HOFFMAN CANDY COMPANY
6600 South Avalon Boulevard
CHC-2022-795-HCM
ENV-2022-796-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—March 31, 2022
3. Categorical Exemption
4. Under Consideration Staff Recommendation Report
5. Historic-Cultural Monument Application

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

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-795-HCM
ENV-2022-796-CE

HEARING DATE: May 5, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original expiration date of May 17, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other state law provisions may also apply.

Location: 6600 South Avalon Boulevard
Council District: 9 – Price
Community Plan Area: Southeast Los Angeles
Land Use: Light Industrial
Zoning: M2-1-CPIO
Area Planning Commission: South Los Angeles
Neighborhood Council: Community and Neighbors for Ninth District Unity
Legal Description: De Cantillon Tract, Arb 10 of Lot PT LT C

PROJECT: Historic-Cultural Monument Application for the HOFFMAN CANDY COMPANY

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS:
Nancy Soon-chun Pak
3000 West Olympic Boulevard
Los Angeles, CA 90006

Soon Chun N Pak
12128 Louise Avenue
Granada Hills, CA 91344

APPLICANT:
Margot Gerber
Art Deco Society of Los Angeles
PO Box 972
Los Angeles, CA 90078

PREPARERS:
Morgan Quirk and Mary Ringhoff
Architectural Resources Group
360 East 2nd Street, Suite 225
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—March 31, 2022
Historic-Cultural Monument Application

FINDINGS

- The Hoffman Candy Company "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the main factory and administrative building of the Hoffman Candy Company, embodying important patterns of 1920s industrial development in Los Angeles.

- The Hoffman Candy Company "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a daylight factory and an industrial building designed in the Art Deco architectural style.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it 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;
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.

SUMMARY

Hoffman Candy Company is a two-story industrial building located on the east side of South Avalon Boulevard between East Gage Avenue and East Florence Avenue in Southeast Los Angeles. Built in 1929, it was designed in the Art Deco architectural style by architect Charles F. Plummer for the Hoffman Candy Company and served as their offices and main factory until 1989. The Hoffman Candy Company was one of the earliest and longest operating family-owned candy companies in Los Angeles. The property is currently used for garment manufacturing.

The Hoffman Candy Company was established in 1911 by Elic A. Hoffman, who moved to Los Angeles from Ohio that same year. By the 1920s, the company had become a major chocolate producer that sold products across the western United States and in East Asia. In 1929, Hoffman commissioned Charles F. Plummer to design a new, state-of-the-art facility that featured many climate control measures for handling chocolate in addition to the natural light and ventilation characteristic of daylight factories. The company continued to expand nationwide in the following decades, and became known for their Cup-o-Gold chocolate cup and the Cherry-a-Let chocolate bar. Elic Hoffman died in 1956, and ownership passed to his son Richard, who joined the board of the National Confectioners Association in 1967 and became the organization's vice president in 1973. The Hoffman Candy Company began to decline in the 1970s with the unsuccessful acquisition of another confectioner, Valomilk, followed by several citations for health code

violations in 1980. The company ceased operations at the subject property in 1989 and sold its remaining trademarks and machinery in 1992.

The rapid growth of Los Angeles at the end of the 19th century led to the beginning of industrial development in the region, initially to provide building materials and, subsequently, to serve the national market. In 1908, the City of Los Angeles passed one of the nation's first major zoning laws, which established dedicated industrial districts along the Los Angeles River and major railroads, where industries had already begun to congregate. One of the most important rail corridors, connecting Downtown Los Angeles to the harbor in San Pedro, ran along Alameda Street and turned Southeast Los Angeles into the center of the region's industry in the years following the First World War. Industrial development was dominated by multi-purpose warehouses and factories, with furniture, auto parts, textiles, and food processing being the largest industries. Rapid residential growth came in the 1920s, following the expansion of industry, and Southeast Los Angeles was mostly developed by the 1950s. The area remains an important manufacturing and transportation corridor today.

Born in 1879 in Wisconsin, Charles F. Plummer relocated to Seattle where he worked at a sawmill and as a draftsman for an architectural firm. By 1913 he had moved to Los Angeles, where he established an interior design practice with Joseph Feil that lasted until 1917. Following the end of the partnership, Plummer established himself as a successful architect, joining the American Institute of Architects in 1921. Though he worked on a variety of project types, he became particularly known for restaurants and other commercial spaces, often in Period Revival styles. Notable works by Plummer include Finney's Cafeteria (the Chocolate Shop) (1914, HCM #137), the Petitfils-Boos Residence (1920, HCM #835), Aldama Elementary School (1924), and the Young's Market Building (1924, HCM #113). In 1933, Plummer partnered with two younger architects, Walter C. Wurdeman and Welton Becket, establishing the firm of Plummer, Wurdeman, and Becket; the following year, the firm won the design competition for the Pan-Pacific Auditorium (HCM #183, not extant). This was followed by several prominent projects, including Clifton's Cafeteria (1935, HCM #358), and a Streamline Moderne-style apartment building at 844 South Plymouth Avenue (1936, HCM #970). Plummer remained with the partnership until his death in 1939.

Rectangular in plan, the subject property is of steel and reinforced concrete construction clad in concrete. The primary façade, facing Avalon Boulevard to the west, is divided into four bays; the southernmost bay projects slightly and features a prominent parapet and Classically-inspired geometric reliefs. The recessed primary entrance, a partly glazed, paneled metal double door flanked by sidelights and accessed by concrete steps, is located on the ground floor of this bay, with a pair of multi-lite metal fixed and awning windows on the upper floor. The remaining bays are separated by fluted engaged columns with pinnacles and feature three multi-lite metal windows on each floor with fixed, awning, and hopper sections, as well as smaller fixed basement windows below. A decorative frieze spans the width of the primary façade and extends to the side elevations, which each feature a bay similar to those of the façade. The rest of the side and rear elevations are utilitarian, with repeating wide, multi-lite metal fixed and awning windows. A small turret with a door is located at the southeast corner of the building, with a much larger one, three stories in height, on the northern elevation. The latter features a metal chimney or vent, multiple doors, and an exterior metal staircase. It connects to a section of monitor roof with windows and composition shingle cladding located in the western portion of the building; the roof is otherwise flat and clad in rolled asphalt. Interior features include arched openings, metal safes and vaults, and terra cotta ceiling trim.

The subject property has experienced a number of alterations, including replacement of the roof in 1944; removal of interior partitions in 1951; addition of dust partitions in 1976; installation of

bathrooms and removal of interior partitions in 1991; and replacement of doors and entry steps, addition of a shed to the south elevation, painting over of windows, addition of metal security grilles, and demolition of a detached garage, all at unknown dates. During the Commission site visit it was also observed that some of the windows on the rear, east-facing and north-facing elevations had been partially replaced with aluminum sliding windows.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco architecture applied to an industrial building and as an excellent example of a daylight factory.

DISCUSSION

The Hoffman Candy Company meets two of the Historic-Cultural Monument criteria.

The subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the main factory and administrative building of the Hoffman Candy Company, embodying important patterns of 1920s industrial development in Los Angeles. The Hoffman Candy Company was part of the wave of bakeries, confectionaries, and bottling plants that proliferated as the food processing industry increased mass production, mechanization, and enlarged operations to meet the supply needs of new chain stores in the early 20th century. Built near the historic Atchison Topeka and Santa Fe Railway during a period of immense industrial growth in the city, the subject property was serviced by one of the railway's many spur tracks east of the property that terminated at the Port of Los Angeles. In the early 1920s, as illustrated by the subject property, train traffic increased and industrial operations like manufacturing plants, bottling plants, lumber yards, and machine shops appeared over the next several decades along South Avalon Boulevard. In response to the regional economic boom, most of the area south of Slauson Avenue in Southeast Los Angeles was developed, with some places exclusively industrial in nature, including South Avalon Boulevard where the subject property is located.

The subject property also "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a daylight factory and an industrial building designed in the Art Deco architectural style. At a time when electricity was expensive and not always reliable, early 20th century factories were often designed to maximize the amount of light reaching the interior of the building, featuring bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to design their facilities, such as the subject property. Hallmarks of industrial buildings during this era, as exemplified by the subject property, include concrete construction, a height between three and twelve stories, ceiling heights of approximately twelve to thirteen feet, an open floor plan on the upper stories, bands of steel fixed and awning windows, and a freight elevator.

In addition, the Hoffman Candy Company reflects the execution of the Art Deco architectural style at the height of its popularity. The building's simple geometric massing, smooth concrete wall cladding, flat roof with stepped and flat parapets, and vertical elements including its asymmetrical primary façade divided into four vertical bays are all reflective of the style. Other distinguishing features include the ornamental fluted columns, molded panels, cornice, window and door surrounds, and the geometric decorative elements.

