESSARY R W	Pacific Telephone
1954	ESSARY R W	R. L. Polk & Co.

### 3125 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	RICHARD VINCENT	Cole Information Services
2009	RICHARD VINCENT	Cole Information Services



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	VINCENT Richard G	Haines Co., Inc.
2004	RICHARD VINCENT	Cole Information Services
2000	VINCENT Richard G	Haines & Company
1999	RICHARD VINCENT	Cole Information Services
1994	VINCENT, RICHARD G	Cole Information Services
1991	VINCENT RICHARD	Pacific Bell
	Vincent Richard	Pacific Bell
1985	VINCENT TOM III	Pacific Bell
1980	Vincent Richard G	Pacific Telephone
1975	JUDSON GERALD R	Pacific Telephone
1970	JUDSON GERALD R	Pacific Telephone
1965	MCDOWELL CHAS M	Pacific Telephone
1962	MCDOWELL CHAS MI	Pacific Telephone
1958	MLCDOWELT CHAS MAR VISTA	Pacific Telephone
1954	MCDOWELL CHAS M	R. L. Polk & Co.

### 3129 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BARDIA BAKHTARI	Cole Information Services
2009	OCCUPANT UNKNOWN	Cole Information Services
2006	FURLAN Amedgo	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	SCHACHER Z	Haines & Company
	KNIGHT Cynthia A	Haines & Company
1985	ASHCROFT MICHAEL AL	Pacific Bell
1980	ota Hector	Pacific Telephone
1975	MOTA HECTOR	Pacific Telephone
1970	ANDREWS FOREST	Pacific Telephone
1962	ASMUSSEN KARL H	Pacific Telephone
1958	ASMUSSEN (ARL H	Pacific Telephone
1954	ASMUSSEN (ARL H	R. L. Polk & Co.

## FINDINGS

### 3133 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DIANE LAURINO	Cole Information Services
2009	L LAURINO	Cole Information Services
2006	o LAURINOL	Haines Co., Inc.
2004	L LAURINO	Cole Information Services
2000	LAURINO L	Haines & Company
1999	L LAURINO	Cole Information Services
1991	Laurino A	Pacific Bell
	Laurino Mark	Pacific Bell
	LAURINOA	Pacific Bell
	LAURINOMARK	Pacific Bell
1985	LAURINO A	Pacific Bell
	LAURINO MARK	Pacific Bell
1980	Laurino Jeff	Pacific Telephone
	Laurino A	Pacific Telephone
1975	LAURINO JEFFREY	Pacific Telephone
	LAURINO A	Pacific Telephone
1970	LAUNRNO A	Pacific Telephone
1965	BROWN WAYNE L	Pacific Telephone
	VANDER STEK OTTO	Pacific Telephone
1962	GIRARDOT F C	Pacific Telephone
1958	GIRARDOT F C	Pacific Telephone
1954	TITTLE ROBT	R. L. Polk & Co.

### 3137 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	NICHOLAS KIM	Cole Information Services
2009	IVY PANG	Cole Information Services
2006	o PANGRose	Haines Co., Inc.
2000	PANG Rose	Haines & Company
1999	OCCUPANT UNKNOWN	Cole Information Services
	IVY PANG	Cole Information Services
1991	Martin Sean WESTLOS ANGELES 4780475	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	MARTIN SANDY	Pacific Bell
	Martin Sandy	Pacific Bell
	Martin Scott SANTA MONICA	Pacific Bell
1975	ME CTELLAN BEN JR	Pacific Telephone
1965	MILLS JOHNNY	Pacific Telephone
1962	BEACH EUGENE N	Pacific Telephone
1958	VIAYTUMN JACK T	Pacific Telephone

### 3141 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	EVA ANDRUK	Cole Information Services
2006	ANDRUK Eva	Haines Co., Inc.
2004	EVA ANDRUK	Cole Information Services
2000	AU Yang	Haines & Company
1999	EVA ANDRUK	Cole Information Services
1975	NIXON MARK	Pacific Telephone
1970	CARTER J W	Pacific Telephone
1965	CARTER J W	Pacific Telephone
1962	CARTER J W	Pacific Telephone
1958	ROBBINS CHAS L	Pacific Telephone
1954	ARMES R D	R. L. Polk & Co.

### 3217 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	SRECO FLEXIBLE	Cole Information Services
2004	SEWER RODDING EQUIPMENT CO	Cole Information Services
	SRCO FLEXIBLE	Cole Information Services
2000	FLEXIBLE PIPE TOOL CO	Haines & Company
	FLEXIBLE SYSTEMS	Haines & Company
	SEWERR RODDING EQUIPMENT CO	Haines & Company
	SRECO FLEXIBLE	Haines & Company
1999	FLEXIBLE SYSTEMS	Cole Information Services
	SRECO FLEXIBLE	Cole Information Services
	SEWER RODDING EQUIPMENT COMPANY	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	FLEXIBLE PIPE TOOL COMPANY	Cole Information Services
1994	FLEXIBLE SYSTEMS	Cole Information Services
	SRECO FLEXIBLE	Cole Information Services
1991	FEBLE PIPE TOOL CO	Pacific Bell
	SEWER RODDING EQUIPMENT CO	Pacific Bell
	SRECO	Pacific Bell
	SRECO CO	Pacific Bell
	Sew Hoy Bruce& Christine SANTA MONICA 3947328	Pacific Bell
	Sew ill A 8364328	Pacific Bell
	Sreco	Pacific Bell
	Sreco Co	Pacific Bell
	Feble Pipe Tool Co	Pacific Bell
	Sew er Rodding Equipment Co	Pacific Bell
1985	FLEXIBLE PIPE TOOL CO	Pacific Bell
	SEWER RODDING EQUIPMENT CO	Pacific Bell
	FLEXIBLE PIPE TOOL CO MARINA DEL REY	Pacific Bell
	SRECO	Pacific Bell
	SRECO	Pacific Bell
1981	FORMEX MFG INC PLASTCS MARINA DEL REY	Pacific Telephone
1980	Formex Manufacturing Inc plastics	Pacific Telephone
	From Los Angeles Telephones Cal	Pacific Telephone
1975	FORMEX MANUFACTURING INC PLASTICS	Pacific Telephone
1970	AMERIPRISE PRODUCTS INC COSMETCS	Pacific Telephone
	MONTAGUE TOOL CORP	Pacific Telephone

### 3221 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LISA AGOSTINO	Cole Information Services
	LAUREN BRAND	Cole Information Services
	MICHAEL BRIDGES	Cole Information Services
	DYLAN CALDWELL	Cole Information Services
	KARIE GOETZ	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ADAM HAMILTON	Cole Information Services
	TIFFANY HERBERT	Cole Information Services
	KYLE HERMANS	Cole Information Services
	CHRISTINE LAU	Cole Information Services
	CHRISTINE LEE	Cole Information Services
	MELINDA KIM	Cole Information Services
	PAUL KINNEY	Cole Information Services
	ANTHONY MARIANI	Cole Information Services
	MARION PIGALLE	Cole Information Services
	JACKIE OVERMAN	Cole Information Services
	JANA PERIO	Cole Information Services
	DOMINIQUE ROBINSON	Cole Information Services
	JULIUS ROSS	Cole Information Services
	FIONA STEWART	Cole Information Services
	JESSICA STRONG	Cole Information Services
	AMANDA TATOR	Cole Information Services
	LUKE TROEDSON	Cole Information Services
	STACY WONACOTT	Cole Information Services
	MICHAEL ALBERT	Cole Information Services
	CHRIS BROWN	Cole Information Services
	PAUL FARAG	Cole Information Services
	OXANA HICKOK	Cole Information Services
	JESSICA MARTINEZ	Cole Information Services
	NATALIE MOREAU	Cole Information Services
	BETHANY RIPORELLA	Cole Information Services
	HERLINDA ROMERO	Cole Information Services
	JASON SCHEL	Cole Information Services
	REBECCA SHATSKY	Cole Information Services
	KYLE STARK	Cole Information Services
	MITSURU UENO	Cole Information Services
	ALFREDO SEDO	Cole Information Services
	CHENG TAN	Cole Information Services



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AARON WERNER	Cole Information Services
	MICHAEL ARKIN	Cole Information Services
	AMIT ASHUTOSH	Cole Information Services
	NOEL CANCIO	Cole Information Services
	JAYSON GLANVILLE	Cole Information Services
	ROBERT HILL	Cole Information Services
	KATHLEEN HUNTSMAN	Cole Information Services
	DONNA JACOBSON	Cole Information Services
	ERIC JOHNEY	Cole Information Services
	JAYESH KADAKIA	Cole Information Services
	SAMANTHA KLOSE	Cole Information Services
	JONATHAN NIMETZ	Cole Information Services
	SAMANTHA SEGAL	Cole Information Services
	CORY TUCKER	Cole Information Services
	JANET WILLIAMS	Cole Information Services
	WILLIAM TUIDER	Cole Information Services
	RALPH VALDEZ	Cole Information Services
	SAM APPLEBAUM	Cole Information Services
	JOSEPH BAKER	Cole Information Services
	DUSTIN BAYERS	Cole Information Services
	DOUG BETTS	Cole Information Services
	RAFAELE BROOKS	Cole Information Services
	SCOTT BROOKS	Cole Information Services
	SOLY CANGARLU	Cole Information Services
	ANNA ESCANDELL	Cole Information Services
	JONATHAN FRIEDLAND	Cole Information Services
	CHRISTOPHER GALLIS	Cole Information Services
	STEPHENIE HAWKINS	Cole Information Services
	CYNTHIA HAMMEL	Cole Information Services
	JOHN LIU	Cole Information Services
	JORDAN MANESS	Cole Information Services
	MORGAN NELSON	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JESSE OZAR	Cole Information Services
	DEMIAN PRITCHARD	Cole Information Services
	MASEY RAMOS	Cole Information Services
	CEDRICK ROBINSON	Cole Information Services
	CHIKAKO SHIMA	Cole Information Services
	AOIRE SKINNER	Cole Information Services
	JR STOFKO	Cole Information Services
	KENDRA STILLWELL	Cole Information Services
	ILANA WENGER	Cole Information Services
	TED WU	Cole Information Services
	ABDULRAHMAN ALRASHED	Cole Information Services
	BRETT ASPLUND	Cole Information Services
	ROBERT DREWERY	Cole Information Services
	SOFIA GARZA	Cole Information Services
	DAN HAN	Cole Information Services
	KAREN JOHNSTON	Cole Information Services
	AMIT JHAMB	Cole Information Services
	MARC JOHNSON	Cole Information Services
	MEGAN KEEVER	Cole Information Services
	CRAIG MACFARLANE	Cole Information Services
	JAMIE MASON	Cole Information Services
	STEPHANIE MEYER	Cole Information Services
	TRAN PHAM	Cole Information Services
	BRETT ROTHENBERS	Cole Information Services
	MICHAEL SHULER	Cole Information Services
	ALAN SLOAN	Cole Information Services
	WLEHYONNEH TOLES	Cole Information Services
	DANNY WILLIAMS	Cole Information Services
	GRACE WONG	Cole Information Services
	SEAN ABBOTT	Cole Information Services
	FRANC ALEXANDER	Cole Information Services
	WILLIAM BAILEY	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARY BAKER	Cole Information Services
	NICHOLAS BARNES	Cole Information Services
	TERRY BROWN	Cole Information Services
	WILLIAM BURKHART	Cole Information Services
	NIKKI CLEMONS	Cole Information Services
	JESSICA CSIKESZ	Cole Information Services
	REGGIE DETWEILER	Cole Information Services
	ALISHA DAVIS	Cole Information Services
	JANAKI DESAI	Cole Information Services
	SONJA FISHER	Cole Information Services
	MELISSA HEINOLD	Cole Information Services
	JORGE HERNANDEZ	Cole Information Services
	MERCY JORDAN	Cole Information Services
	MILLY KINNEY	Cole Information Services
	NOSHIN KHOJA	Cole Information Services
	REBECCA KILGORE	Cole Information Services
	YOSAN KUSUMA	Cole Information Services
	THOMAS MCHUGH	Cole Information Services
	VICTORIA MELGARD	Cole Information Services
	ANNIE MICKELSON	Cole Information Services
	STEVEN OWENS	Cole Information Services
	FARLEY POLLARD	Cole Information Services
	DAVID RUSSELL	Cole Information Services
	SPENCER SCUTCLIFFE	Cole Information Services
	SOMA SAMANTHA	Cole Information Services
	KIM STREET	Cole Information Services
	KINTA TURNER	Cole Information Services
	DAVID VACANTI	Cole Information Services
	MICHAEL WILLIAMS	Cole Information Services
	JOYCE YATES	Cole Information Services
	DANIEL YODER	Cole Information Services
	V APMADOC	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SCOTT CRESPI	Cole Information Services
	DANIEL CUCCIA	Cole Information Services
	YVONNE DENBERG	Cole Information Services
	YVONNE GEORGIEV	Cole Information Services
	ALDEN FILION	Cole Information Services
	STEVE GRANT	Cole Information Services
	ALLAUDDIN GUIRAIZ	Cole Information Services
	MICHELLE HEYMANN	Cole Information Services
	SCOTT NILAND	Cole Information Services
	FFIONA REES	Cole Information Services
	KAYLI RIDDLE	Cole Information Services
	JOE ROGERS	Cole Information Services
	LAURA RUDELIR	Cole Information Services
	KEN SNOW	Cole Information Services
	JOANNA SOTOMURA	Cole Information Services
	STACEY STRAUSS	Cole Information Services
	MATT TIETIG	Cole Information Services
	JOHN ZARCHEN	Cole Information Services
	KRISTIN YSLA	Cole Information Services
	MATTHEW ALDERSON	Cole Information Services
	DEBBIE CASCIO	Cole Information Services
	GUI CHENG	Cole Information Services
	DAVID CULLIPHER	Cole Information Services
	EPHRAIM HIRSCHFELD	Cole Information Services
	GAVIN LERNER	Cole Information Services
	STEVEN LLAMB	Cole Information Services
	JOYCE MIYAOTO	Cole Information Services
	ANGELA ORTIZ	Cole Information Services
	ARMANDO ROSARIO	Cole Information Services
	EVAN SABOURIN	Cole Information Services
2009	RONALD PETROSKY	Cole Information Services
	SZE JONES	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	JEREMY ZINK	Cole Information Services
	CALIFORNIA BUR CR ADJUSTMENTS	Cole Information Services
	OMID ASHTARI	Cole Information Services
	BEV SELF	Cole Information Services
	IAN FRIEDMAN	Cole Information Services
	MANDI MOORE	Cole Information Services
	JOSHUA KLEIN	Cole Information Services
	SETH HAYS	Cole Information Services
	JASMIN DELIGEORGES	Cole Information Services
	STACEY PALIOMBAY	Cole Information Services
	MICHAEL MARTIN	Cole Information Services
	CATHERINE SEBRING	Cole Information Services
	CHERYL KEHOE	Cole Information Services
	FRANCESCA PADUANO	Cole Information Services
	SHATIKA MARTIN	Cole Information Services
	LESLIE MOORE	Cole Information Services
	CASSADIE MORAVEK	Cole Information Services
	STEFAN SIGURDSON	Cole Information Services
	WILLIAM TUIDER	Cole Information Services
	ARMAND CACACHO	Cole Information Services
	BRAD JOHANSON	Cole Information Services
	AMRISH KANSUPDA	Cole Information Services
	BILLY KOHAN	Cole Information Services
	DANIELLE KINDER	Cole Information Services
	MICHELLE CLARDIE	Cole Information Services
	ABIGAIL CHAPMAN	Cole Information Services
	JAZMINE COVINGTON	Cole Information Services
	REBECCA BROWNSTONE	Cole Information Services
	JORGE ALVAREZ	Cole Information Services
	JASON HOSOI	Cole Information Services
	JOHN DENNIS	Cole Information Services
	GRACE WONG	Cole Information Services