While the applicant further argues that the subject property "represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as a notable work of Los Angeles master architect Charles F. Plummer, staff are unable to make this finding. Plummer is distinguished particularly for his work on designing restaurants and food operations, but he does not appear to rise to the level of a master architect. Although he partnered with Welton Becket, who later rose to success and acclaim in his career– and is undeniably a master architect, Plummer himself did not attain a broader influence in his time and his work as an individual does not exhibit a level of genius in terms of design creativity to meet the criterion.

Despite alterations to the interior and exterior, the subject property retains a high level of integrity of location, setting, design, materials, workmanship, and feeling, to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

> The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.
>
> The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation,

restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2022-796-CE was prepared on April 8, 2022.

BACKGROUND

On February 3, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On March 3, 2022, the Cultural Heritage Commission voted to take the subject property under consideration. On March 31, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources; the interior was not accessible at the time of the site visit, but the Commissioners reviewed real estate photographs available online. The original expiration date of May 17, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders***.** The time to act on this item has been tolled for the duration of the local emergency period. Please note that other state law provisions may also apply.

6600

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NO SMOKING

COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2022-795-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2022-796-CE
PROJECT TITLE Hoffman Candy Company	COUNCIL DISTRICT 9

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
6600 South Avalon Boulevard, Los Angeles, CA 90003

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of the Hoffman Candy Company as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER | EXT.
Melissa Jones	213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
N/A	N/A	N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2022-795-HCM
ENV-2022-796-CE

HEARING DATE: March 3, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

Location: 6600 South Avalon Boulevard
Council District: 9 – Price
Community Plan Area: Southeast Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Community and Neighbors for Ninth District Unity
Legal Description: De Cantillon Tract, Arb 10 of Lot PT LT C

PROJECT: Historic-Cultural Monument Application for HOFFMAN CANDY COMPANY

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Nancy Soon-chun Pak
3000 West Olympic Boulevard
Los Angeles, CA 90006

Soon Chun N Pak
12128 Louise Avenue
Granada Hills, CA 91344

APPLICANT: Margot Gerber
Art Deco Society of Los Angeles
PO Box 972
Los Angeles, CA 90078

PREPARER: Morgan Quirk and Mary Ringhoff
Architectural Resources Group
360 East 2nd Street, Suite 225
Los Angeles, CA 90012

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Hoffman Candy Company is a two-story industrial building located on the east side of South Avalon Boulevard between East Gage Avenue and East Florence Avenue in Southeast Los Angeles. Built in 1929, it was designed in the Art Deco style by architect Charles F. Plummer for the Hoffman Candy Company and served as their offices and main factory until 1989. The Hoffman Candy Company was one of the earliest and longest operating family-owned candy companies in Los Angeles. The property is currently used for garment manufacturing.

The Hoffman Candy Company was established in 1911 by Elic A. Hoffman, who moved to Los Angeles from Ohio that year. By the 1920s, the company had become a major chocolate producer that sold products across the western United States and in East Asia. In 1929, Hoffman commissioned Charles F. Plummer to design a new, state-of-the-art facility that featured many climate control measures for handling chocolate in addition to the natural light and ventilation characteristic of daylight factories. The company continued to expand nationwide in the following decades. Elic Hoffman died in 1956, and ownership passed to his son Richard, who joined the board of the National Confectioners Association in 1967 and became the organization's vice president in 1973. The Hoffman Candy Company began to decline in the 1970s with the unsuccessful acquisition of another confectioner, Valomilk, followed by several citations for health code violations in 1980. The company ceased operations at the subject property in 1989 and sold its remaining trademarks and machinery in 1992.

The rapid growth of Los Angeles at the end of the 19th Century led to the beginning of industrial development in the region, initially to provide building materials and, subsequently, to serve the national market. In 1908, the City of Los Angeles passed one of the nation's first major zoning laws, which established dedicated industrial districts along the Los Angeles River and major railroads, where industries had already begun to congregate. One of the most important rail corridors, connecting Downtown Los Angeles to the harbor in San Pedro, ran along Alameda Street and turned Southeast Los Angeles into the center of the region's industry in the years following the First World War. Industrial development was dominated by multi-purpose warehouses and factories, with furniture, auto parts, textiles, and food processing being the largest industries. Rapid residential growth came in the 1920s, following the expansion of industry, and Southeast Los Angeles was mostly developed by the 1950s. The area remains an important manufacturing and transportation corridor today.

Born in 1879 in Wisconsin, Charles F. Plummer relocated to Seattle where he worked at a sawmill and as a draftsman for an architectural firm. By 1913 he had moved to Los Angeles, where he established an interior design practice with Joseph Feil that lasted until 1917. Following the end of the partnership, Plummer established himself as a successful architect, joining the American Institute of Architects in 1921. Though he worked on a variety of project types, he became particularly known for restaurants and other commercial spaces, often in Period Revival styles. Notable solo works by Plummer include the Petitfils-Boos Residence (1920, HCM #835), Aldama Elementary School (1924), and the Young's Market Building (1924, HCM #113) In 1933, Plummer partnered with two younger architects, Walter C. Wurdeman and Welton Becket, establishing the firm of Plummer, Wurdeman, and Becket; the following year, the firm won the design competition for the Pan-Pacific Auditorium (HCM #183, not extant). This was followed by several prominent projects, including Clifton's Cafeteria (1935, HCM #358), and a Streamline Moderne-style apartment building at 844 South Plymouth Avenue (1936, HCM #970). Plummer remained with the partnership until his death in 1939.

Rectangular in plan, the subject property is of steel and reinforced concrete construction clad in concrete. The primary façade, facing Avalon Boulevard to the west, is divided into four bays; the

southernmost bay projects slightly and features a prominent parapet and Classically-inspired geometric reliefs. The recessed primary entrance, a partly glazed, paneled metal double door flanked by sidelights and accessed by concrete steps, is located on the ground floor of this bay, with a pair of multi-lite metal fixed and awning windows on the upper floor. The remaining bays are separated by fluted engaged columns with pinnacles and feature three multi-lite metal windows on each floor with fixed, awning, and hopper sections, as well as smaller fixed basement windows below. A decorative frieze spans the width of the primary façade and extends to the side elevations, which each feature a bay similar to those of the façade. The rest of the side and rear elevations are utilitarian, with repeating wide, multi-lite metal fixed and awning windows. A small turret with a door is located at the southeast corner of the building, with a much larger one, three stories in height, on the northern elevation. The latter features a metal chimney or vent, multiple doors, and an exterior metal staircase. It connects to a section of monitor roof with windows and composition shingle cladding located in the western portion of the building; the roof is otherwise flat and clad in rolled asphalt. Interior features include arched openings, metal safes and vaults, and terra cotta ceiling trim.

The subject property has experienced a number of alterations, including replacement of the roof in 1944; removal of interior partitions in 1951; addition of dust partitions in 1976; installation of bathrooms and removal of interior partitions in 1991; and replacement of doors and entry steps, addition of a shed to the south elevation, painting over of windows, addition of metal security grilles, and demolition of a detached garage, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Art Deco architecture applied to an industrial building and as an excellent example of a daylight factory.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it 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;
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.

FINDINGS

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

BACKGROUND

On February 3, 2022, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of March 5, 2022 per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hoffman Candy Company		Original historic name	
Other Associated Names: N/A			
Street Address: 6600 S. Avalon Boulevard	Zip: 90003	Council District: 9	
Range of Addresses on Property:	Community Name: Southeast Los Angeles		
Assessor Parcel Number: 6007-018-010	Tract: DeCantillon Tract	Block:	Lot: Pt Lt C
Identification cont'd:			
Proposed Monument Property Type: Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1929 Factual Estimated	Threatened? Select
Architect/Designer: Charles F. Plummer	Contractor:
Original Use: Factory	Present Use: Factory
Is the Proposed Monument on its Original Site? Yes No (explain in section 7) Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Art Deco	Stories: 2	Plan Shape: Rectangular

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Steel	Type: Concrete poured/precast
CLADDING	Material: Stone, cast	Material: Select
ROOF	Type: Flat	Type: Monitor
	Material: Rolled asphalt	Material: Composition shingle
WINDOWS	Type: Fixed	Type: Awning
	Material: Steel	Material: Steel
ENTRY	Style: Off-center	Style: Recessed
DOOR	Type: Paneled, glazed	Type: Double

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
	See attached.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐	Listed in the National Register of Historic Places	
☐	Listed in the California Register of Historical Resources	
☐	Formally determined eligible for the National and/or California Registers	
☐	Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA Industrial Zone Properties in the Southeast Los Angeles Community Plan Area
Other historical or cultural resource designations:		

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
☑	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.
☐	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☑	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-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Margot Gerber	Company: Art Deco Society of Los Angeles	
Street Address: P.O. Box 972	City: Los Angeles	State: CA
Zip: 90078	Phone Number: 323-461-2020	Email: artdecola.adsla@gmail.com

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

Name: Pak, Nancy Soon-chun	Company:	
Street Address: 12128 Louise Ave	City: Granada Hills	State: CA
Zip: 91344	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Morgan Quirk and Mary Ringhoff	Company: Architectural Resources Group	
Street Address: 360 E. 2nd Street, Suite 225	City: Los Angeles	State: CA
Zip: 90012	Phone Number: 626-583-1401	Email: m.ringhoff@arg-la.com

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

1. ✓ Nomination Form
2. ✓ Written Statements A and B
3. ✓ Bibliography
4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org)
5. ✓ Copies of Primary/Secondary Documentation
6. ✓ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✓ Additional, Contemporary Photos
8. ✓ Historical Photos
9. ✓ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
✓	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
✓	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
✓	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Margot Gerber — Name:

11/16/21 — Date:

Margot Gerber — Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

Architectural Resources Group

Hoffman Candy Company (6600 S. Avalon Boulevard)
Historic-Cultural Monument Nomination Continuation Sheet

A. Property Description

Site

The Hoffman Candy Company building at 6600 S. Avalon Boulevard is centrally located in the Southeast Los Angeles neighborhood of Los Angeles, approximately seven miles south of downtown. The neighborhood is topographically flat and its streets adhere to a rectilinear grid oriented to the cardinal directions. The property is situated on an industrially zoned block bounded by S. Avalon Boulevard to the west, E. Gage Avenue to the north, Stanford Avenue to the east, and E. Florence Avenue to the south, with a historic spur track running through the block's center, parallel to S. Avalon Boulevard. The block is developed almost entirely with industrial buildings. Additional rail lines (no longer extant) ran east of the block which serviced more industrial blocks found east and north of the property. Surrounding areas to the west and south are developed with single- and multi-family residential neighborhoods, with commercial and industrial parcels located along S. Avalon Boulevard and Florence Avenue.

The Hoffman building occupies one rectangular parcel (APN 6007-018-010) that measures approximately 34,000 square feet and is part of Lot C of the 1907 DeCantillon Tract. A second parcel (APN 6007-018-011) immediately to the south is developed with a surface parking lot, a fenced patio, two mature trees, perimeter walls, and a detached garage associated with the property; this parcel and its structures do not contribute to the significance of the main building and are not included in this nomination.

Located on the east side of S. Avalon Boulevard, the Hoffman Candy Company building sits directly across from the intersection of E. 66th Street and S. Avalon Boulevard. It is shallowly set back from the sidewalk and is fronted by a wrought iron security fence with pedestrian and automatic sliding gates, running the width of the two parcels along S. Avalon Boulevard at the property line. Concrete masonry unit and chain link perimeter walls enclose the combined lots at the rear north and south sides of the property, with a perimeter wall on the east side topped with barbed wire and featuring a vehicular entrance with a sliding gate.

Exterior

The industrial building at 6600 S. Avalon Boulevard was constructed as a candy factory in 1929 in the Art Deco style. The building is rectangular in plan and two stories in height, plus a basement level. It sits on a concrete foundation and is constructed of steel framing and reinforced concrete. Its cladding is painted concrete, smooth at the primary façade and exhibiting board-formed marks on the secondary

elevations. All visible windows are steel, grouped, fixed and awning sash with divided lights, and all visible doors are metal. The building has a flat roof surfaced with rolled asphalt and surrounded by a flat parapet with decorative molded cornice details, interrupted by an off-centered stepped parapet raised above the roof edge at the primary (west) façade. An additional monitor roofline with clerestory windows on the north and south sides is centrally placed atop the flat roof and is covered with composition shingle. Attached to the east end of the monitor roof is a irregularly shaped concrete roof volume with metal double doors leading to the roof and a metal stairway leading to the top, near where a metal pipe emerges. The south wall of the rooftop volume is flush with the rest of the building's south elevation, creating a small area that is three stories in height.

The building's primary (west) façade is asymmetrically composed, with four bays; the three north bays are identical and contain vertically oriented groupings of fixed and awning steel windows with divided lights. Deeply recessed fixed metal windows sit at basement level at the bottom of each bay. Each bay is separated from the next by a large fluted-column pilaster with a tapered top. The southernmost of the façade's four bays is a highly ornamented entry bay with a parapet that rises above the rest of the roofline to emphasize verticality; the parapet's many cast concrete details include sunrise, scroll, sawtooth, geometric, and floral motifs. The recessed main entrance is accessed by a flight of concrete steps between low concrete stair walls capped by a single metal railing on each side. The entrance contains fully glazed metal double doors and sidelights with a common geometric concrete surround featuring a sunrise motif. The sidelights have decorative wrought iron grilles which appear original, while the doors have replacement metal grilles/security screens. Two sets of grouped fixed and awning steel windows with divided lights sit above the entrance.

The south elevation lacks ornamentation except at the west end, where cornice detail and a pilaster from the primary entry bay continue. A simple secondary entry is located here, with shallow pilasters creating three vertical bays – these contain typical windows (steel, divided light, grouped and awning windows) and a metal security door accessed by iron and concrete steps with wrought iron railings, all likely replacements. Another secondary entry is located near the east end, containing a metal roll-up door fronted by a replacement wood deck/dock with wood steps. A screened metal equipment shed with corrugated metal roof sits next to the deck/dock. The rest of the elevation contains typical windows, as well as some single steel awning windows with divided lights.

The north elevation is very similar to the south, with three vertical window bays with shallow pilasters at the west end. Windows here and in the rest of the elevation are typical. One vehicular roll-up metal door is present, as well as at least one person-sized door of unknown type.

The east (rear) elevation contains two metal roll-up doors, one person sized and one vehicular, and typical windows. As noted above, a small portion of this elevation rises another story above roof level as the south wall of the rooftop/monitor volume.

Interior[1]

The building's entry lobby is an open space with mostly replacement finishes including textured plaster walls, spray-on ("popcorn") ceilings, and vinyl composite tile (VCT) flooring. It retains some original features and finishes, including stepped arched openings, wood doors, and glazed terra cotta ceiling trim. Glazed wood built-in cabinets and an office with interior windows and wood trim are also present, but it is unknown whether these are original. The utilitarian portions of the building are large open rooms with concrete walls, flooring, and ceiling, with concrete rounded column supports, all original in appearance. The building also contains original metal safes/vaults, a freight elevator, and restrooms with VCT flooring and wood stall partitions.

Alterations

Alteration permits obtained from the Los Angeles Department of Building and Safety (LADBS) suggest that the building remains largely intact and has experienced no major exterior alterations since its construction in 1929. In 1930, owner Hoffman Candy Co. was issued a permit for R.R. Bradley Construction Co. to construct a one-story wood frame garage.[2] In 1944, the building's roof was replaced by contractor McCullough Co. while additional minor interior alterations to remove walls and partitions were performed in 1951.[3] Dust partitions were installed in 1976, while a grading permit was issued in 1991 to Dick Hoffman, son of company founder Elic A. Hoffman.[4] A final permit was issued to owner Enid (Hoffman) Madding, daughter of Elic A. Hoffman, in 1991 for the installation of ADA-compliant bathrooms and removal of nonbearing partitions.[5]

Existing conditions photos and historic aerials demonstrate that the building has experienced some additional, unpermitted exterior alterations. Some secondary doors have been replaced, as have two sets of entry steps and a dock/deck at the south elevation. A small screen equipment shed addition is located on the south façade and is situated atop a raised metal platform. All four façades have some original window glazing that has been painted over, in addition to a metal security grille installed on the main entrance double doors.

Two detached garages associated with the property were originally constructed in 1929 and located at the rear of the lot. The 1929 detached garage at the northeast portion of the lot was demolished at an unknown date and has been replaced with a surface parking lot. The second garage is located at the

[1] Without access to the building's interior, descriptions in this section are based on LoopNet photographs accessed August 2021, https://www.loopnet.com/Listing/6600-6604-S-Avalon-Blvd-Los-Angeles-CA/22088263/.
[2] LADBS, Permit 28689, December 1, 1930; Historic arial photography and Sanborn Fire Insurance Maps do not show this garage building as extant and it is unclear whether the garage was ever constructed.
[3] LADBS, Permit 13762, July 21, 1944; Permit 21157, October 17, 1951.
[4] LADBS, Permit 33373, September 27, 1976; Permit 81952, October 2, 1991.
[5] LADBS, Permit 20076, November 25, 1991.

southeast portion of the lot and is extant. However, it does not retain integrity since its original 1929 construction due to later additions and alterations made at unknown dates.

Interior alterations have included replacement of lobby floor, ceiling, and wall finishes, though some original features and finishes remain.