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	ERIC YURAN	Cole Information Services
	ANDREA CAPELLI	Cole Information Services
	NICOLE CHIDESTER	Cole Information Services
	SHANE COOK	Cole Information Services
	JULIET NAANOS	Cole Information Services
	KIM NAZEL	Cole Information Services
	KAREN JOHNSTON	Cole Information Services
	LISA AGOSTINO	Cole Information Services
	MEGAN MCLEAN	Cole Information Services
	GLORIA MOREHART	Cole Information Services
	DARREN SUSH	Cole Information Services
	JILLIAN RUBBERT	Cole Information Services
	CLARICE YEUNG	Cole Information Services
	BRETT CHARBONNEAU	Cole Information Services
	BARON CONWAY	Cole Information Services
	DEAN BURNETT	Cole Information Services
	MELISSA BABIONE	Cole Information Services
	CARRIE SIMMONS	Cole Information Services
	MICHAEL SAK	Cole Information Services
	JAMES HALL	Cole Information Services
	RONALD ENGER	Cole Information Services
2004	MARCIO WATANABE	Cole Information Services
	JUSTIN CHANG	Cole Information Services
	SARA PROBST	Cole Information Services
2000	ABLE AUTO ADJUSTERS	Cole Information Services
	LBL ARCHITECTS INC	Cole Information Services
	CALIFORNIA BUR CR ADJUSTMENTS	Cole Information Services
2000	ABLE AUTO ADJUSTERS	Haines & Company
	BIOFACTS DISCOVERY SYSTEMS INC	Haines & Company
	HENSLOWE Reva	Haines & Company
1999	BIO FACTS DISCOVERY SYSTEMS INCORPORATED	Cole Information Services
	JEREMY ZINK	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	WEISS MYLES PRIVATE INVESTIGATOR	Cole Information Services
	BIOFACTS DISCOVERY SYSTEMS INCORPORATED	Cole Information Services
	IAN FRIEDMAN	Cole Information Services
	OMID ASHTARI	Cole Information Services
	BEV SELF	Cole Information Services
	MANDI MOORE	Cole Information Services
	JOSHUA KLEIN	Cole Information Services
	SETH HAYS	Cole Information Services
	JASMIN DELIGEORGES	Cole Information Services
	STACEY PALIOMBAY	Cole Information Services
	MICHAEL MARTIN	Cole Information Services
	CATHERINE SEBRING	Cole Information Services
	CHERYL KEHOE	Cole Information Services
	FRANCESCA PADUANO	Cole Information Services
	SHATIKA MARTIN	Cole Information Services
	LESLIE MOORE	Cole Information Services
	CASSADIE MORAVEK	Cole Information Services
	STEFAN SIGURDSON	Cole Information Services
	WILLIAM TUIDER	Cole Information Services
	ARMAND CACACHO	Cole Information Services
	BRAD JOHANSON	Cole Information Services
	DANIELLE KINDER	Cole Information Services
	AMRISH KANSUPDA	Cole Information Services
	BILLY KOHAN	Cole Information Services
	ABIGAIL CHAPMAN	Cole Information Services
	MICHELLE CLARDIE	Cole Information Services
	JAZMINE COVINGTON	Cole Information Services
	REBECCA BROWNSTONE	Cole Information Services
	JORGE ALVAREZ	Cole Information Services
	JASON HOSOI	Cole Information Services
	JOHN DENNIS	Cole Information Services
	GRACE WONG	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	ERIC YURAN	Cole Information Services
	NICOLE CHIDESTER	Cole Information Services
	ANDREA CAPELLI	Cole Information Services
	SHANE COOK	Cole Information Services
	JULIET NAANOS	Cole Information Services
	KIM NAZEL	Cole Information Services
	KAREN JOHNSTON	Cole Information Services
	MEGAN MCLEAN	Cole Information Services
	LISA AGOSTINO	Cole Information Services
	GLORIA MOREHART	Cole Information Services
	DARREN SUSH	Cole Information Services
	JILLIAN RUBBERT	Cole Information Services
	BRETT CHARBONNEAU	Cole Information Services
	BARON CONWAY	Cole Information Services
	CLARICE YEUNG	Cole Information Services
	DEAN BURNETT	Cole Information Services
	MICHAEL SAK	Cole Information Services
	CARRIE SIMMONS	Cole Information Services
	JAMES HALL	Cole Information Services
	RONALD ENGER	Cole Information Services
	MARCIO WATANABE	Cole Information Services
	JUSTIN CHANG	Cole Information Services
	RONALD PETROSKY	Cole Information Services
	SARA PROBST	Cole Information Services
	MELISSA BABIONE	Cole Information Services
	SZE JONES	Cole Information Services
	ABLE AUTO ADJUSTERS	Cole Information Services
1994	CALIFORNIA BUREAU OF CREDIT	Cole Information Services
	ABLE AUTO ADJUSTERS	Cole Information Services
1991	Rena Craig	Pacific Bell
	lexie Systemms	Pacific Bell
	Leviathan Development	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Loten Data Lab	Pacific Bell
	LEXIE SYSTEMS	Pacific Bell
	LEVIATHAN DEVELOPMENT	Pacific Bell
	LOTENDATALAB	Pacific Bell
1985	EXECUTIVE VIDEO INTERNATIONAL	Pacific Bell
	HIBBARD JEANNE M	Pacific Bell
	PHOTO-SCAN LOS ANGELES	Pacific Bell
	PHOTO-SCAN VIDEO SYSTEMS	Pacific Bell
1981	PHOTO SCAN INTERNATIONAL MAR D REY	Pacific Telephone
1980	Photo Scan International	Pacific Telephone
	Photo Scan Systems	Pacific Telephone
	Photo Sphere Art Studio VENICE	Pacific Telephone
	Photo Scan Los Angeles	Pacific Telephone
1975	ADJUST-A-LITE BUTANE LIGHTER CORP	Pacific Telephone
1971	Adjust A Lite Butane Lighter Corp	Pacific Telephone
1967	U S Electric Infra Red Heating Inc	Pacific Telephone

### 3223 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	BRESTOFF MOSKOWITZ	Cole Information Services

### 3237 CARTER AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	AUTO PROJECTS ONE	Cole Information Services
	BARTELS RACING	Cole Information Services
	YOUNG MOTORS	Cole Information Services
	PRECISION TECH MOTOR SPORT	Cole Information Services
2006	PERFORMANCE	Haines Co., Inc.
	WALKER	Haines Co., Inc.
	YOUNG MOTORS	Haines Co., Inc.
	BARTELS RACING	Haines Co., Inc.
2004	SERGIOS AUTO COLLISION	Cole Information Services
	CRAYFORD COACHWORKS	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	RECYCLER ROVER	Cole Information Services
	YOUNG MOTORS	Cole Information Services
	Z EXPERT AUTOMOTIVE	Cole Information Services
	BRITISH CAR SERVICE	Cole Information Services
	BARTELS PERFORMANCE	Cole Information Services
	AUTO PROJECTS ONE	Cole Information Services
	ROVER RECYCLER	Cole Information Services
	BARTELSRACING	Cole Information Services
	AUTOBAHN B M W SERVICE	Cole Information Services
	PRECISION TECH MOTOR SPORT	Cole Information Services
2000	AUTOBAHN B M W SERVICE	Haines & Company
	BARTELS PERFORMANCE PRODUCTS	Haines & Company
	BARTELS RACING	Haines & Company
	BRITISH CAR SERVICE	Haines & Company
	CRAFT AUTO & BOAT UPHOLSTERY	Haines & Company
	CRAYFORD	Haines & Company
	MARINA COLLISION SPECIALIST	Haines & Company
	PACIFIC COAST RESTORATION	Haines & Company
	PRECISION TECH MOTOR SPORPT	Haines & Company
	THOMASON GENE	Haines & Company
	WALKER PERFORMANCE AUTOMOTIVE	Haines & Company
	YOUNG MOTORS	Haines & Company
	Z EXPERT AUTOMOTIVE	Haines & Company
	BUILDING	Haines & Company
	CRAFT AUTO & BOAT UPHOLSTERY	Cole Information Services
1999	OCEAN AUTO REPAIR	Cole Information Services
	WALKER PERFORMANCE AUTOMOTIVE	Cole Information Services
	BARTELS PERFORMANCE PRODUCTS	Cole Information Services
	BRITISH CAR SERVICE	Cole Information Services
	CRAYFORD	Cole Information Services
	SEARIGHT CUSTOM VEHICLES	Cole Information Services
	UNLIMITED AUTO DETAILING	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	YOUNG MOTORS	Cole Information Services
	AUTOBAHN B M W SERVICE	Cole Information Services
	ASAP ROAD SERVICE	Cole Information Services
	MARINA COLLISION SPECIALTY	Cole Information Services
	PRECISION TECHNOLOGY MOTOR SPORT	Cole Information Services
	THOMASON GENE	Cole Information Services
	BARTELS RACING	Cole Information Services
	PACIFIC COAST RESTORATION	Cole Information Services
	MARINA COLLISION SPECIALIST	Cole Information Services
	Z EXPERT AUTOMOTIVE	Cole Information Services
1994	KLSR AUTO BODY	Cole Information Services
	BARTELS PERFORMANCE PRODUCTS	Cole Information Services
	NATIONAL TOW	Cole Information Services
	PRESTIGE LUBE & TUNE	Cole Information Services

### DEL RAY AVE

#### 4086 DEL RAY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	PROTAIR CORP VENICE	Pacific Telephone

### DEL REY AVE

#### 4050 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Fischer Robt	Los Angeles Directory Co.

#### 4052 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MICHAEL HRICAK ARCHITECTS	Cole Information Services
	PETKIN PET CARE SYSTEMS	Cole Information Services
	RIVET ENTERTAINMENT LLC	Cole Information Services
	CELEBRITY PRODUCTS	Cole Information Services
	TONI & GUY USA LLC	Cole Information Services
2009	PETKIN PET CARE SYSTEMS	Cole Information Services