Character-Defining Features

Site

- Location on east side of S. Avalon Boulevard, oriented toward the street and set back from the sidewalk

Exterior

- Rectangular footprint
- Two-story configuration, with a basement
- Simple geometric massing
- Set back monitor roofline with clerestory windows
- Asymmetrical primary façade divided into four vertical bays
- Recessed main entry in vertically oriented, highly detailed bay with parapet ornamentation and recessed main entry
- Painted smooth and board-formed concrete cladding
- Flat roof with stepped parapet decorated in low relief geometric forms, extending beyond roof edge above main entry
- Fully glazed double door main entry and sidelights with decorative metal grilles and stylized geometric cast stone door surround
- Bands of grouped steel fixed and awning windows, oriented in vertical bays on the primary façade and horizontally on secondary façades, interrupted by fluted ornamental columns and flat pilasters on the primary façade
- Stylized cast concrete elements featuring geometric forms inspired by nature, including swirl, scroll, sawtooth, sunrise, and linear motifs atop complex layering of surfaces

Interior

- Original lobby spaces, features and finishes, including stepped arch openings and decorative terra cotta ceiling trim
- Open manufacturing spaces with board-formed concrete finishes and wide concrete support columns with extended capitals
- Wood paneled doors with metal hardware and metal vault doors

B. Statement of Significance

Summary

The Hoffman Candy Company building meets the following criteria for designation as a Los Angeles Historic-Cultural Monument (HCM):

> *Criterion A: It 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.*
>
> *Criterion C: It 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.*

Constructed in 1929, the property at 6600 S. Avalon Boulevard satisfies Criterion A as the main factory and administrative building of the Hoffman Candy Company, first established in Los Angeles by Elic A. Hoffman in 1911. Specializing in the manufacture of chocolates and candy bars sold throughout the nation and abroad, the Hoffman Candy Company was one of the earliest and longest operating, family-owned candy companies in the city. Its Avalon Boulevard factory, built near the historic Atchison Topeka & Santa Fe Railway during a period of immense industrial expansion and development, embodies important patterns of industrial development in 1920s Los Angeles. The building is also significant under Criterion C for embodying the distinctive characteristics of an industrial property type and of the Art Deco style, as designed by a master architect. As a daylight factory, it represents an important historic method of construction used prior to the advent of electrical lighting and continuing into the early 20th century. The building is also an excellent example of a 1920s Art Deco factory building, embodying the distinguishing characteristics of the Art Deco architectural style. It represents a notable work by master Los Angeles architect Charles F. Plummer.

In 2015, the SurveyLA citywide historic resources inventory identified the Hoffman building as individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-Cultural Monument as an excellent example of the Art Deco style, and as an excellent example of a daylight factory. Additionally, the Hoffman Candy Company building was identified as an individual resource in the Southeast Los Angeles Industrial Zone as one of only three industrial resources in the community plan area to be designed in the Art Deco architectural style.

Industrial Development of Southeast Los Angeles[6]

[6] Excerpted and adapted from the "Supplemental Historic Resources Survey Report: Industrial Zone Properties in the Southeast Los Angeles Community Plan Area," SurveyLA, prepared by GPA Consulting for the City of Los Angeles, Department of City

Like much of the greater Los Angeles area, the area south of downtown Los Angeles was initially devoted to agricultural land. Due to the city's relatively small population until the 1880s, industrial growth remained modest until that time.[7] As the city's population grew, however, the influx of new residents made the production of building materials necessary. The arrival of the railroads in the late nineteenth and early twentieth centuries further encouraged industrial growth. As the city's industrial sector grew in the late nineteenth century, controversy arose regarding where to locate industrial buildings and districts. Many favored creating districts devoted to industrial uses, separate from residential districts.[8]

In 1908, the city passed the first major zoning law in the country. The law created several industrial districts along the Los Angeles River and railroad lines to the east and south of downtown. These areas were already developing into industrial districts as the railroads laid tracks along both sides of the river and on land that was previously occupied by vineyards east of Alameda Street.[9] The first railroad line in the city was laid along Alameda Street and connected downtown with San Pedro to the south.[10] It serves as one of the city's major shipping routes to this day.[11] Cities such as Vernon, which borders a portion of the Southeast Los Angeles area to the east, grew due to proximity to the railroad. It eventually developed into a primarily industrial city, with only a small number of houses and residents. The establishment of these industrially-zoned areas paved the way for the concentrations of industrial properties in these areas, including Southeast Los Angeles, to the present day.[12]

An economic boom following World War I led to industrial expansion in the area and Los Angeles in general. Nationally-known companies such as Goodyear Tire, Arrowhead, and Dr. Pepper constructed plants in the Southeast Los Angeles area in the decades between the two world wars. This industrial growth was due in part to the efforts of the Los Angeles Chamber of Commerce, which enthusiastically promoted the city as friendly to industry. Southeast Los Angeles was predominately devoted to small-scale manufacturing. Many of the industrial buildings in the area consist of one-story warehouses or factories in which businesses provided their own equipment. They could serve multiple functions and were not necessarily purpose-built. Properties related to the automobile, food processing, and garment industries can also be found.

Planning, Office of Historic Resources, December 2015, https://planning.lacity.org/odocument/a892639d-d06c-45e4-889c-70d5cc2e42d9/SurveyLASoutheastLosAngeles_IndustrialReport_0.pdf (accessed July 2021).

[7] LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).

[8] Ibid.

[9] Los Angeles Conservancy, "Cruising Industrial Los Angeles," tour pamphlet, 1997, 9.

[10] Galvin Preservation Associates, "1600 E. 6th Street, Los Angeles Historic Resource Report," May 2010, 14.

[11] Los Angeles Conservancy, 3.

[12] Galvin Preservation Associates, 12-13.

The Hoffman Candy Company was constructed approximately one block south of the historic Atchison Topeka & Santa Fe Railway and was serviced by one of the railway's many spur tracks east of the property. Completed in 1888, the rail line paralleled Slauson Avenue and from Los Angeles to freight wharves and an oil terminal in Redondo Beach, providing primarily freight service with some passenger service.

In the early 1920s, the Atchison Topeka & Santa Fe route shifted from Redondo to Wilmington at the Port of Los Angeles, though it retained its original east/west section through most of South and Southeast Los Angeles areas. Train traffic increased along the new Harbor Subdivision line, and Slauson Avenue saw steady industrial development as a result. Sanborn Fire Insurance Maps indicate that industrial operations like manufacturing plants, bottling plants, lumber yards, and machine shops appeared over the next several decades along S. Avalon Boulevard, with several specializing in furniture manufacturing.[13] Residential development exploded in the 1920s, in response to the regional economic boom and facilitated by the expansion of streetcar networks through the area. By the early 1950s, most of the area south of Slauson Avenue in Southeast Los Angeles was developed, with some places exclusively industrial in nature, including the S. Avalon Boulevard block where the Hoffman Candy Company building is located. The Harbor Subdivision line later became part of the Burlington Northern & Santa Fe Railway, and ended nearly all of its service when the more direct Alameda Corridor was established in the early 2000s. Today the line is out of service.

E.A. Hoffman Candy Company

The E.A. Hoffman Candy Company operated under the Hoffman family from 1911 to 1989 in Los Angeles and specialized in the production of chocolates and candy bars. Much like many of the early food processing businesses in Los Angeles, the company began as a small and exclusively local enterprise. However, the arrival of the Southern Pacific Railroad in 1876 and the Santa Fe Railroad in 1885 had greatly expanded the industry's capacity to produce larger quantities and ship products outside the city. By the early twentieth century, the Los Angeles Chamber of Commerce began aggressively promoting local industrial development as opposed to exporting raw materials. Forming an Industrial Bureau in 1915, the Chamber surveyed potential industrial sites and actively campaigned to bring new industries to the city. As a direct result, dozens of new food processing businesses opened in Los Angeles during the late 1910s and 1920s. [14] At its inception, the Hoffman Candy Company was fully engaged in this era of mass production and expanded rapidly to become a nationally and internationally recognized candy manufacturer.

[13] Sanborn Map Company, Los Angeles, California, 1951.
[14] LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).

A native of Ohio, Elic A. Hoffman was born in 1883 and first came to Los Angeles in 1911 after working as a laborer and clerk on a dairy farm in Cuyahoga County, Ohio.[15] Early Los Angeles city directories listed Hoffman's occupation as confectioner, establishing the first candy making plant for the E.A. Hoffman Candy Company in 1911 in downtown Los Angeles at 258 E. 5th Street.[16] The company at that time employed six people working the factory, and one salesman selling goods across Los Angeles County.[17] To keep up with production demand, the Hoffman Candy Company moved to 641 S. Central Avenue from 1914 to 1916 until moving again to 611 E. 9th Street from 1917 to 1918. By 1920, the company had grown to employ 100 people and was housed at 634 S. San Pedro Street, occupying 20,000 square feet of space. Elic A. Hoffman continued to serve as the founder and company president, while Ben Myerson was brought on as general sales manager and H.C. Bartosh was hired as the office manager. Hoffman Candy Company's early line of products included boxed chocolates called the "Betsy Ross" and "Bohemian Girl" while individual candy bars and chocolates featured names like "Jazzland," "Apple Blossom," "Whipped Cream," "Nuts and Fruits," "Garden of Allah," and "Springtime Chocolates."

In 1921, the Hoffman Candy Company was considered one of the "largest and best equipped factories on the Pacific Coast for the manufacture of high-grade chocolates," with products being sold as far east as the Mississippi River, throughout the entire Northwest, the Hawaiian Islands, and in parts of China and the Philippines.[18] Three years later, the company began leasing a second building at 2473-75 Hunter Street to serve as a receiving point for raw materials and distribution center for the finished products. However, it continued to occupy the more permanent space at 634 S. San Pedro Street for general offices and manufacturing.[19] In the company's first 13 years of operation, it had already outgrown three separate locations.

The Hoffman Candy Company was part of the wave of bakeries, confectionaries, and bottling plants that proliferated as the food processing industry increased mass production, mechanizing and enlarging operations to meet the production required to supply new chain stores.[20] Thus, it was no surprise that the company announced plans to construct a new factory building in 1929. Elic A. Hoffman hired prominent Los Angeles architect and engineer Charles F. Plummer to design a two-story, steel frame and reinforced concrete daylight factory in Southeast Los Angeles at 6600 S. Avalon Boulevard, near a spur track for carload shipments. A *Los Angeles Times* announcement detailed plans for the modern Art Deco building and declared that the new plant would be "the largest candy factory devoted to fine chocolates west of the Mississippi River."[21] Plummer's Art Deco design was also in line with many of the industrial

[15] 1900 & 1910 United States Federal Census.
[16] Los Angeles City Directories, 1911, 1912, and 1913.
[17] "E.A. Hoffman Candy Co.," *Los Angeles Times,* January 1, 1921.
[18] "E.A. Hoffman Candy Co.," *Los Angeles Times,* January 1, 1921.
[19] "Candy Company Leases Building for Expansion," *Los Angeles Times,* October 5, 1924.
[20] LSA Associates, "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).
[21] "Candy Company Plans New Home," *Los Angeles Times,* January 27, 1929.

buildings constructed at the time, often designed in eclectic, Period Revival-style architecture. The company's new daylight factory included modern features like special air conditioning and insulation to maintain proper temperatures and the installation of "labor-saving machinery" for the handling of raw materials.[22] The building also showcased bands of steel windows and a monitor roofline with clerestory windows—both characteristic of daylight factories—for greater access to daylight and ventilation. As a result of the new factory completed in 1929, Hoffman Candy Company continued to produce mass quantities of chocolate candies and touted itself as having excellent working conditions in countless classified advertisements for many years after.

From the 1930s to the 1950s, the Hoffman Candy Company invented new kinds of chocolate products that were sold in drugstores across the country. One of the most popular creations was the "Cup-o-Gold" chocolate cup with almonds, coconut, and a creamy marshmallow-like center. While another staple was the original "Cherry-a-Let" chocolate bar which featured a chocolate covered nougat with crushed cherries. Both candies were marketed in national newspapers with sweepstakes for customers who could mail in candy wrappers in the hopes of winning cash prizes and international vacations.

Elic A. Hoffman continued to oversee the company's operations until his death in November 1956.[23] His son, Richard Hoffman, took over as president of the company and manufacturing continued out of the 6600 S. Avalon Boulevard building. By 1967, Richard Hoffman was elected to the board of the National Confectioners Association and subsequently became the vice president of the organization in 1973.[24] In the 1970s, the success of the Hoffman Candy Company led to an attempt to buy a smaller family-owned company, Valomilk. However, the merger was unsuccessful when Hoffman Candy Company wanted to cut production costs of Valomilk's original chocolate candies by using less expensive ingredients.[25]

The company entered a period of decline when it was cited for violating ten health and sanitation codes related to food contamination and unclean premises in 1980.[26] By 1989, the processing and packaging equipment at the Hoffman Candy Company factory plant at 6600 S. Avalon Boulevard was listed for auction. The sale included such equipment as bar coating lines, cooking kettles, marshmallow and bulk sugar systems, wrapping machinery, material handling equipment, and office furniture.[27] A 1992 *Los Angeles Times* article stated that Richard Hoffman had recently sold his family trademarked candy lines and machinery to the larger Adams & Brooks Candy Company in Los Angeles, signaling the end of the Hoffman Candy Company operations.[28] The company operated out of its Southeast Los Angeles plant for over 60 years, with the last available permit issued to Elic A. Hoffman's daughter, owner Enid (Hoffman) Manning, in 1991 for the installation of three bathrooms and removal of nonbearing partitions. The

[22] Ibid.
[23] "Candy Firm Founders Funeral Set Friday," *Los Angeles Times,* November 9, 1956.
[24] "Business and People," *Los Angeles Times,* July 6, 1967; "Business and People," *Los Angeles Times,* July 13, 1973.
[25] "Many Family Food Firms Thriving," *Los Angeles Times,* June 12, 1992.
[26] "Hoffman Candy Co. Fined," *Los Angeles Times,* January 13, 1980.
[27] "Three Auctions," *Los Angeles Times,* November 26, 1989.
[28] "Many Family Food Firms Thriving," *Los Angeles Times,* June 12, 1992.

building appeared to be vacant for some time following the candy company's departure until its present use for garment manufacturing, established sometime in the 2010s.

Daylight Factory Property Type[29]

The 1929 Hoffman Candy Company building is an excellent example of a daylight factory building constructed on an exclusively industrial block in Southeast los Angeles. At the time of the factory's construction, one of the most important issues that needed to be addressed in the design of industrial buildings was lighting. Workshops and factories in the 19th century were wholly dependent on daylight to provide illumination of the workspace. This limited working hours and drove designers to develop new ways to bring in the maximum amount of available light. In the mid-19th century, some manufacturers were experimenting with "window walls," where vertical rows of windows set between structural members increased the ratio of windows to wall space. Factories with load-bearing brick walls were structurally limited in increasing fenestration for lighting, but it could be accomplished by introducing one or two wood-framed window walls into the building. With the advent of steel framing and mill construction, designers used the newfound structural freedom to create curtain walls of glass. Around the turn of the century steel industrial sash was introduced from England. With their thin frames, industrial sash dramatically increased the amount of glazing on the wall. In addition, they were viewed as more economical to maintain than wood and were non-combustible. The sash was fitted with pivoting panels that could provide ventilation without letting in rain. By 1910, steel industrial sash had become the standard windows for industrial buildings. The marketing of steel sash as "daylight units" helped to coin the term "daylight factory" to refer to reinforced concrete and steel buildings with steel sash.[30]

Almost immediately following the introduction of steel sash to walls of factories, designers started to use them on the roof as well. They developed a variety of roof forms and patterns for skylights. The monitor roofline, as demonstrated in the Hoffman Candy Company building, was popular because it also provided ventilation, pulling hot air up through the open sash for the entire length of the building. A sawtooth roof was generally oriented to the north to bring indirect light in without also heating up the building with direct sunlight. From these two basic forms came many others that modified variables of lighting, ventilation, material cost, height, and interior supports.

Manufacturers were among the most eager customers of the nascent utility companies. Electrical lighting was used in an industrial setting as early as the 1880s in Lowell, Massachusetts textile mills. Electric lights had the potential to increase production hours beyond the day and to provide needed illumination in areas of poor illumination. However, it was not until high-wattage, high-pressure mercury

[29] Excerpted and adapted from "Los Angeles Citywide Historic Context Statement; Context: Industrial Development, 1850-1980," SurveyLA, prepared by LSA Associates, Inc. for the City of Los Angeles, Department of City Planning, Office of Historic Resources, September 2011; rev. February 2018, https://planning.lacity.org/odocument/ad40500b-cf5a-436e-8c80-a81606544c01/IndustrialDevelopment_1850-1980.pdf (accessed July 2021).
[30] Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (Oxford University Press, 1999), 106.

lamps and fluorescent lamps were developed in 1935 and 1938 that factories could work independent from daylight illumination.[31] Combined with the recent development of air conditioning and forced air ventilation, manufacturers found that they could create controlled conditions that were not subject to weather. One of the first windowless "controlled conditions" plants ever created was the Simonds Saw & Steel Company plant in Fitchburg, Massachusetts. The controlled conditions model picked up after World War II and remains the standard for manufacturing.

The Hoffman Candy Company embodies several character-defining features of the daylight factory property type, including its two-story height; a monitor roofline; and bands of steel fixed and awning windows.

Art Deco Architecture

The Art Deco style emerged in the United States in the 1920s, inspired primarily by Eliel Saarinen's 1922 unrealized design for the *Chicago Tribune* building and the 1925 *Exposition Internationale des Arts Décoratifs et Industriels Modernes* in Paris. Considered to be among the first major architectural style to consciously reject historical precedents (unlike its Period Revival counterparts), Art Deco drew on the industry of the Machine Age for designs applicable to anything from jewelry to skyscrapers. Art Deco architecture enjoyed a brief but influential reign as Los Angeles' signature style, as its sense of exuberance and glamour reflected the city's 1920s boom resulting from its success in the oil, real estate and film industries.[32] It was applied largely to public and commercial buildings like theaters, department stores, and large hotels, with rarer use in single-family residential architecture. Hollywood's film industry played an indispensable role in the regional adaptation of Art Deco architecture, catering to popular interest in exotic worlds by romanticizing the style and bringing it to the masses through the architecture of its theaters and studio buildings as well as its stage sets.