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	MOSHIRI ASSOCS	Cole Information Services
	DELPHYS WEST	Cole Information Services
	CUTLER ENTERPRISES	Cole Information Services
	PRODO	Cole Information Services
	HRICAK MICHAEL ARCHITECTS	Cole Information Services
2006	GATEWAY IMPORTS	Haines Co., Inc.
	SYSTEMS	Haines Co., Inc.
	PETKIN PET CARE	Haines Co., Inc.
	ARCHITECTS	Haines Co., Inc.
	HRICAKMICHAEL	Haines Co., Inc.
	HITCH ITINC	Haines Co., Inc.
	DELPHYSWEST	Haines Co., Inc.
	ENTERPRISES	Haines Co., Inc.
	CUTLER	Haines Co., Inc.
2004	PETKIN INC	Cole Information Services
	DELPHYS WEST	Cole Information Services
	ROCKEFELLER HRICAK ARCHITECTS	Cole Information Services
	HITCH INC	Cole Information Services
2000	RYDEK COMPUTER PROFESSIONALS	Haines & Company
	ROCKEFELLER HRICAK ARCHITECTS	Haines & Company
	PETTRIM	Haines & Company
	PETKIN PET CARE SYSTEMS	Haines & Company
1999	PETKIN PET CARE SYSTEMS	Cole Information Services
	STORYBOARDS INCORPORATED	Cole Information Services
	ROCKEFELLER HRICAK ARCHITECTS	Cole Information Services
1994	BAR SCAN INC	Cole Information Services
	HOUSTON, TYNER	Cole Information Services
	JOHN H KAMUS & ASSOC	Cole Information Services
	WELCH & HARDBALL	Cole Information Services
	STORYBOARDS	Cole Information Services
	ARCHETYPE	Cole Information Services
1991	STEINLE & WALBECO	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	ROCKEFELLER HWCAK ARCHITECTS	Pacific Bell
	MCDANIEL TRAVEL	Pacific Bell
	HOUSTONTYNER	Pacific Bell
	ARCHETYPE	Pacific Bell

### 4054 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	SONIC FUEL	Cole Information Services
	DOUGLAS GORDON ARCHITECTS	Cole Information Services
2006	GATEWAY IMPORTS	Haines Co., Inc.
	SONIC FUEL	Haines Co., Inc.
2004	RHM & ASSOC INC	Cole Information Services
2000	SURPLUS FOODS	Haines & Company
	R H M & ASSOCIATES INC	Haines & Company
1999	HELFEND J INTERNATL	Cole Information Services
	R H M & ASSOCIATES INCORPORATED	Cole Information Services
1994	FIRST LINE MORTGAGE INC	Cole Information Services
	BANNING CO	Cole Information Services
	GORDON, DOUGLAS	Cole Information Services
1991	GORDON DOUGLAS ARCHITECT	Pacific Bell
	RHM&ASSOCIATESL INC	Pacific Bell
	FIRST LINE MORTGAGE IN	Pacific Bell
1954	LARSON JOE R	R. L. Polk & Co.
1936	MARQUES SUSANO	Los Angeles Directory Co.
1928	Boring H E	Los Angeles Directory Co.

### 4055 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1936	COYLE T E	Los Angeles Directory Co.
1933	Vacant	Los Angeles Directory Co.

### 4056 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	COASTAL SPACE MANAGMENT CORP	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	HOWARD BARRY LIMITED	Cole Information Services
2006	CUNINGHAM GROUP	Haines Co., Inc.
	ARCH PA	Haines Co., Inc.
2004	CNNGHM GROUP ARCHTCTR P A	Cole Information Services
	DOUGLAS LOWE	Cole Information Services
	HAMILTON CUNINGHAM PA	Cole Information Services
2000	COTTON JOHN OLIVER ARCH FAIA	Haines & Company
	CUNINGHAM HAMILTON QUITER PA	Haines & Company
	CUNNINGHAM GROUP	Haines & Company
	SOLBERG & LOWE ARCHITECTS AA INC	Haines & Company
1999	SOLBERG & LOWE ARCHITECTS AIA INCORPORATED	Cole Information Services
1994	ROBERT W TEMPLE	Cole Information Services
	HOUSDEN BARNARD CO	Cole Information Services
1954	MVURDOCK MFG CO AMUISMNT EQUIP	R. L. Polk & Co.

### 4058 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	o WICKLANDRobert D	Haines Co., Inc.
2004	ROBERT WICKLAND	Cole Information Services
2000	XXXX	Haines & Company
1991	GRASDONDESIGNASSOCIATES	Pacific Bell
1985	R & K AUTO BODY	Pacific Bell
1970	GOODCHILD MFG CO FURN	Pacific Telephone
1954	GOODCHILD MFG CO	R. L. Polk & Co.

### 4060 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Howe Ruby Mrs	Los Angeles Directory Co.

### 4063 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GOODWILL INDUSTRIES SO CAL LINCOLN A	Cole Information Services
2000	CORNER Pat	Haines & Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	MEINING MARGUERITE	R. L. Polk & Co.
1936	MEINING MARGT MRS	Los Angeles Directory Co.
1933	Meining Margt Mrs	Los Angeles Directory Co.
1928	Meining Margt Mrs	Los Angeles Directory Co.

### 4064 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	VENICE IDEAL FARMS	R. L. Polk & Co.
1936	BORGES J G DAIRY	Los Angeles Directory Co.
1933	Warner Roy	Los Angeles Directory Co.
	How e Ruby Mrs	Los Angeles Directory Co.

### 4065 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 4068 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	STORITSELF STORAGE	Cole Information Services
	STOR IT	Cole Information Services
2009	STOR IT	Cole Information Services
2006	STOR IT	Haines Co., Inc.
2004	STOR	Cole Information Services
2000	STOR IT	Haines & Company
1999	STOR IT	Cole Information Services
1994	STOR IT	Cole Information Services
1991	STOR-IT	Pacific Bell

### 4071 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 4082 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	WIRE WORKS	Haines & Company
1999	WIRE WORKS	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	HORTHJOHNTJR	Pacific Bell
	MORECOSALS	Pacific Bell
	PIONEER SKIPPERS INC OF MARINA DEL REY BOAT OWNERS ASSN	Pacific Bell
1985	GROOM S MARINE ELECTRICAL	Pacific Bell
1970	HERSHMAN C	Pacific Telephone

### 4086 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	INFOSEARCH MEDIA INC	Cole Information Services
	STREETZEBRA MAGAZINE	Cole Information Services
2009	COOKING COM	Cole Information Services
2006	TRAFFIC LOGIC	Haines Co., Inc.
	SPORTS CELEBRITY	Haines Co., Inc.
	NETWORK	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	TRAFFIC LOCK INC	Cole Information Services
2000	PLOTKIN Paul	Haines & Company
	BUYERS GUIDE MEDICAL VISIONS	Haines & Company
	INTL JUVENILE PRO	Haines & Company
1999	INTERNATIONAL JUVENILE PRODUCT BUYERS GUIDE	Cole Information Services
	MEDICAL VISIONS	Cole Information Services
1976	Protair Corp	Pacific Telephone
	Minimus Company The	Pacific Telephone
1971	Protair Corp	Pacific Telephone
1962	Protair Corp	Pacific Telephone
1958	Protair Corp	Pacific Telephone

### 4088 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

## FINDINGS

### 4090 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	DELREY KENNELS	Haines Co., Inc.
	OLDHAM Chas	Haines Co., Inc.
	THENDERIN DEL	Haines Co., Inc.
	REY KENNELS	Haines Co., Inc.
	THENDERIN DEL	Haines Co., Inc.
	REY KENNELS	Haines Co., Inc.
2004	DELREY THENDERIN	Cole Information Services
	DEL REY KENNELS	Cole Information Services
2000	DEL REY KENNELS	Haines & Company
	NILSEN Joyce	Haines & Company
	OLDHAM CHAS	Haines & Company
	THENDERIN DEL REY KENNELS	Haines & Company
	THENDERIN DEL REY KENNELS	Haines & Company
1999	THENDERIN KENNELS	Cole Information Services
	DEL REY KENNELS	Cole Information Services
1994	VALIDAY BEAGLES	Cole Information Services
	DEL REY KENNELS	Cole Information Services
	THENDERIN, KENNELS	Cole Information Services
1991	THENDERIN KENNELS	Pacific Bell
	THENDERIN DEL REY KENNELS	Pacific Bell
	DEL REY KENNELS	Pacific Bell

### 4100 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TRICAL CONSTRUCTION INCORPORATED	Cole Information Services
2009	INTERIOR LIFESTYLES	Cole Information Services
	TRICAL CONSTRUCTION INC	Cole Information Services
	PLOTKIN PROPERTIES	Cole Information Services
	IDAHO BROCKTON L P	Cole Information Services
	BYCOR LIMITED	Cole Information Services
2006	CONSTRUCTION INC	Haines Co., Inc.
	TRICAL	Haines Co., Inc.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	CONSTRUCTION INC	Haines Co., Inc.
	TRICAL	Haines Co., Inc.
2004	BYCOR LTD	Cole Information Services
2000	TRICAL CONSTRUCTION INC	Haines & Company
	TRICAL CONSTRUCTION INC	Haines & Company
	PLOTKIN Paul	Haines & Company
1999	INTERIOR LIFESTYLES	Cole Information Services
	PLOTKIN ROSEN PROPERTIES	Cole Information Services
	TRICAL CONSTRUCTION INCORPORATED	Cole Information Services
1994	BEAU VISAGE	Cole Information Services
	PLOTKIN ROSEN	Cole Information Services

### 4110 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company

### 4113 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	PARK Oliver	Haines & Company
1936	MARQUEZ JULIO	Los Angeles Directory Co.
1933	Martin Julio	Los Angeles Directory Co.

### 4118 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	METCALF TEDDY	R. L. Polk & Co.
1936	VACANT	Los Angeles Directory Co.
1928	Ventrans Leonso	Los Angeles Directory Co.

### 4120 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	ELEVENTH HOUR	Cole Information Services
	TH13TEEN INC	Cole Information Services
2006	WORLD RACE	Haines Co., Inc.
	PRODUCTION CO	Haines Co., Inc.
2000	FEDERAL PANTS COMPANY	Haines & Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	POLY EXPORTS	Haines & Company
1999	FEDERAL PANTS COMPANY	Cole Information Services
	POLY EXPORTS	Cole Information Services
1970	ROBERTS LIQUOR STORE	Pacific Telephone
<b>4122 DEL REY AVE</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1936	LAUR GERALD	Los Angeles Directory Co.
<b>4125 DEL REY AVE</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Veenendaal Henry	Los Angeles Directory Co.
<b>4128 DEL REY AVE</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Hendrix Glenn	Los Angeles Directory Co.
<b>4129 DEL REY AVE</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
<b>4130 DEL REY AVE</b>		
<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JUST CAUSE ENTERTAINMENT	Cole Information Services
	JUST CAUSE ENTERTAINMENT	Cole Information Services
2009	WINDCHASER PRODUCTS INC	Cole Information Services
	MARKETING WEST INC	Cole Information Services
	WINDCHASER PRODUCTS INC	Cole Information Services
	MARKETING WEST INC	Cole Information Services
2006	MARKETINGWEST	Haines Co., Inc.
	MUSEUM EDITIONS	Haines Co., Inc.
2004	PEI KAO	Cole Information Services
	PEI KAO	Cole Information Services
2000	MUSEUM EDITIONS WEST	Haines & Company
1999	MUSEUM EDITIONS WEST	Cole Information Services
	MUSEUM EDITIONS WEST	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	LISTER PERFORMANCE	Cole Information Services
	LISTER PERFORMANCE	Cole Information Services
1936	VACANT	Los Angeles Directory Co.
1933	Mundy 0 L	Los Angeles Directory Co.

### 4132 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WEXCO INTL CORP	Cole Information Services
2009	WEXCO INTERNATIONAL CORP	Cole Information Services
	COLE MARTINEZ CURTIS & ASSOCIATES	Cole Information Services
2006	WEXCOINTERNATL	Haines Co., Inc.
	COLE MARTINEZ	Haines Co., Inc.
	CURTIS&ASSOC	Haines Co., Inc.
	ONE ACTION LLC	Haines Co., Inc.
2004	WIMBERLY ALLISON TONG & GOO	Cole Information Services
	COLE MARTINEZ CURTIS & ASSOCS	Cole Information Services
2000	BIG IMAGINATION GROUP	Haines & Company
	BROOKS GRUMAN INC	Haines & Company
	PARK Donald	Haines & Company
1999	BROOKS GRUMAN INCORPORATED	Cole Information Services
	TACONE CORPORATION OFFICES	Cole Information Services
	NEW FRONTIER MEDIA	Cole Information Services
1994	NUGIER, ALAN	Cole Information Services
	COAST ENAMELING CO	Cole Information Services
	TRI TEK PAGER DISTRIBUTORS	Cole Information Services
	TRICOM	Cole Information Services
1991	COASTENAMELINGCO	Pacific Bell
	UGIER PROPERTIESLNC	Pacific Bell
1990	COAST ENAMELING CO VENICE	Pacific Bell
1986	COAST ENAMELING CO VENICE	Pacific Bell
1985	COAST ENAMELING CO	Pacific Bell
1981	COAST ENAMELING CO VENICE	Pacific Telephone
1976	Coast Enameling Co	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	Coast Enameling Co	Pacific Telephone
1967	COAST ENAMELING CO	Pacific Telephone

### 4134 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DOGMA STUDIOS	Cole Information Services
	GUIDANCE SOLUTIONS	Cole Information Services
	ARG JEWELERS	Cole Information Services
	SCHROFFEL & ASSOCIATES	Cole Information Services
	HOME TO DREAM HOME	Cole Information Services
	BIG MASS MEDIA INC	Cole Information Services
2009	BIG MASS MEDICAL INC	Cole Information Services
	THE I FIRM	Cole Information Services
	VON KARMAN CENTER LP	Cole Information Services
	GUIDANCE SOLUTIONS INC	Cole Information Services
2006	ARG JEWELERS	Haines Co., Inc.
	NET 1 WORK	Haines Co., Inc.
	SPORTS CELEBRITY	Haines Co., Inc.
	ASSOCIATES	Haines Co., Inc.
	ASCHROFFEL	Haines Co., Inc.
	FIRM THE	Haines Co., Inc.
	FIRM THE	Haines Co., Inc.
	HOME TO DREAM	Haines Co., Inc.
	SOLUTIONS	Haines Co., Inc.
	GUIDANCE	Haines Co., Inc.
	ATHLETE DAILY	Haines Co., Inc.
2004	ATHLETE DAILY	Cole Information Services
2000	XXXX	Haines & Company
1999	SCHROFFEL & ASSOCIATES	Cole Information Services
	GUIDANCE SOLUTIONS	Cole Information Services
1994	INTL RACING SERV S	Cole Information Services
	FACTORY	Cole Information Services
	ROTHMAN, MARC	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	INTERNATIONAL RACING SERVICES	Pacific Bell
	THE FACTORY	Pacific Bell
	ROTHMANMARC	Pacific Bell
	PORSCHE FACTORY THE	Pacific Bell
	FACTORY THE	Pacific Bell
1971	Amphenol Corp Amphenol Micromega Div	Pacific Telephone
1962	Micromega Corp	Pacific Telephone
1954	BONACHEA MARGARET	R. L. Polk & Co.