Art Deco is characterized by its vertical emphasis (enhanced by elements like fluted pilasters, stepped towers, piers, and spires), flat roofs with parapets, steel fixed or casement windows, and smooth wall surfaces (typically stucco). Despite Modern tendencies, the style also embraced ornamentation that was uninhibited and extravagant. Decoration included highly stylized, geometric motifs such as zigzags, chevrons, spirals, steps, ziggurats, and pyramids. These appeared both as molded features and as part of ornate metalwork. Ornamentation also depicted motifs found in ancient mythology and indigenous cultures, as well as local flora, fauna and natural features; the latter is commonly seen in Southern California-inspired imagery such as sunbursts, seashells, foliation, and scenes of paradise.[33] Experimentation with materials offered new potential for applied decoration; metals could be treated in a variety of different ways, while terra cotta could be used to apply color to a building's exterior but was

[31] Ibid.
[32] Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 7.
[33] Carla Breeze, *American Art Deco* (New York: W.W. Norton & Company, 2003), 223.

inexpensive and easy to maintain.[34] The vibrant, exhilarating images that resulted reflected a society that was very much living in the moment.

A growing dependency on the automobile had a significant influence on Los Angeles' pre-World War II architectural design, as architects designed to accommodate the automobile. With its vertical emphasis and exuberant ornamentation, Art Deco proved the ideal style to attract the attention of driving passersby. As a result, a number of prominent Art Deco buildings were constructed along rapidly developing commercial corridors. Wilshire's Miracle Mile boasted some of the city's grandest examples, including the Wilshire Tower (HCM #332), the Wiltern Theatre/Pellissier Building (HCM #118), the E. Clem Wilson Building, and the former Bullocks Wilshire Department Store (now Southwestern Law School, HCM #56). Downtown Los Angeles also had a notable collection of Art Deco buildings, including the Garfield Building (HCM #121), the Oviatt Building (HCM #195), the Eastern Columbia Building (HCM #294) and the Los Angeles Central Library (HCM #46). However, the fact that it was already well established by the 1920s and '30s "precipitated less new building…than the other two 'rival' downtowns'" of Hollywood and Miracle Mile.[35]

As the United States hit the height of the Great Depression, Art Deco came to be seen as too lavish and exorbitant. The American public turned to simpler, forward-thinking Moderne styles like the Streamline Moderne, PWA Moderne, and Hollywood Regency/Regency Moderne, all of which transparently "evoked an idea of the future."[36] By the mid-1930s, Art Deco had largely fallen out of fashion, but it had left a significant mark on the architecture of Los Angeles.

The Hoffman Candy Company building was developed at the height of the Art Deco movement in Los Angeles and is exemplary of the style, with its flat roofline; simple geometric massing; smooth exterior cladding; and vertical elements including an asymmetrical primary façade divided into four vertical bays and a stepped parapet extending beyond the roof edge above the main entry. Other decorative Art Deco elements are found in the ornamental fluted columns; molded panels, cornice, window and door surrounds; and geometric forms in low relief--including swirl, scroll, sawtooth, sunrise, and linear motifs—atop a complex layering of surfaces on the primary façade.

Charles F. Plummer, AIA (1879-1939)

Charles Forest Plummer was born around 1879 in Wisconsin, where he was raised on his family's farm by an American father and Canadian mother. By 1900, Plummer and his family moved to Washington state where Plummer took a job as a laborer at a sawmill before becoming a draftsman at an architecture firm ten years later in Seattle.[37] While it is unclear whether Charles Plummer ever received a formal architecture education, he would go on to have a prolific career as an architect and engineer in

[34] Cooper et al., 27.
[35] Thomas S. Hines, *Architecture of the Sun: Los Angeles Modernism 1900-1970*, New York: Rizzoli International Publications, Inc., 2010, 224.
[36] David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles*, Rev. ed. Layton, UT: Gibbs Smith, 2003, 22.
[37] 1900 & 1910 United States Federal Census.

Southern California, first establishing a firm with designer Joseph Feil in Los Angeles in 1913. Known as Plummer and Feil, Interior Designers, the firm produced a small body of commercial and residential work before it dissolved in 1917, after which Plummer formed his own practice.[38]

Plummer's earliest projects consisted of several shops and restaurants in downtown Los Angeles, including a candy store for Walter Petitfils and a cafeteria for the Boos Brothers.[39] These initial projects established Plummer as a coveted architect among Los Angeles' business elite. He joined the ranks of prominent Los Angeles architects as a member of the American Institute of Architects (AIA) in 1921 and served as the secretary of the local AIA chapter until 1924.[40] Many of his projects in the 1910s and 1920s included stately residences, as well as commercial, industrial, and institutional buildings throughout the city. A 1919 issue of *Southwest Builder and Contractor* stated that Plummer was working at "1108 Story Building" and details almost twenty distinct projects that the architect was designing in the Los Angeles area—a small indication of the prolific nature of his career.[41] Plummer also became known as one of the most skilled and sought-after architects in the realm of restaurants and food operations, as demonstrated in his early projects, as well as in 1921 when the National Restaurant Association invited him to speak at their annual meeting where he delivered an address on "Architecture in Restaurants."[42] By 1922, his practice was located in the 1909 Beaux Arts Walter P. Story building at 610 N. Broadway, which housed a variety of upscale office and retail spaces.[43]

Plummer's designs featured a range of eclectic and Period Revival styles, from the Italian Renaissance Revival W.M. Petrifils Residence (1920), to the Spanish Colonial Revival Aldama Elementary School (1924), and the Mediterranean Revival Schaber's Cafeteria No. 1 in downtown Los Angeles (1927-28). One of his largest commissions was the 1924 Beaux Arts design of the Young's Market Company building in downtown Los Angeles, which comprised a collection of forty-six outlets—specializing in meats, coffee, fine foods, and baked goods—all encapsulated in a large and elegant food store that featured a drive-in facility.[44] As shown in the intricate terra cotta tiling on the Young's Market building façade, Plummer's designs consistently illustrated a high level of architectural detail and mastery of these various styles. This expertise was further demonstrated in the Art Deco Hoffman Candy Company's cast concrete motifs and layered elements on the building's primary façade. Other notable designs include the Boos Brothers' Cafeteria (1916) in downtown Los Angeles; the Hawkinson Residence in Windsor Square (date of construction is unknown); Maxime's Building (1924); Hotel Casa del Mar in Santa Monica (1926); as well as the Pig'n Whistle Restaurant at the Orpheum Theatre Building in downtown Los

[38] Ann Harrison, "Finding aid for the Welton Becket architectural drawings and photographs, 1913-2009, bulk 1930-1969," Biographical/Historical Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).
[39] Teresa Grimes, "Petitfils/Boos Residence," National Register of Historic Places Nomination Form, National Park Service, May 17, 2004, Reference No. 05000049.
[40] "Charles Plummer Retires as Secretary of Local Chapter of AIA," *Southwest Builder & Contractor,* January 11, 1924.
[41] *Southwest Builder and Contractor*, F.W. Dodge Company, 1919.
[42] *Cafeteria Management Magazine*, Volumes 1-3, 1921.
[43] American Institute of Architects, *Journal of the American Institute of Architects*, Volume 10, 1922.
[44] Richard W. Longstreth*, The Drive-In, The Supermarket, and The Transformation of Commercial Space In Los Angeles, 1914-1941*, MIT Press, 1999, 111.

Angeles (1929).[45] In addition to several of Plummer's buildings becoming designated Los Angeles Historic-Cultural Monuments, he was also the architect of numerous properties listed on the National Register of Historic Places, including the Petitfils/Boos Residence and the Hotel Casa del Mar.