### 4135 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1936	SHAVER F T	Los Angeles Directory Co.
1933	Shaver F T	Los Angeles Directory Co.
1928	Shaver F T	Los Angeles Directory Co.

### 4136 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	TELESIGN CORP	Cole Information Services
	TELESIGN CORPORATION	Cole Information Services
	TELESIGN CORP	Cole Information Services
	TELESIGN CORPORATION	Cole Information Services
2009	CHAMPIONSHIP GAMING SERIES LLC	Cole Information Services
	CHAMPIONSHIP GAMING SERIES LLC	Cole Information Services
2006	COMMUNICATIONS	Haines Co., Inc.
	FIVEG WIRELESS	Haines Co., Inc.
	FIVEG WIRELESS	Haines Co., Inc.
	SOLUTIONS	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	ARCHIPELHEO BOTANICALS	Haines & Company
1991	WESTERN CIRCUITS INC	Pacific Bell
1990	WESTERN CIRCUITS INC VENICE	Pacific Bell
1986	WESTERN CIRCUITS INC VENICE	Pacific Bell

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	WESTERN CIRCUITS INC VENICE	Pacific Telephone
1976	WESTERN CIRCUITS INC	Pacific Telephone
1971	Circuit Design & Mfg Marina Division	Pacific Telephone
	Circuit Design Marina Div	Pacific Telephone
1970	CIRCUIT DESIGN & MFG-MARINA DIV	Pacific Telephone
1967	Acutech Div	Pacific Telephone
	ELPAC INC	Pacific Telephone
1954	OLIVER PARK FERTILIZER CO	R. L. Polk & Co.
1936	PARK O D (O)	Los Angeles Directory Co.
1933	Park O D	Los Angeles Directory Co.
1928	Park O D	Los Angeles Directory Co.

### 4170 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	FEDERAL EXPRESS	Pacific Bell

### 4200 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SLENN HOKE	Cole Information Services
2009	SLENN HOKE	Cole Information Services
1999	SLENN HOKE	Cole Information Services

### 4207 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	JACKSON Herb	Haines & Company

### 4210 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	J & J BOAT & RV STORAGE	Cole Information Services
	HERTZ RENTACAR	Cole Information Services
	ICC COLLISION	Cole Information Services
	INSURANCE COLLISION CENTER I INC	Cole Information Services
	ICC	Cole Information Services
2009	MARILYN INC	Cole Information Services



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	INSURANCE COLLISION CENTER INC	Cole Information Services
2006	INSURANCE COLLISION CENTER	Haines Co., Inc. Haines Co., Inc.
2004	INSURANCE COLLISION CTR JOSE PAEZ	Cole Information Services Cole Information Services
2000	INSURANCE COLLISION CENTER INC CRAMER Maxine	Haines & Company Haines & Company
1999	INSURANCE COLLISION CENTER INCORPORATED	Cole Information Services

### 4215 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARINA CAR	Cole Information Services

### 4219 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	MOHAMAD HOJATI	Cole Information Services
2004	MOHAMAD HOJATI	Cole Information Services
1999	MOHAMAD HOJATI	Cole Information Services

### 4230 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARINA DEL REY SELF STORAGE	Cole Information Services
2009	MARINA DEL REY SELF STORAGE SELECT PROPERTIES WESTSIDE	Cole Information Services Cole Information Services
2006	STORAGE MARINA DREY SELF	Haines Co., Inc. Haines Co., Inc.
2004	TRIDENT DENTAL LAB OLSEN SELF STORAGE LEO SHAMIS ROBERT BOYKIN TRAVELSCOPE	Cole Information Services Cole Information Services Cole Information Services Cole Information Services Cole Information Services
2000	OLSEN Flossie OLSEN SELF STORAGE X MAXELLA AV	Haines & Company Haines & Company Haines & Company

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	OLSEN SELF STORAGE	Cole Information Services
1994	MARINA DEL REY MAIL CO	Cole Information Services
	LIMAR CO	Cole Information Services
1991	MARINA DEL REY SELF STORAGE	Pacific Bell
1967	A & O Lighting Inc lightng fxtrs	Pacific Telephone
1962	Allen & Olsen Mfg Co lightng fxtrs	Pacific Telephone
1958	Allen & Olsen Mfg Co lightng fxtrs	Pacific Telephone

### 4231 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Hallstrom C R	Los Angeles Directory Co.
1928	Hallstrom C R	Los Angeles Directory Co.

### 4232 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Lucero Mkila Mrs	Los Angeles Directory Co.

### 4235 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1936	VACANT	Los Angeles Directory Co.
1933	Oriental	Los Angeles Directory Co.
1928	Tomia I	Los Angeles Directory Co.

### 4236 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	JEFFREY VANESS	Cole Information Services
2009	JEFFREY VANESS	Cole Information Services
1999	JEFFREY VANESS	Cole Information Services
1954	KATO AKIRA	R. L. Polk & Co.
1936	KOJO T NURSERY	Los Angeles Directory Co.
1933	Lucero Mkila Mrs	Los Angeles Directory Co.

### 4237 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Woodley 3 M	Los Angeles Directory Co.

## FINDINGS

### 4239 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	POWELL HOMER MRS	R. L. Polk & Co.
1936	SAKAMOTO H	Los Angeles Directory Co.
1933	Oriental	Los Angeles Directory Co.

### 4245 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1933	Vacant	Los Angeles Directory Co.
1928	Nitta S	Los Angeles Directory Co.

### 4246 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1936	HIPPERT G B (O)	Los Angeles Directory Co.
1933	Hippert G B o	Los Angeles Directory Co.
1928	Hippert G B	Los Angeles Directory Co.

### 4058 1/2 DEL REY AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	KIRKPATRICK JERE WELDNG	Pacific Telephone
1970	TALBOT PRODUCTS	Pacific Telephone

### Del Rey Avenue

#### 4130 Del Rey Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	MARKETINGWEST	Haines Co., Inc.
	MUSEUM EDITIONS	Haines Co., Inc.
2000	MUSEUM EDITIONS WEST	Haines & Company
1936	VACANT	Los Angeles Directory Co.
1933	Mundy O L	Los Angeles Directory Co.

#### 4136 Del Rey Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	FIVEG WIRELESS	Haines Co., Inc.
	COMMUNICATIONS	Haines Co., Inc.
	FIVEG WIRELESS	Haines Co., Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	SOLUTIONS	Haines Co., Inc.
2000	ARCHIPELHEO BOTANICALS	Haines & Company
1991	WESTERN CIRCUITS INC	Pacific Bell
1990	WESTERN CIRCUITS INC VENICE	Pacific Bell
1986	WESTERN CIRCUITS INC VENICE	Pacific Bell
1981	WESTERN CIRCUITS INC VENICE	Pacific Telephone
1976	WESTERN CIRCUITS INC	Pacific Telephone
1971	Circuit Design & Mfg Marina Division	Pacific Telephone
	Circuit Design Marina Div	Pacific Telephone
1970	CIRCUIT DESIGN & MFG-MARINA DIV	Pacific Telephone
1967	Acutech Div	Pacific Telephone
	ELPAC INC	Pacific Telephone
1954	OLIVER PARK FERTILIZER CO	R. L. Polk & Co.
1936	PARK O D (O)	Los Angeles Directory Co.
1933	Park O D	Los Angeles Directory Co.
1928	Park O D	Los Angeles Directory Co.

### LANKERSHIM BLVD

#### 3455 LANKERSHIM BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1986	O NIEL & JEFFRIES STUDO CTY	Pacific Bell

### LINCOLN BLVD

#### 3306 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	WEALTH CODE	Haines & Company

#### 3429 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	WILSHIRE DENTAL LABORATORY SANTA MONICA	Pacific Telephone

## FINDINGS

### 3716 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1936	VACANT	Los Angeles Directory Co.

### 3865 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1960	MC CARTHY DRUGS OR	Pacific Telephone and Telegraph Company

### 4000 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	WENDY DONUTS	Cole Information Services
	LOCK & KEY SHOPS	Cole Information Services
	LOCK & KEY SHOPS LOCKS R US	Cole Information Services
2009	LOCKS R US	Cole Information Services
2006	LOCK & KEY SHOPS	Haines Co., Inc.
	WENDYS DONUTS	Haines Co., Inc.
2004	WENDYS DONUTS	Cole Information Services
	LOCK & KEY SHOPS	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	WENDYS DONUTS	Haines & Company
	1/2 LOCK & KEY SHOPS	Haines & Company
1999	WENDYS DONUTS	Cole Information Services
	LOCK & KEY SHOPS	Cole Information Services
1994	WENDYS DONUTS	Cole Information Services
1991	WINCHEL SDONUTHOUSE	Pacific Bell
	Lock&Key Shops	Pacific Bell
	Lock L PLAYA DEL REY 8222096	Pacific Bell
	Lockamny B	Pacific Bell
	Winchels Donut House	Pacific Bell
1985	WINCHELL S DONUT HOUSE	Pacific Bell

### 4002 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	EDDIES ITALIAN RESTAURANT	Cole Information Services
2009	ALEJO PRESTO TRATTORIA MARINA DEL RE	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	ALEJO PRest O	Haines Co., Inc.
	TRATTORIA	Haines Co., Inc.
2000	ALEJO PRESTO TRATTORIA	Haines & Company
1999	ALEJO PRESTO TRATTORIA MARINA DEL REY	Cole Information Services
	ALEJO PRESTO TRATTORIA	Cole Information Services
1994	ALEJO PRESTO TRATTORIA	Cole Information Services
	ALEJO, PRESTO T	Cole Information Services
1991	Silver Fork	Pacific Bell
	SILVER FORK	Pacific Bell
1985	CARVEL ICE CREAM STORE	Pacific Bell

### 4004 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	EZ CHECK ADVANCE	Cole Information Services
	ATLANTIC FINANCIAL	Cole Information Services
	7ELEVEN	Cole Information Services
2009	A E Z CHECK ADVANCE	Cole Information Services
2006	SEVEN 11 FOOD	Haines Co., Inc.
	ATLANTn C	Haines Co., Inc.
	FINANCIAL	Haines Co., Inc.
	EZCHECK	Haines Co., Inc.
	ADVANCE	Haines Co., Inc.
2004	ATLANTIC FINANCIAL LLC	Cole Information Services
2000	FATBURGER	Haines & Company
	SEVEN 11 FOOD	Haines & Company
1999	FATBURGER OF MARINA DEL REY	Cole Information Services
	7 ELEVEN FOOD STORES	Cole Information Services
1994	7 ELEVEN FOOD STORE	Cole Information Services
	FATBURGER	Cole Information Services
1991	FATAEN1MARYANN	Pacific Bell
	MARINA DEL REY NO 25286	Pacific Bell
1985	FAT BURGER OF MARINA DEL REY	Pacific Bell
	FATBURGER CORPORATE OFFICE	Pacific Bell



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Robert Jhnenez Chevron Service	Pacific Telephone

### 4006 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	CALIFORNIA WOK EXPRESS	Cole Information Services
2009	CHOWS EXPRESS	Cole Information Services
2006	CHOWS EXPress	Haines Co., Inc.
2004	WOK EXPRESS	Cole Information Services
2000	WOK EXPRESS	Haines & Company
1999	WOK EXPRESS	Cole Information Services
1991	ew eili Take Out	Pacific Bell
1986	NEW MEJI TAKEOUT MARINA DEL REY	Pacific Bell
1985	NEW ME11 TAKE OUT	Pacific Bell

### 4008 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FINAL TOUCH CLEANERS & LAUNDRY	Cole Information Services
2009	FINAL TOUCH CLEANERS & LAUNDRY	Cole Information Services
2006	CLEANERS	Haines Co., Inc.
	LAUNDRY	Haines Co., Inc.
	FINAL TOUCH	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	FINAL TOUCH CLEANERS & LAUNDRY	Haines & Company
1999	FINAL TOUCH CLEANERS & LAUNDRY	Cole Information Services
1994	FINAL TOUCH CLEANERS & LAUNDRY	Cole Information Services
1991	Final Touch Cleaners & Laundry	Pacific Bell
	FINAL TOUCH CLEANERS & LAUNDRY	Pacific Bell
1985	FINAL TOUCH CLEANERS & LAUNDRY	Pacific Bell

### 4010 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	LOCKSMITH CREATIONS	Cole Information Services
2009	7 ELEVEN	Cole Information Services
2004	7 ELEVEN FOOD STORES	Cole Information Services

## FINDINGS

### 4016 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	ORIENTAL SEAFOOD INN	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	ORIENTAL SEAFOOD INN	Haines & Company
1999	ORIENTAL SEAFOOD INN	Cole Information Services
1994	ORIENTAL SEAFOOD INN	Cole Information Services
1991	ORIENTAL SEAFOODLNN	Pacific Bell
	PURBLE SPROTADDE	Pacific Bell
	Oriental SeafoodInn	Pacific Bell
	Oriental Social Club 2834929	Pacific Bell
	Pur Bles Pro Tadde	Pacific Bell
	Purita &As A LOS ANGELES	Pacific Bell
1985	RAINBOW DRAGON	Pacific Bell
1980	Casa Itodriguek	Pacific Telephone

### 4020 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	THE COFFEE BEAN & TEA LEAF	Cole Information Services
	JERSEY MIKES SUBS	Cole Information Services
	FREEBIRDS WORLD BURRITO	Cole Information Services
2009	TUTTI FRUTTI FROZEN YOGURT	Cole Information Services
2000	PLOTKIN Paul	Haines & Company

### 4024 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	XXXX	Haines & Company
1999	OUTBOARDHAND	Cole Information Services

### 4026 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	GUINAN USA HO DR	Haines Co., Inc.

### 4036 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	AA TOWING SERVICE	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2006	PIZZAHUT 310 823 00 M	Haines Co., Inc.
2004	SHAHROKH DAYYANI	Cole Information Services
	AARON H SHEILY D D S	Cole Information Services
2000	PIZZA HUT	Haines & Company
	LINCOLN BLVD 90292 CONT SOUTHEAST PIZZA HUTS INC	Haines & Company
1999	PIZZA HUT	Cole Information Services
	SOUTHEAST PIZZA HUTS INCORPORATED	Cole Information Services
1994	PIZZA HUT	Cole Information Services
1991	Pizza Hut Restaurant	Pacific Bell
	Southeast Pizza Huts Inc	Pacific Bell
	PIZZA HUT RESTAURANT	Pacific Bell
	SOUTHEAST PIZZA HUTS INC	Pacific Bell
1990	PIZZA HUT	Pacific Bell
1985	PIZZA HUT	Pacific Bell
	SOUTHEAST PIZZA HUTS INC	Pacific Bell
1980	PIZZA HUT	Pacific Telephone
1975	PIZZA HUT	Pacific Telephone

### 4040 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	COMERICA BANK	Cole Information Services
2006	DENTAL CARE	Haines Co., Inc.
	SMILESUS	Haines Co., Inc.
2004	DAYYANI S DR	Cole Information Services
	AARON H SHEILY DDS	Cole Information Services
	AARON SHEILY	Cole Information Services

### 4050 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	DEL TACO	Cole Information Services
2009	DEL TACO	Cole Information Services
2006	DEL TACO	Haines Co., Inc.
2004	DEL TACO	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	DEL TACO NO	Haines & Company
1999	DEL TACO	Cole Information Services
1994	DEL TACO	Cole Information Services
1991	DEL TACO	Pacific Bell
	Del Taco	Pacific Bell
1985	DEL5ACO	Pacific Bell
1980	Delton Del	Pacific Telephone
	Del Taco	Pacific Telephone

### 4060 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	A1 SANTA MONICA FUEL CO	Cole Information Services
2009	A1 SANTA MONICA FUEL CO	Cole Information Services
2006	SNTAMNCA FUEL	Haines Co., Inc.
	FUEL CO	Haines Co., Inc.
	A 1 SNT	Haines Co., Inc.
2004	A 1 SANTA MONICA FUEL CO	Cole Information Services
	OCCUPANT UNKNOWN	Cole Information Services
2000	SANTA MONICA FUEL CO	Haines & Company
1999	A 1 SANTA MONICA FUEL COMPANY	Cole Information Services
	SANTA MONICA FUEL COMPANY	Cole Information Services
1994	A 1 SANTA MONICA FUEL CO	Cole Information Services
1991	SANTA MONICA FUEL CO	Pacific Bell
	A-L SANTA MONICA FUEL CO	Pacific Bell
	Santa Monica Fuel Co	Pacific Bell
	A I Santa Monica Fuel Co	Pacific Bell
1985	SANTA MONICA FUEL CO	Pacific Bell
	A-I SANTA MONICA FUEL CO	Pacific Bell
1980	Santa Monica Fuel Co	Pacific Telephone
	A 1 Santa Monica Fuel Co	Pacific Telephone
1975	A-I SANTA MONICA FUEL CO	Pacific Telephone

## FINDINGS

### 4070 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	IHOP	Cole Information Services
2009	IHOP MARINA 3095	Cole Information Services
2006	MANHATTEN BAGEL	Haines Co., Inc.
2004	MANHATTAN BAGEL DBA	Cole Information Services
2000	MANHATTEN BAGEL	Haines & Company
1999	MANHATTEN BAGEL	Cole Information Services
	I & JOY BAGELS	Cole Information Services
1994	I & JOY BAGELS	Cole Information Services
1991	Lucias Marina Burger	Pacific Bell
	LUCIA S MARINA BURGER	Pacific Bell
1985	NAUTICAL DECOR CO	Pacific Bell
	CINEMARINE	Pacific Bell
	AMERICAN ROPE	Pacific Bell
1980	NAUTICAL DECOR CO	Pacific Telephone
	AMERICAN SAVINGS AND LOAN ASSOCIATION	Pacific Telephone
	American Salesmasters	Pacific Telephone
	American Rope	Pacific Telephone
1975	NAUTICAL DECOR CO	Pacific Telephone

### 4072 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	MARINA DEL REY FLORIST	Cole Information Services
2006	VILLAMARINA	Haines Co., Inc.
	CLEANERS	Haines Co., Inc.
	FLORISTS	Haines Co., Inc.
	MARINADREY	Haines Co., Inc.
2004	OCCUPANT UNKNOWN	Cole Information Services
2000	1/2 MARINA DREY FLORIST	Haines & Company
	VILLA MARINA CLEANERS	Haines & Company
1999	VILLA MARINA CLEANERS	Cole Information Services
1994	PURFIELDS PRO TACKLE	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	REY JET SKI	Pacific Bell
1980	Southern California Aquatics	Pacific Telephone
	Columbian Tropical Distributing Co	Pacific Telephone

### 4074 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FROMEX PHOTO LAB	Cole Information Services
2009	FROMEX PHOTO LAB	Cole Information Services
	DENNIS CHUNG	Cole Information Services
2006	FROMEXPHOTO	Haines Co., Inc.
2004	JOHN HYUN	Cole Information Services
	PHOTO FIRST	Cole Information Services
2000	FROMEX ONE HOUR PHOTO SYSTEMS	Haines & Company
1999	FROMEX ONE HR PHOTO SYSTEMS	Cole Information Services
1994	FROMEX ONE HOUR PHOTO SYSTEMS	Cole Information Services
1991	Fromex One Hr Photo Systems	Pacific Bell
	FROMEX ONE HR PHOTO SYSTEMS	Pacific Bell

### 4077 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	BENNY S BAR-B-Q	Pacific Bell

### 4078 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	DALE VELZY SURFBOARD DESIGN	Pacific Bell
	DEWEY WEBER SURFBOARDS	Pacific Bell
	FUNCTIONAL DESIGN SURFBOARDS	Pacific Bell
	GARY SEAMAN KEVLAR SAILBOARDS	Pacific Bell
	JOHNNY RICE SURFBOARDS	Pacific Bell
	BODY GLOVE WETSULTS	Pacific Bell
1980	Spinnaker Sailing Club & Sailing School	Pacific Telephone
	Hot Stuf Catamarans	Pacific Telephone
	Goldhound mining equip	Pacific Telephone
1975	MARINE REPAIR CO	Pacific Telephone



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	MARE CO	Pacific Telephone
	BOCK CHRIS INSTRUMENTS	Pacific Telephone
	CHRIS BOCK INSTRUMENTS	Pacific Telephone
	HJORTH JOHN T JR	Pacific Telephone
	PIONEER SKIPPERS INC OF MARINA DEL REY BOAT OWNERS ASSN	Pacific Telephone

### 4080 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	SALES PRESTIGE	Cole Information Services
2000	XXXX	Haines & Company
1999	ABSOLUTE IMAGING	Cole Information Services
1994	KINKOS COPIES	Cole Information Services
	KINKOS LASERTYPE	Cole Information Services
1991	KINKO S COPIES	Pacific Bell
1985	PIONEER SKIPPERS INC OF MARINA DEL REY BOAT OWNERS ASSN	Pacific Bell
	MARE CO SAILS	Pacific Bell
	HORTHJOHN T JR	Pacific Bell
	BLUE LAGUNE SALOON	Pacific Bell
	DUSK PRODUCTIONS INC	Pacific Bell
	DUSK PRODUCTIONS INC	Pacific Bell
1980	Mare Co Sails	Pacific Telephone
	Marechal V	Pacific Telephone
	Hjorth John T Jr	Pacific Telephone
	Duskin E	Pacific Telephone
	Duskin Barbara	Pacific Telephone
	Blue Lagune Saloon	Pacific Telephone
	Dusk Productions Inc	Pacific Telephone
1975	ATTIC THE	Pacific Telephone
	BRUNS SALLMAKERS	Pacific Telephone
	BRUNS SAILMAKERS	Pacific Telephone

## FINDINGS

### 4082 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	L A YAMAHA	Cole Information Services
	LA CYCLESPTS	Cole Information Services
2006	LAYAMAHA	Haines Co., Inc.
	APRILIA	Haines Co., Inc.
2004	YAMAHA MARINA	Cole Information Services
	LA APRILIA	Cole Information Services
2000	MARINA SEA DOO	Haines & Company
	HAHM MOTORSPORTS USA	Haines & Company
	MARINA YAMAHA	Haines & Company
1999	MARINA YAMAHA & SEA DOO	Cole Information Services
	HAHM MOTORSPORTS USA	Cole Information Services

### 4086 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	BAY STEEL CORP	Pacific Bell
1980	BAY STEEL CORP	Pacific Telephone
	Stage Jos C concrt	Pacific Telephone
	Staget	Pacific Telephone
1975	BAY STEEL CORP	Pacific Telephone

### 4089 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	ABBJOHN INC	Pacific Telephone

### 4091 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ABBJOHN INC	Pacific Bell

### 4100 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	A 1 WELDING BUD FISHER	Pacific Bell
	A-I WELDING BUD FISHER	Pacific Bell
1985	A-LWELING BUD FISHER	Pacific Bell
1980	FISHER WESTSMIDE METAL FABRICATORS	Pacific Telephone

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	INFRA-RAY MFG CO	Pacific Telephone
	DEL MAR MARINE SERVICE	Pacific Telephone
	FISHER METAL FABRICATORS	Pacific Telephone

### 4111 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ADVANCE TECHNICAL PLACEMEN	Pacific Bell
	CALIFORNIA BUILDERS & MATERIAL MARINA DEL REY	Pacific Bell
1975	HAMMOND INDUSTRIES INC LTD	Pacific Telephone
1965	KAMWOOD BUILDERS	Pacific Telephone

### 4114 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	CYPRESS FLORIST	Pacific Telephone

### 4120 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	Grantham & Oleson Inc	Pacific Telephone
1962	LEVINE JACK J	Pacific Telephone

### 4124 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	PARK BROS PROP MGMNT	Pacific Bell
1980	Park Bros prop mgmnt	Pacific Telephone
1975	PARK BROS PROP MGMNT	Pacific Telephone

### 4134 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	LOVE TENNIS BOUTIQUE	Pacific Telephone

### 4140 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	WILLIAMS GLASS	Pacific Bell
	Williams Glass	Pacific Bell
1980	RAINBOW ENTERPRISES	Pacific Telephone

## FINDINGS

### 4144 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Action Water Sports MDR	Pacific Bell

### 4160 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	MARINE TRADER	Pacific Bell
1980	Marineland PALISADE ST Rancho Palos Verdes	Pacific Telephone
	Marine Trader	Pacific Telephone
1975	MARINE TRADER	Pacific Telephone

### 4161 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Lincoln Lumber Co	Pacific Bell

### 4200 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	OSCAR S TOP SH OCEAN PARK UPHLSTRS	Pacific Bell
1980	OSCARS TOP SH OCEAN PARK uphlstrs	Pacific Telephone
1975	OSCAR S TOP SHOP UPHLSTRS	Pacific Telephone

### 4206 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	Sunset Unpainted Furniture	Pacific Telephone

### 4210 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	MARINA DEL REY	Pacific Telephone

### 4214 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	BIKECOLOGY	Pacific Telephone

### 4215 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Joese Porsche Service	Pacific Bell
1980	Joese Porsche Service	Pacific Telephone

## FINDINGS

### 4220 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1991	Printing Unlimited	Pacific Bell

### 4224 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	CORT FURNITURE RENTAL	Pacific Bell
1975	PAUL S MARINE SERVICE	Pacific Telephone
	BAHAM HAROLD	Pacific Telephone

### 4242 LINCOLN BLVD

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	ELLIOTT YACHTS INC	Pacific Telephone