While visiting Boston in 1928, Charles Plummer came across the drawings of MIT student, Walter C. Wurdeman, and offered Wurdeman a job as a draftsman back on the West Coast.[46] Soon after, Wurdeman reconnected with a past classmate, Welton Becket, in Santa Monica. The two young architects moved back to their hometown of Seattle where they began practicing together. However, in 1932, Plummer offered a partnership to both architects. Following negotiations, the three men formed Plummer, Wurdeman and Becket, Architects of Los Angeles in 1933.[47] Initially drawing on Plummer's past client relationships for the new firm's early projects, a critical turning point occurred when Plummer, Wurdeman and Becket won the international design competition for the National Housing Exposition with their Streamline Moderne Pan-Pacific Auditorium in the Fairfax District (1934-35; no longer extant). The firm gained prominence and many of their subsequent commissions included residences for wealthy Angelenos, including members of Hollywood's elite. The firm even designed model homes and master plans for early tract developments, such as Sunset Park Tract (1936).[48] In 1935, Plummer, Wurdeman and Becket designed the forest-themed Clifton's Brookdale Cafeteria on South Broadway, considered the world's largest public cafeteria, and no doubt drawing from Plummer's past experience designing cafeterias and restaurants for the Boos Brothers—Clifton's predecessor.[49] As a design practice, Plummer, Wurdeman and Becket advocated for the concept of "total design," which gave the architects complete control over the building's design, engineering, landscaping, and furnishing. This was demonstrated in many of the firm's residential projects, including the 1936 Streamline Moderne apartment building at 844-846 South Plymouth Boulevard in Los Angeles (HCM #970).[50]

The three architects continued to work together until the beginning of 1938, as indicated by a shift in the signature block on architectural drawings from Plummer, Wurdeman and Becket to either signatures from Plummer alone or by Wurdeman and Becket.[51] No additional work was completed under the three

[45] "Charles F. Plummer (Architect)," Pacific Coast Architecture Database, http://pcad.lib.washington.edu/person/417/ (accessed July 2021).
[46] Ann Harrison, "Finding aid for the Welton Becket architectural drawings and photographs, 1913-2009, bulk 1930-1969," Biographical/Historical Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).
[47] Ibid.
[48] "Charles F. Plummer, architectural records," Becket (Welton) Architectural Drawings and Photographs, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/dsc/#aspace_ref81_j2i (accessed July 2021).
[49] George Geary, *L.A.'s Legendary Restaurants*, Santa Monica Press, 2016; "Clifton's Brookdale Cafeteria," Los Angeles Conservancy, https://www.laconservancy.org/issues/cliftons-brookdale-cafeteria (accessed July 2021).
[50] Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 40.
Suzanne Tarbell Cooper, Amy Ronnebeck Hall, and Frank E. Cooper, Jr., *Los Angeles Art Deco*, Charleston, SC: Arcadia Publishing, 2005, 40.

names following that period. Plummer continued to practice architecture, including working on many additions and alterations for his earlier independent projects, until his sudden death at the age of 60 years old in April 1939.[52] Following Plummer's death, Wurdeman and Becket continued their partnership with further success and acclaim until Wurdeman's death ten years later, after which Welton Becket and Associates was formed.[53]

The Hoffman Candy Company building was constructed in 1929, at the height of Plummer's prominence as an individual practitioner and during a period when many of his designs showcased a high level of expertise across various styles and materials. The architectural detailing found in the 1929 factory building is representative of Plummer's mastery of the Art Deco style of architecture. The Hoffman Candy Company was also part of the expansive work Plummer produced within the realm of restaurants and food processing facilities. These projects made up a significant portion of his body of work throughout his entire career in Southern California from 1913 to 1939, with the Hoffman Candy Company serving as one of his most intact extant examples.

Period of Significance

The period of significance for the Hoffman Candy Company building is defined as 1929 for its daylight factory property type, Art Deco architecture, and association with master architect Charles F. Plummer, reflecting its date of construction. The period of significance for its use as a candy manufacturing building is 1929-1989, reflecting the period of its occupation by the Hoffman Candy Company; this period ends with the last year the candy company appears to have operated out of the building.

cal Note, The Getty Research Institute Special Collections via the Online Archive of California, https://oac.cdlib.org/findaid/ark:/13030/c8639v5d/entire_text/ (accessed July 2021).

[52] "Plummer," *Hollywood Citizen News*, April 17, 1939.

[53] "Plummer, Wurdeman, and Becket, Architects," Pacific Coast Architecture Database, http://pcad.lib.washington.edu/firm/163/ (accessed July 2021).

Integrity

In addition to meeting eligibility criteria, the Hoffman Candy Company building retains a high degree of integrity. Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."[54] The aspects of integrity, as defined by the National Park Service, are location, design, setting, materials, workmanship, feeling and association.

- **Location**: The building is in its original location and therefore retains this aspect of integrity.

- **Design:** The building retains most of its character-defining features from its period of construction, and therefore is able to convey its historic significance as an Art Deco factory building. Few exterior alterations have taken place, with only one small storage shed addition made on the south façade; the installation of a metal security grille on the main entrance doors; replacement of some secondary doors and secondary entry steps; and window glazing that has been painted over. However, all façades' configurations and fenestration patterns remain intact, all window openings are unaltered, and the building's overall massing, configuration, and distinctive decorative elements remain. The building continues to exhibit characteristics of the Art Deco style, including its flat rooflines; smooth exterior cladding; vertical elements including a stepped parapet and fluted columns; as well as decorative elements including molded panels, cornice, and surrounds. Therefore, the building retains integrity of design.

- **Setting:** The building is located on an industrial block along S. Avalon Boulevard in the Southeast Los Angeles neighborhood of Los Angeles. It sits among a number of low-scale industrial properties primarily constructed between the 1920s and the 1940s and is situated near a historic spur track that cuts through the block to the east. While many of the buildings have experienced alterations and some recent infill development has occurred, the area retains many original properties and planning features. This element of integrity remains intact.

- **Materials:** The building as experienced relatively few exterior alterations that have affected its integrity of materials. All materials dating to the building's period of significance remain intact, including the smooth concrete cladding, steel windows, primary double doors, and decorative elements including wrought iron. Because the property retains the majority of its materials from the time of its construction, this element of integrity remains intact.

- **Workmanship:** The building's original workmanship is still evident through its overall construction method and material; minor alterations as noted above have not obscured details like vertical elements and molded Art Deco decorative elements. Because the property retains

[54] U.S. Department of the Interior, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service, 1997), 4.

the physical characteristics from the time it was constructed, it continues to reflect the workmanship of its builders. Therefore, the building retains this element of integrity.

- **Feeling:** The property retains its essential character-defining features and appearance from its historical period. There have been no major, irreversible alterations. Further, the surrounding industrial area remains largely intact; while some adjacent properties have undergone alterations and some infill development has occurred, the streetscape still reflects its original development. Therefore, the building retains integrity of feeling.

- **Association:** The building was continuously used as a candy factory from its completion in 1929 until the company's acquisition around 1989. As it largely retains its original appearance, it is clearly recognizable as a 1920s Art Deco daylight factory, and is directly linked with this period of development in the city. Therefore, it retains integrity of association.

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Architectural
Resources Group