### LINCOLN ST

### 4057 LINCOLN ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1980	SIDNEY SABOT SAILBOATS	Pacific Telephone

## FINDINGS

### **ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE**

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<b><u>Address Researched</u></b>	<b><u>Address Not Identified in Research Source</u></b>
1100 BERKELEY DR	2014, 2009, 2006, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1100 BERKELEY DR	2009, 2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1106 BERKELEY DR	2014, 2006, 2003, 2001, 2000, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1106 BERKELEY DR	2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 BERKELEY DR	2014, 2009, 2004, 2003, 2001, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1110 BERKELEY DR	2014, 2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1111 BERKELEY DR	2009, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1116 BERKELEY DR	2006, 2003, 2001, 2000, 1996, 1995, 1994, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920









































**TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE**

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

**Address Researched**

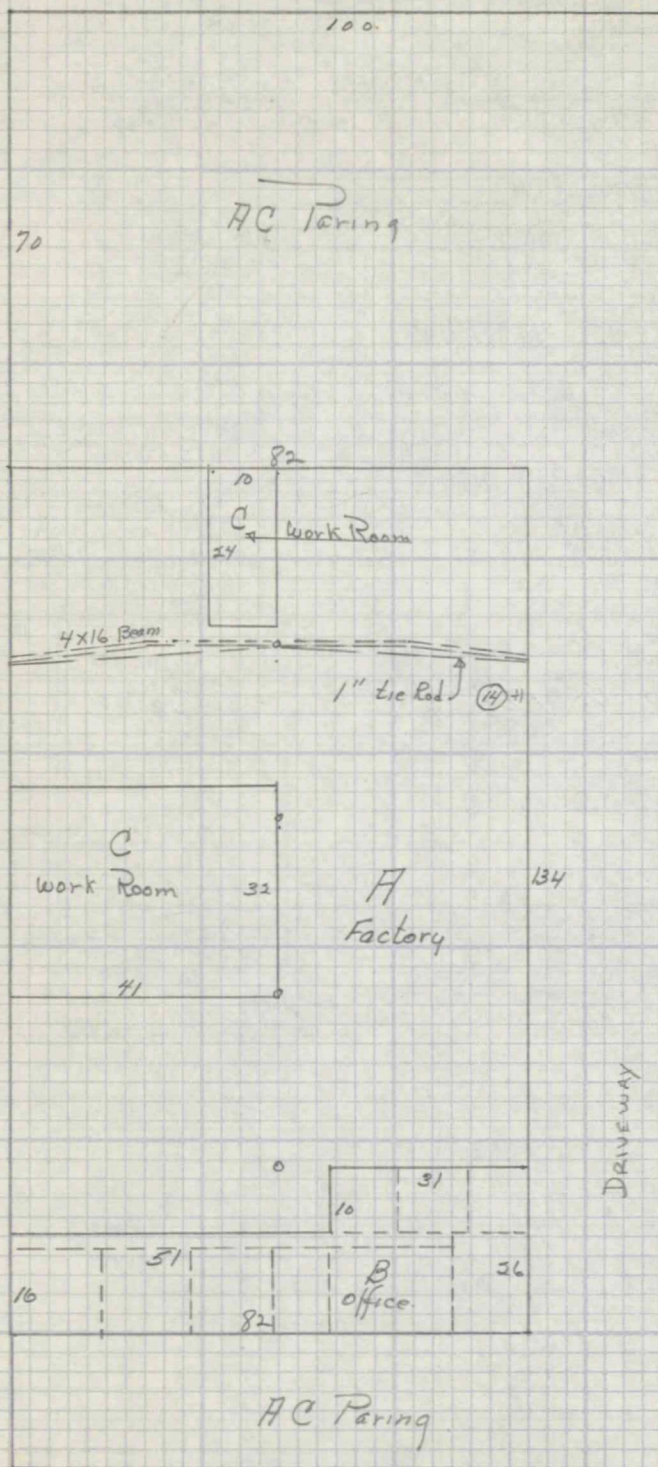
4112 Del Rey Ave

**Address Not Identified in Research Source**

2003, 2001, 1996, 1995, 1992, 1985, 1980, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1935, 1934, 1932, 1931, 1930, 1929, 1927, 1926, 1925, 1924, 1923, 1921, 1920

# Appendix F

## **Assessor Records**



1" = 30'

# MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	EXTERIOR	ROOF	INTERIOR

## COMPUTATIONS

MAIN AREAS	OTHER AREAS
<p>A Factory.</p> $82 \times 134 = 10988 \text{ } \phi$ <p>B Office</p> $16 \times 82 = 1312$ $10 \times 31 = 310$ $\underline{1622 \text{ } \phi}$ <p>C Work Rooms</p> $10 \times 34 = 340$ $32 \times 41 = 1312$ $\underline{1552 \text{ } \phi}$	<p>AC Paving Est 3'</p> <p>Approx 11000 <math>\phi</math></p> <p>C L.S.A.</p> <p>Base. 5.12</p> <p>Hgt Adj -6</p> <p>Area Adj <math>\frac{.2}{-8} = +.92</math></p> <p><math>\underline{4.70}</math></p>

(Ltg Ind)

REMARKS: TILT UP SCAFF.

⑧ Super N.W. Island 980520

## AUTHORIZATION

8/20/66

OWNERS NAME: Park Bros Co

BUILDERS NAME: P.S. Montgomery

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT
46387	6/11/63	69000	Subg 52x134
47471	8/26/63	1500	Area Int - Piers & CR
44195	9/20/65	2800	AKW Sign

DEL REY AVE

2 7/22/67



# DESCRIPTION OF BUILDING

CLASS & SHAPE	NO. STY.	BUILDING NAME	MAIN IMP.	YR. BLT.
C-5-A	1		LT. IND.	1963

INDUSTRIAL

BUILDING  
RECORD

4130  
MAP BOOK

5  
PAGE

5  
PARCEL

1 OF 2  
SUB PART

L.A. CO. ASSESSOR

CITY Venice

ADDRESS 4112 DEL REY AVE

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E	MISC. ROOF	A	B	C	D	E	DOORS	SIZE	NO.	SIZE	NO.
Design Use	Wall Hgt. 15	Flat	X Basement	Incandescent												Wood				
X Factory	X Concrete	Arched	All	Fluor. - Org.		X										Metal				
Warehouse	Tilt-Up	Shed	Double	Fluor. - Ind.	X											Siding				
X Office	X Poured	Gable	No. Heads							INSULATION						Overhead				
	Reinf. Brick	X		ELEVATORS	Minimum					FLOOR FINISH						Steel Roll-up	X	12x14	1	
	Conc. Block	plywd. Sheathing	Freight No.	Average	X	Y				Asphalt Tile		X				Elec.-Manual				
CONST.	Corr. Iron		Passenger No.	Good						Conc	X		X							
Light	Corr. Alum.	Composition	X Make:	Ft. Candles												SASH				
Standard	X Stucco	Corr. Iron	Cap'y:	AIR CONDITIONING						INTERIOR PARTITIONS						Steel	X	4x8	20	
Heavy		Concrete	No. of Stops	Forced Air		X	X			Plastered						Alum.				
FOUNDATION	Plasters		Elec.	Hydr.	Space-Heaters	X				Wd.-Metal Frame						Wood				
Concrete	X Stone Trim	TRUSSES	Auto.	Manual	Wall - Elec. - Gas					Dry-Wall				X						
Piers	Brick Trim	Light X Heavy	BUILT - INS	Vent. System						Conc. Block						SKYLIGHTS	X	4x8	6	
		Tapered Steel	Dock Lifts	Heat Pump						Hw Veneer	X					VENTILATOR				
FRAME	FLOOR	Laminated Wd.	Vault							INTERIOR CEILINGS										
Struct. Steel	Conc. of Gr.	X	Wd. Bowstring	Craneway	Refrig:	Tons				Plaster		X				RATING (E.G.A.F.P)				
Rigid Steel	Conc. Raised		Post & Girder	Cap'y:						Accous. Plaster						Cond.	Arch.	Funct.	Workman	Quality
Reinf. Conc.	Flt. In.		Wood Beam	X	WIRING					Accous. Tile						Plan	ship			
Wood	Wood	Span- 41	K.T.	Conduit	X NO. PLUMBING	6	6			Suspended										
		No. Trusses- 10	B.X.	N.M. Cable	TOTAL NO. PLUMBING	12				Dry wall	X									

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. YR.	DEPR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D.	SP	APPRaiser	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
1964	3100	C5A	1	63	6260			64553	1430	65983	100	65980		Cunningham	10-8-63	64553			10/11/63
66AUA	310D		1	63	6160			64553	1430	65983	100	65980			9-6-66				10/11/63

92 NCS

## COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
BASE BLDG	10988	920	51643															
A-Heat	2	275	550															
B office	1622	500	8110															
B-Heat	1	650	650															
C area	1552	200	3100															
C Heat	1	500	500															
Rcn	main		64553															
AC Paving	11,000	13	1430															
Total R.C.N.			65980															



4112 DEL REY AVE.  
SUB PART # 1

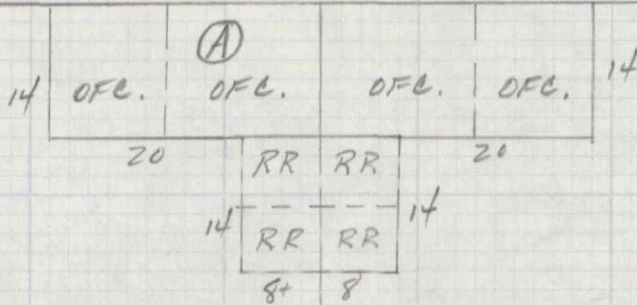
82

134

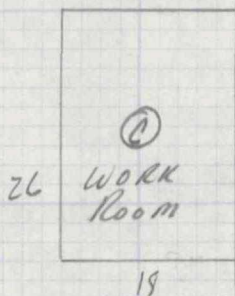
ASPHALT PARKING

83

100



(B)

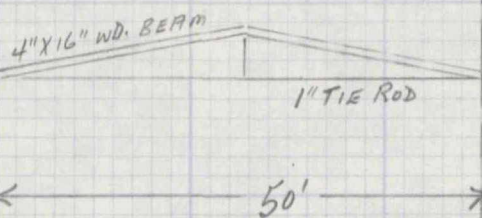


(13)

104  
16  
17

WORK ROOM

PLYWOOD/WD. FRAME  
FLUOR. LIGHTS (4-8' (4 TUBE))  
PAINTED FLOOR  
UNFIN. (PAINT) WALLS + CLG.  
THRU WALL A.C.



REAR LOT LINE



## COMPUTATIONS

## MISCELLANEOUS STRUCTURES

(A) OFFICES

$$14 \times 56 = 784 \text{ ft}^2$$

A.C. PAVING

$$83 \times 100 = 8300 \text{ ft}^2$$

(B) FACTORY

$$\frac{116 + 104}{2} \times 100 = 11000 \text{ ft}^2$$

(C) WORK ROOM

$$18 \times 26 = 468 \text{ ft}^2$$

C-5-A

BASE C.F. 485

AREA ADJ. - 1 1/2 %

HT. ADJ. - 4 %

$$- 5 1/2 \% \times 94.5 \%$$

ADJ. C.F.

$$460$$

STRUCTURE FOUND FLOOR EXTERIOR ROOF INTERIOR

## REMARKS:

(2) NCS - Considered As "Not Yet" For  
(2) - Needs Check & Verification Due  
To Missing & FBA Not Available -  
Unmach 820628

OWNERS NAME:

BANKERS CO.

BUILDERS NAME:

PERMIT NO.	DATE	AMOUNT	IMPROVEMENT	11-2-1
63479	5-12-66	104000	Factory	100x116'
TA36658	8-10-79	15000	Alt Partition	

## DESCRIPTION OF BUILDING

CLASS &amp; SHAPE NO. STY. BUILDING NAME MAIN IMP. YR. BLT.

C-5-A 1 FACTORY 1966

## INDUSTRIAL

## BUILDING RECORD

PARCEL NUMBER

4230-5-5

SUB PART

2 OF 2

L.A. CO. ASSESSOR

ADDRESS

4120 Mel Rey Ave.

COMMUNITY

L.A.

TYPE	EXT. WALLS	MAIN ROOF	SPRINKLERS	LIGHTING FIXTURES	A	B	C	D	E	MISC. ROOF	A	B	C	D	E	DOORS	SIZE	NO.	SIZE	NO.
Design Use	Wall Hgt. 15-16'	Flat	Basement	Incandescent												Wood				
X Factory	X Concrete	Arched	X All	Fluor. - Orc.	X											Metal	X	3x7	2	
Warehouse	Tilt-up	Shed	Double	Fluor. - Ind.		X	X									Sliding				
X Office	X Poured	Gable	No. Heads													Overhead				
	Reinf. Brick															Steel Roll-up	X	12x14	3	
	Conc. Block															Elec. - Manual	X			
CONST.	Corr. Iron	Plywd. Sheathing	ELEVATORS	Minimum																
Light	Corr. Alum.	Composition	Freight No.	Average	X	X														
Standard	X Stucco	Corr. Iron	Passenger No.	Good		X														
Heavy		Concrete	Make:	Ft. Candles																
FOUNDATION	Pilasters		Copy:	AIR CONDITIONING																
Concrete	X Stone Trim	TRUSSES	No. of Stops	Forced Air																
Piers	Brick Trim	Light X Heavy	Elec. Hydr.	Space-Heaters																
		No. Trusses - 8	Auto. Manual	Wall - Elec. (Gas) DUAL 2																
FRAME	FLOOR		BUILT - INS	Vent. System																
Struct. Steel	Conc. at Gr.	X Wd. Bowstring	Dock Lifts	Heat Pump																
Rigid Steel	Conc. Raised	Post & Girder	Vault	THRU WALL																
Reinf. Conc.	Ft. In.		Craneway	Refrig. Tons																
Wood	Wood	Span - 50	Copy:																	
MASONRY X		No. Trusses - 8	K.T. Conduit X	NO. PLUMBING	12	4														
			B.X. N.M. Cable	TOTAL NO. PLUMBING																

YEAR	USE TYPE	CLASS SHAPE	UNITS	EFF. DEPR. YR. TABLE	SQ. FEET MAIN IMP.	UNIT COST	R.C.N. MAIN IMP.	R.C.N. OTHER	R.C.N. TOTAL	% GOOD	R.C.L.N.D. SP	APPRaiser	DATE	COST REV'D	INT. VIEW	NO INT. VIEW	CO. CK.
67	MR	3100	C5A	66	11000		56320	1330	57650	100	57650	Dgden	3/29/67	Viani	3/29/67		Pin

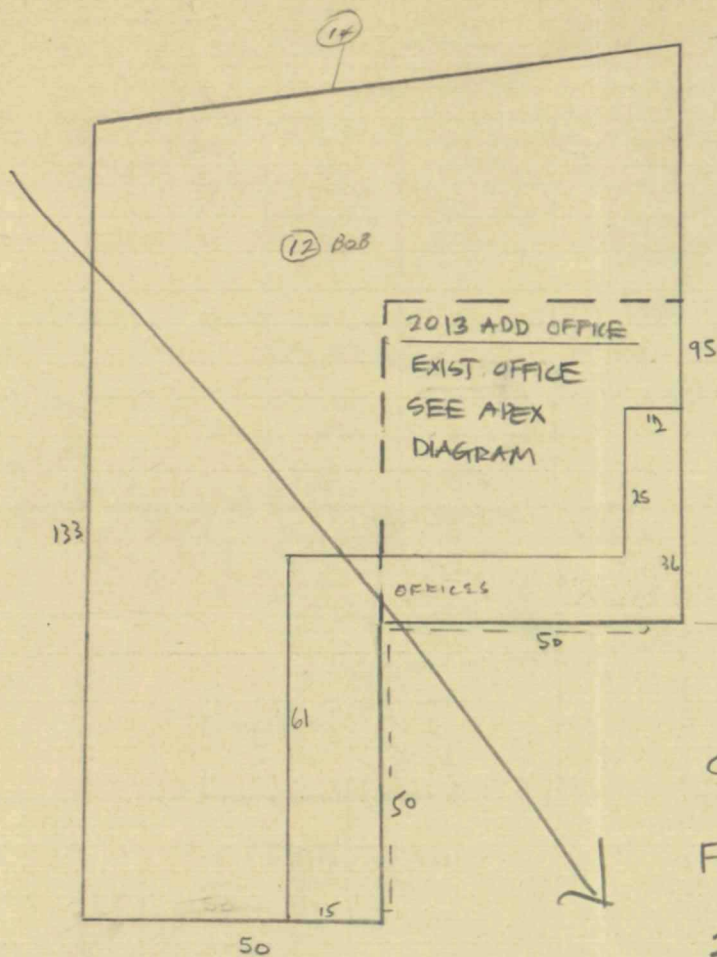
## COMPUTATIONS

Unit	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost	Area	Unit Cost	Cost
BASE BLDG.	11000	460	50600															
HEAT	2	27500	550															
OFFICES	784	470	3690															
HEAT	2	15000	300															
WORK ROOM	468	200	940															
A.C.	1	25000	250															
R.C.N. MAIN			56320															
A.C. PAVING	8300	.16	1330															
Total R.C.N.			57650															



SUBPART: 0202

REAR

#4134  
HERE

FACTORY

$$\begin{array}{r}
 50 \times 50 = 2500 \\
 100 \times \frac{83+95}{2} = 8900 \\
 \hline
 11400
 \end{array}$$

$$\begin{array}{r}
 \text{OFFICES } (750 - 300 = 450) \\
 25 \times 12 = 300 \\
 11 \times 65 = 715 \\
 50 \times 15 = 750 \\
 \hline
 1765 @ 450 = 7942
 \end{array}$$

SEE UPDATED DIAGRAM  
FOR SUBPART: 0202  
2013 03 25

PE OK-GS 4/24/62  
CONTRACT PRICE 34400  
PER MR. PARKS

MONTGOMERY  
CONSTRUCTION



ADDRESS

4132 1/2 Del Rey Ave

76B793--44--4-61



FACTORY

STG. AREA (14x20')

CONC. FLOOR, PLASTER CEILING, WALLS UNFINISHED.

CLARIFIER PIT

CONCRETE WALLS, (-8')  
INCLUDED IN V.F.

AREA

$$85 \times 120 = 10200$$

$$14 \times 20 = 280$$

$$\underline{10480}$$

4 of 4

OFC.

$$42 \times 20 = 840 \text{ @ } 1.55 \text{ ADD. VAL.}$$

$$= 1302$$

#4136

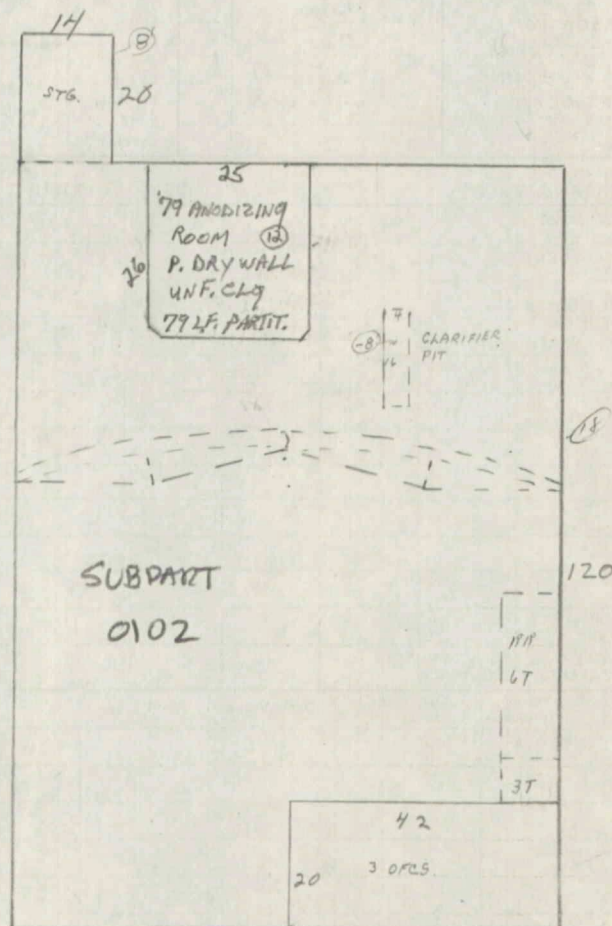
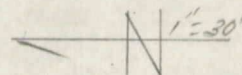
SMALL AMOUNT OF PI VALUE INCLUDED  
IN BUILDING VALUE FACTOR.

01 081

		KEY AREA	A	B	C	D	E	F	G	MAIN ROOF
FLOOR		Conc. at Gr.	✓	✓						Arched
		Conc. Raised								Flat
		Asp. Tile		✓						Gables
		Wood								Hip
										Monitor
EXTERIOR WALLS		Stucco								Shed
		Corr. Iron								Semi-Monitor
		Corr. Alum.								Sawtooth
		Sheet Steel								
		Transite								
		Wood Siding								
		Reinf. Brick	✓							Concrete
		Face Brick								Composition
		Concr. Blocks								Compo-Shingle
		Tilt-Up Conc.								Corr. Iron
		Poured Conc.								Corr. Alum.
										Gravel
ROOF	FRONT:									Sheet Steel
	FACE BRICK	✓								Shingle
INTERIOR PARTITIONS		Unfinished	✓							Transite
		Plaster								
		Wood-Metal Fr.								
		Dry-Walls			✓					
		Conc. Blocks								
CEILING		Painted	✓	✓						
LIGHTING		Incandescent		✓						
		Fluor.-Ofc.								
		Fluor.-Ind.	✓							
		Reflectors								
HEAT & VENT.		Minimum								
		Average	✓	✓						
		Special								
		Forced Air								
		Space Heaters								
SASH		Wall-Elec-Gas		3						
		Vent. Syst.								
		Refrig HP								
		Insulation								
DOORS		Metal Sash	✓							
		Wood Sash								
		Wood	✓	✓						
		Metal								
		Sliding O.H.	2							
TOTAL PLUMBING FIXTURES		Steel Rollup								
		Elec. - Manual								
PLBG.	No. Fixtures	6	3							9



( SUBPART 0202  
HERE )



REDONDO  
TILE

85

DEL REY AVE

FRONT



## INDUSTRIAL BLDG. APPRAISAL RECORD

Los Angeles County Assessor's Office

ADDRESS 4132 DEL REY HVE

Plot No.

M.B. 4230

PG. 542

PAR. 628

LOCATION IF CUT:

BY:

DATE:

TRACT NO. WRIGHTS Add. to Green Park

LOT 45

BLOCK

APPRAISED BY R SCHORLE (61) DATE 2-2 1961

## CONSTRUCTION

## TYPE

Design

Use

No. Stories.....1

## FRAME:

Wood  
Steel  
Concrete  
Rigid

Factory

Warehouse

Office

Loft

Garage

## CLASS

A B C D

Quality  
cheap  
medium  
good  
specialDepr.  
Rate

## MASONRY

## REINF. CONC.

## TILT-UP CONC.

## LIFT-SLAB

## BUILDING VALUES

ORIG. YEAR BUILT 1960

EFFECTIVE YR. BUILT 1960

ASSESSMENT YEAR 1961

AREA SQ. FT 10480

V.F. @ \$ 180

A Principal Value 18864

B OFC Value 1302

C

D

E

F

G

Sprinkler  
Value

TOTAL VALUE 20166

YEAR 19.....	Rem. Good	Adjust. Factor	Add. Depr.	Depr. Value	Ass'd Value	Changed by Deputy
1961			124	25005	12500	

E. ON M.B. Lot 45846

BY Johnson

DATE 6-2-4-28

## ROOM COUNT

Lobby	B	I	Mezz.	2	3	TOTAL
Offices						
Bath - No Tub						
Shop						
Storage						
Equip. Rms.						
Unfin. Rms.						

OWNER PARK BROS Co

Permit No.	Date	Amount	Permit No.	Date	Amount
22270	2-21-60	58500 Fmt			
22713	5-18-60	ADD INSTALL CLARIFIER			

Comp.	Fdn.	Floor	Frame	Walls	Roof	Int. Fin.	Ptbg-Heat	Lighting
Date	/	/	/	/	4-22			

P.C. By	Date	P.C. Value	E. on M.B. By	Date
R. Miller	4-22-60	9920	Tucker	6-7-19

Date Chgd.	V.F. Ck'd.	Date Ck'd.	Compt. Ck'd.	E. on M.B. By	Date
	GS,	4-6-61	12500 Mar 4-21-61	Ogle	61-4-24

[illegible][illegible]





[illegible][illegible]



	Fdn.	Frame	Roof	Plaster	Trim	Paint	Pib.	Ltg.
Date								
OWNER'S NAME      PARK BROS. CO.								
V.F. CHECKED				PERMIT No.	DATE	AMOUNT		
COMP. CHECKED	<i>[Handwritten signature]</i>			FIELD				
E. ON M.B.	<i>[Handwritten signature]</i>							
DATE	<i>[Handwritten date]</i>							

## INDUSTRIAL BLDG. APPRAISAL RECORD

Los Angeles County Assessor's Office (REAR) Plot No.

ADDRESS 4134 DEL REY AVE

M.B. 4230

PG. 5-48

PAR. 729

LOCATION IF CUT:

BY:

DATE:

TRACT NO. WRIGHT'S ADD TO OCEAN PARK

LOT 46 BLOCK

APPRAISED BY R SCHORLE (61) DATE 2-1 19 61

## CONSTRUCTION

Design

## TYPE

Use

No. Stories.....1

## FRAME:

Wood  
Steel  
Concrete  
Rigid

Factory

Warehouse

Office

Loft

Garage

LAB.

## CLASS

A B C D

Quality  
cheap  
medium  
good  
specialDepr.  
Rate

11 1/2

## MASONRY

## REINF. CONC.

## TILT-UP CONC.

## LIFT-SLAB

## BUILDING VALUES

ORIG. YEAR BUILT 1960

EFFECTIVE YR. BUILT 1960

ASSESSMENT YEAR 1961

AREA SQ. FT 9920

V.F. @ \$ 200

A Principal Value 19800

B OFC. Value 2320

C DI 1049

D

E

F

G

Sprinkler Value

TOTAL VALUE 23169

YEAR 1961

Rem. Good

Adjust. Factor

Add. Depr. 124

Depr. Value 28729

Ass'd Value 14360

Changed by Deputy

E. ON M.B. 45 846

BY Al Johnson

DATE 62-4-28

## ROOM COUNT

Lobby	B	I	Mezz.	2	3	TOTAL
Offices						
Bath - No Tub						
Shop						
Storage						
Equip. Rms.						
Unfin. Rms.						

OWNER PARRIS BROS

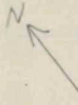
Permit No.	Date	Amount	Permit No.	Date	Amount
21605	7-25-57	55000	23227	9/8/60	800 alt int
22483	4-6-60	800 INT PARTITIONING	12050	11/4/60	2 augmented htcs
22623	4/26/60	200 OFC PARTITIONING			

Comp.	Fdn.	Floor	Frame	Walls	Roof	Int. Fin.	Plbg-Heat	Lighting
Date						11/22		

P.C. By	Date	P.C. Value	E. on M.B. By	Date
R. H. H. H.	4-22-60	11160	Tucker	60-7-19

Date Chgd.	V.F. Ck'd.	Date Ck'd.	Compt. Ck'd.	E. on M.B. By	Date
	R. H. H. H.	4/1/61	7/1/61	Ogle	61-4-24





# 4130  
HERE

11 2 OFCS. 13 ①  
23

⑫ BOT

~~⑬ GONE~~  
PARTITIONING FOR  
APPROX. 8 OFCS.  
NO CEILING  
INCLUDED IN V.F.

94 30X  
9F

CONC. VALUT  
15 ②

50 ⑧  
5 OFCS. 21

GOOD  
LIGHTING  
SYSTEM

CANOPY

99

CONC. BLOCK  
WALL INC.  
IN V.F.

106

		KEY AREA	A	B	C	D	E	F	G	MAIN ROOF
FLOOR		Conc. at Gr.	/	/						Arched
		Conc. Raised								Flat
		Asp. Tile	/	/						Gables
		Wood								Hip
										Monitor
EXTERIOR WALLS		Stucco		/						Shed
		Corr. Iron								Semi-Monitor
		Corr. Alum.								Sawtooth
		Sheet Steel								Concrete
		Transite								Composition
		Wood Siding								Compo-Shingle
		Reinf. Brick								Corr. Iron
		Face Brick								Corr. Alum.
		Concr. Blocks	/	/						Gravel
		Tilt-Up Conc.								Sheet Steel
ROOF		Poured Conc.								Shingle
		FRONT:								Transite
INTERIOR PARTITIONS		Unfinished	/							Decking - Steel
		Plaster								Wood Ply-Bd.
		Wood-Metal Fr.								Gypsum
		Dry-Walls			/					Insulation
		Conc. Blocks								Type:
		Painted	/	/						No. Ventilators
CEILING		Plaster								Power - Gravity
		Acou. Plaster		/						Skylights 4x8 = 3
		Acou. Tile								TRUSS
		Suspended								Wood Steel
		Gypsum								Rigid Tapered
LIGHTING		Incandescent								Concrete
		Fluor.-Ofc.		/						Post & Girder
		Fluor.-Ind.	/	/						Wood-Steel
		Reflectors								Span 49' No. 2
		Minimum								ELEVATORS
HEAT & VENT.		Forced Air								Freight: No.....
		Space Heaters								Passenger: No.....
		Wall Elec-Gas								Make.....
		Vent. Syst.								Cap'y..... Lbs.
		Refrig HP								No. Floors.....
SASH		Metal Sash	/	/						Elec. Hydraulic
		Wood Sash								Automatic
DOORS		Wood	/	/						Manual
		Metal								Dumbwaiter
		Sliding O.H.		/						Escalator No.....
		Steel Rollup								Dock Lifts
PLBG.		Elec. - Manual								No.....
		No. Fixtures	4	5						BUILT-INS
										FOUNDATION
										Concrete
										Continuous
										Piers
										Caissons
										Piling — Wood
										Concrete, Steel
										SPRINKLERS
										Basement
										Entire Bldg.
										TOTAL PLUMBING
										FIXTURES
										9

Viewed Int & Ext - No Value Change. *Sam* 62 9/26/61

Est 18000 x 1.24 = 11160 PC. *R. Miller* 61  
4-22-60  
R. 136840 Chicago



FACTORY

AT/C OVER MOST AREA.

FACTORY

$$\frac{94+106}{2} \times 99 = 9900\#$$

OFCs,

OFC

$$50 \times 21 = 1050$$

$$\frac{11+13}{2} \times 23 = \frac{276}{1326\# @ 1\frac{7}{8}} \text{ ADD. VAL}$$
$$= 2370$$

PI'S (EST.)

$$\text{WATER} - 307 \text{ LF OF } 2" \phi @ 90\# = \$276$$

$$\text{GAS} - 307 \text{ LF OF } 2" \phi @ 80\# = 245$$

$$\text{SEWER} - 330 \text{ LF OF } 4" \phi @ \$1.60 = 528$$

$$\underline{\$1049}$$

REVALUED FOR 1961 TO EQUALIZE WITH  
SIMILAR IMPS - saway

		KEY AREA	A	B	C	D	E	F	G	MAIN ROOF
FLOOR		Conc. at Gr.	✓							Arched
		Conc. Raised	✓							Flat
		Asp. Tile		✓						Gables
		Wood								Hip
										Monitor
EXTERIOR WALLS		Stucco								Shed
		Corr. Iron								Semi-Monitor
		Corr. Alum.								Sawtooth
		Sheet Steel								Concrete
		Transite								Composition
		Wood Siding								Compo-Shingle
		Reinf. Brick	✓	✓						Corr. Iron
		Face Brick								Corr. Alum.
		Concr. Blocks								Gravel
		Tilt-Up Conc.								Sheet Steel
ROOF		Poured Conc.								Shingle
		FRONT: <i>Conc. Brk</i>	✓							Transite
INTERIOR PARTITIONS		Unfinished	✓							Decking - Steel
		Plaster								Wood Ply-Bd.
		Wood-Metal Fr.	✓	✓						Gypsum
		Dry-Walls								<i>diagonal</i>
		Conc. Blocks								Insulation
		Painted								Type:
		<i>ply bd</i>	✓							No. Ventilators
CEILING		Plaster								Power - Gravity
		Acou. Plaster								Skylights <i>4x10 = 3</i>
		Acou. Tile		✓						TRUSS
		Suspended								Wood
		Gypsum								Steel
LIGHTING		Incandescent		✓						Rigid
		Fluor.-Ofc.								Taped
		Fluor.-Ind.	✓							Concrete
		Reflectors								Post & Girder
		Minimum	✓							Wood-Steel
HEAT & VENT.		Forced Air		✓						Span <i>42'</i> No. <i>2</i>
		Space Heaters	2							ELEVATORS
		Wall-Elec-Gas								Freight: No. ....
		Vent. Syst.								Passenger: No. ....
		Refrig HP								Make. ....
		Insulation								Cap'y. .... Lbs.
										No. Floors. ....
SASH		Metal Sash	✓	✓						Elec. Hydraulic
		Wood Sash								Automatic
DOORS		Wood								Manual
		Metal		✓						Dumbwaiter
		Sliding O.H.								Escalator No. ....
		Steel Rollup	✓							Dock Lifts
		Elec. - Manual								No. ....
PLBG.	No. Fixtures	✓								BUILT-INS
										Vault
										Ramp
										Mezzanine
										Truck Indenture
										Monorail
										Crane Runway
										Cap'y. .... Tons
										Spur Track
										Storage Decks
										FOUNDATION
										Concrete
										Continuous
										Piers
										Caissons
										Piling - Wood
										Concrete, Steel
										SPRINKLERS
										Basement
										Entire Bldg.
										TOTAL PLUMBING
										FIXTURES
										14

Revalued for 1962 - Added Rest Rooms (2)  
and partition - Equalized Value -  
Slavin (62) 1/24/62



# HOUSE

FLOOR: 4" CONC RAISED ② + 2' in front  
at grade in rear

WALLS: REINFORCED BRICK

ROOF: WOOD <sup>TRUSS</sup> BEAMS - SHEATHING - COMPO

SKYLIGHTS: 4' X 10' = 3

LIGHTS: IND FLOOR (MINIMUM)

SASH: 4' X 5' = 14 METAL

DOORS: 12' X 14' = 2 STEEL ROLL-UPS

HEAT: 2 SPACE FACTORY BLOWERS

## AREA

$$120 \times 85 = 10,200 \text{ ft}^2$$

Sub 2

## OFFICE: ADDED VALUE

$$19 \times 51 = 969 \text{ ft}^2 @ 1.35 = 1308$$

$$\text{For } 1961 @ 1.50 = 1453$$

Average  
4-1-61

$$(650 - 330 = 320) \times 9.69 @ 3.20 = 3100$$

$$\text{③ CONN TO OFC. } 10200 - 969 = 9231 \text{ ft}^2$$

TOT. OFC 10200 ft<sup>2</sup>

## OFFICE

FLOOR: AT OVER CONC

WALLS - PLASTER PAINT

CEILING: ACQU. TILE

LIGHTS: INCANDESCENT

SASH: METAL

DOORS - PLYWOOD VENEER

HEAT - FORCED AIR

# INDUSTRIAL BLDG. APPRAISAL RECORD

Los Angeles County Assessor's Office

ADDRESS 4136 DEL REY AVE

Plot No.

M.B. 4230

PG. 5

PAR. #7

LOCATION IF CUT:

BY:

DATE:

TRACT NO. WRIGHT'S ADD TO OCEAN PARK

LOT 46

BLOCK

APPRAISED BY R. Miller

DATE 2-27

1959

CONSTRUCTION

TYPE

Design

Use

No. Stories 1

FRAME:

Wood  
Steel  
Concrete  
Rigid

Factory

Warehouse

Office

Loft

Garage

CLASS 3

A B C D

Quality

cheap

medium

good

special

Depr. Rate

1 1/2

MASONRY

REINF. CONC.

TILT-UP CONC.

LIFT-SLAB

456G

BUILDING VALUES

ORIG. YEAR BUILT 1958

EFFECTIVE YR. BUILT 1958 1958 1958

ASSESSMENT YEAR 1959 1961 1962

AREA SQ. FT. 10200 10200 10200

V.F. @ \$ 200 185 330

A Principal Value 20400 18870 33660

B Value 1308 1453 3100

C

D

E

F

G

Sprinkler Value

TOTAL VALUE 21708 20323 36760

YEAR 19

Rem. Good

Adjust. Factor

Add. Depr.

Depr. Value

Ass'd Value

Changed by Deputy

1959 122 26484 13240

61 122 24794 12400

1962 334 12300

Damage

Slavin

ROOM COUNT

Lobby	B	I	Mezz.	2	3	TOTAL
Offices						
Bath - No Tub						
Shop						
Storage						
Equip. Rms.						
Unfin. Rms.						

OWNER PARR Bros Co

Permit No.	Date	Amount	Permit No.	Date	Amount
<u>13632</u>	<u>10-9-58</u>	<u>52000</u>			
<u>24415</u>	<u>5/24/61</u>	<u>950</u>			

Comp.	Fdn.	Floor	Frame	Walls	Roof	Int. Fin.	Pibg-Heat	Lighting
Date								
P.C. By	Date	P.C. Value	E. on M.B. By	Date				

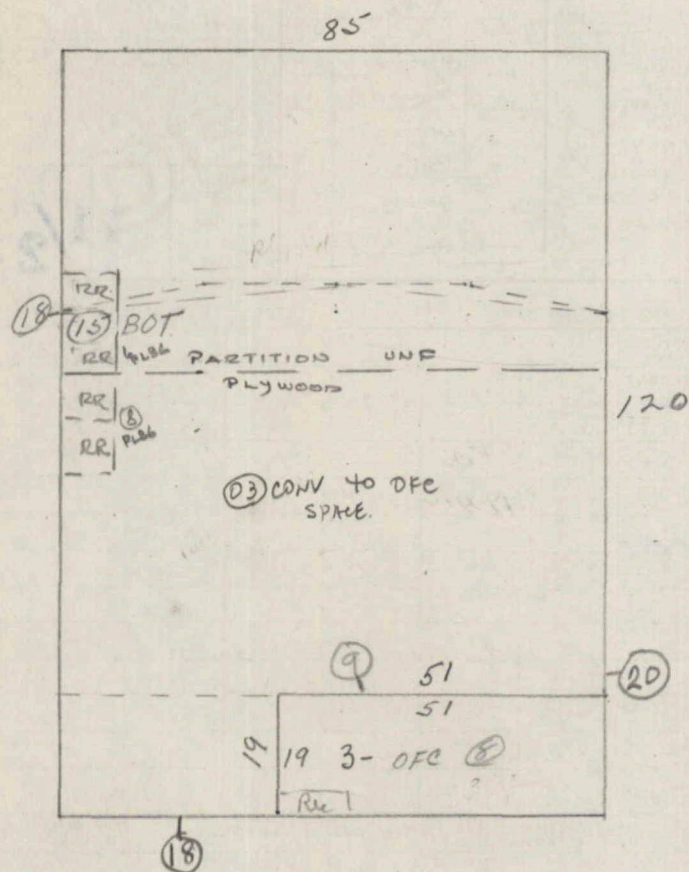
Date Chgd.	V.F. Ck'd.	Date Ck'd.	Compt. Ck'd.	E. on M.B. By	Date
	<u>5/10/60</u>	<u>4-8-19</u>	<u>4-14-59</u>	<u>Tucker</u>	<u>5-8-59</u>
<u>4-6-61</u>	<u>GS</u>	<u>4-6-61</u>	<u>4-19-61</u>	<u>Oyle</u>	<u>6-1-4-24</u>
<u>1/24/62</u>			<u>2-19-62</u>	<u>Boyer</u>	<u>12-2-20</u>



#4132

DEL REY AVE

DRIVEWAY



# Appendix G

## **Parcel Map**