Items Attached

Exhibit 1. Tract Map

Exhibit 2. Sanborn Fire Insurance Map, 1951

Exhibit 3. Original Building Permits

Exhibit 4. Newspaper Articles

Exhibit 5. Existing Conditions Photos, ARG, 2021

Exhibit 6. Historical Photos and Drawings

Exhibit 7. Parcel Profile Report

Exhibit 1. Tract Map

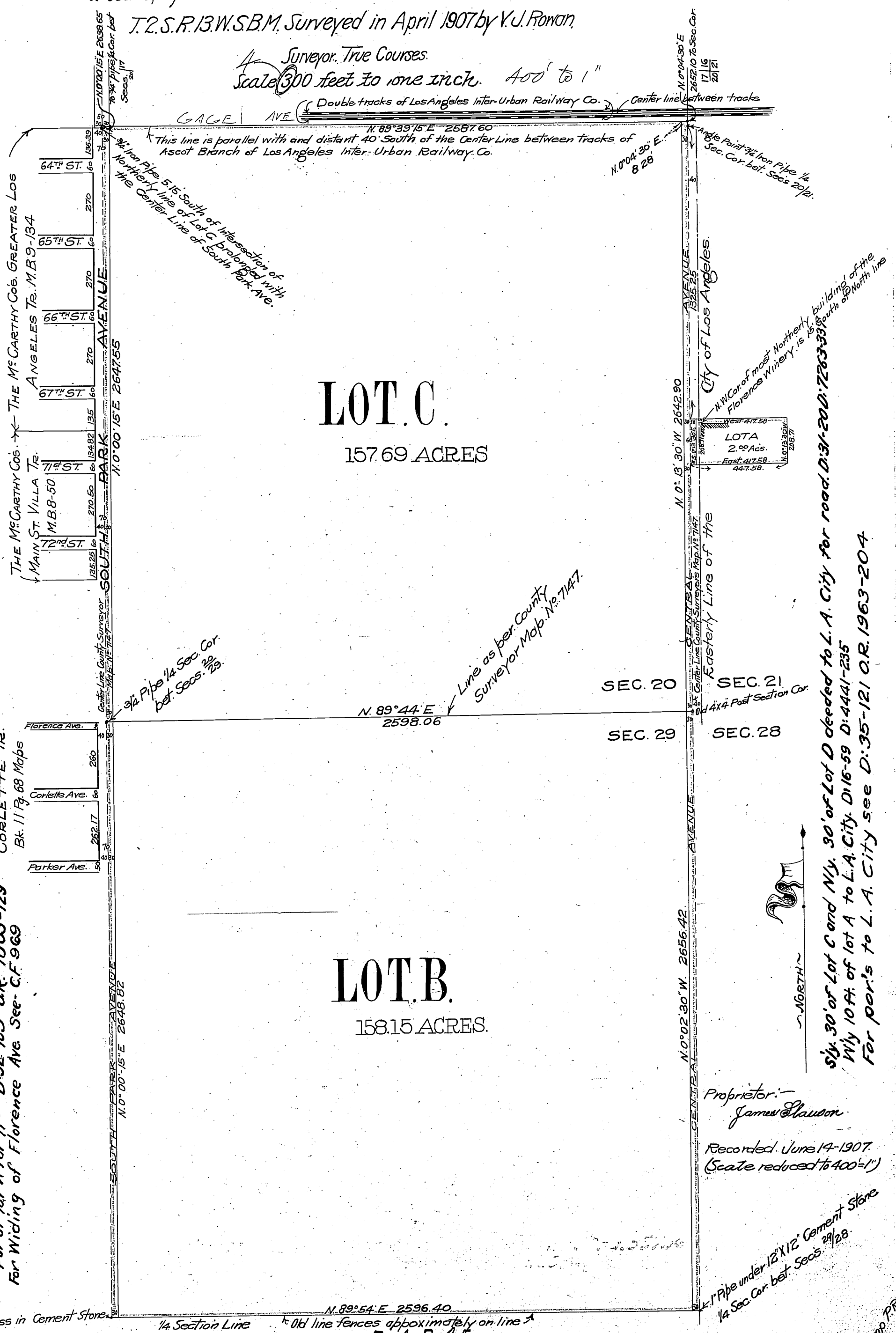
~MAP OF THE~

DE CANTILLON TRACT

~Located partly in the~

All in the City of Los Angeles and in the County of Los Angeles, State of California
Being a Subdivision of a portion of the N.E. 1/4 of Section 20 the S.E. 1/4 of Sec. 20, a portion of the S.W. 1/4 of Section 21 and the N.E. 1/4 of Section 29
T. 2. S. R. 13. W. S.B.M. Surveyed in April 1907 by V.J. Rowan.

Surveyor. True Courses.
Scale 300 feet to one inch. 400' to 1"



For Por. to City of L.A. See D. 35-139 O.R. 1867-301 Por. of Lot C to L.A. City D:40-41-O.R. 3185-150
Por. of lot "C" to City of L.A. D:35-148 O.R. 2033-305
Por. of lot C for Central Ave. D:35-205 O.R. 2541-263

Por. lot C for South Park Ave. D:35-199 O.R. 2469-276
Por. " C " Central Ave. D:35-202 O.R. 2267-379
FOR SOUTH PARK AVE. SEE ORD. 27485.
Por. of lot A for 7th St. D:32-165 O.R. 1003-129
For Widing of Florence Ave. See- C.F. 969

S'ly. 30' of Lot C and N'ly. 30' of Lot D deeded to L.A. City for road. D:31-200 O.R. 7263-33
W'ly 10 ft. of lot A to L.A. City. D:16-59 D:4441-235
For por's to L.A. City see D:35-121 O.R. 1963-204

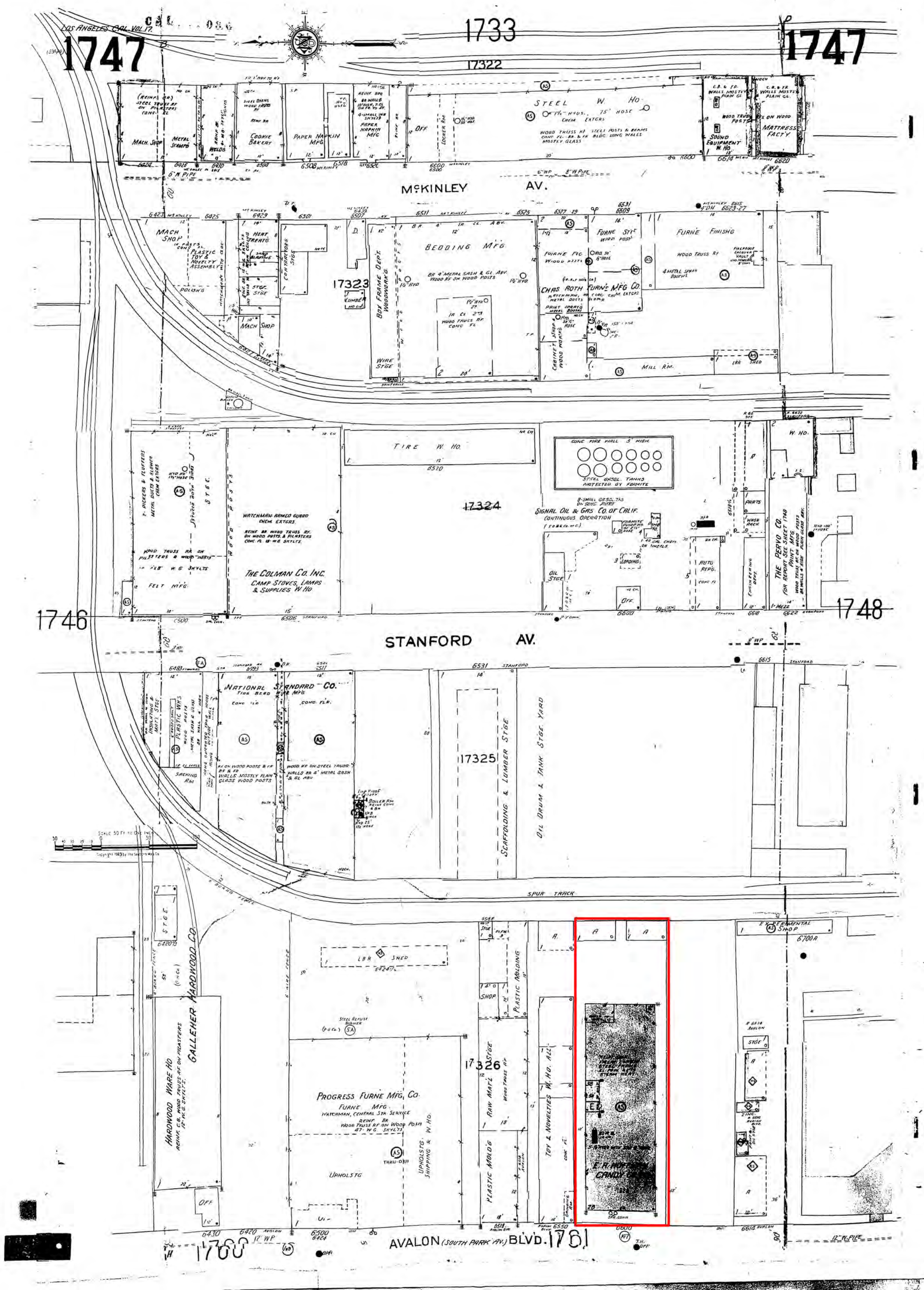
Proprietor:—
James Slauson

Recorded June 14-1907.
(Scale reduced to 400'=1")

Sht. 6 X 7-A, B-4, 5 ~~A441~~ ~~A.203~~ ~~A 536 943~~

Comp. P.R.

Exhibit 2. Sanborn Fire Insurance Map, 1951


LOS ANGELES CAL. VOL. 17
1747
1733
17322
1747
McKINLEY AV.
MACH. SHOP
METAL STAMPS
COOKIE BAKERY
PAPER NAPKIN MFG
OFF
LOCKER RM
STEEL W. HO.
SOUND EQUIPMENT W. HO.
MATTRESS FACTY
MACH SHOP
PLASTIC TOY & NOVELTY ASSEMBLY
POLISH'G
HEAT TREATG
CONTRACTORS STGE
17323
LUMBER
BOX FRAME DEPT. WOODWORK'G.
WIRE STGE
BEDDING MFG
CHAS ROTH FURNE MFG CO.
FURNE STYE
FURNE FINISH'G
MILL RM.
LBR SHED
TIRE W. HO.
17324
SIGNAL OIL & GAS CO. OF CALIF.
CONTINUOUS OPERATION
OIL STGE
AUTO REPG.
PARTS
THE PERVO CO.
PRINT MFG
W. HO.
1746
1748
STANFORD AV.
NATIONAL STANDARD CO.
TIRE BEAD WIRE MFG
PLASTIC WKS
SACKING RM
17325
SCAFFOLDING & LUMBER STGE
OIL DRUM & TANK STGE YARD
SPUR TRACK
GALLEHER HARDWOOD CO.
HARDWOOD WARE HO
LBR SHED
SHOP
PLASTIC MOLDING
EXPERIMENTAL SHOP
17326
PROGRESS FURNE MFG. CO.
FURNE MFG
UPHOLSTG
UPHOLSTG & SHIPPING W. HO.
RAW MAT'L STGE
PLASTIC MOLD'G
TOY & NOVELTIES W. HO. ALL
OFF
AVALON (SOUTH PARK AV.) BLVD.
1760
1761

Architectural
Resources Group

Exhibit 3. Original Building Permits

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Buildings

CLASS "A" "B" "C"

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

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

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

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

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

TAKE TO ROOM No. 5 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 248 (2nd FLOOR)

TAKE TO FIRST FLOOR 242 S. BROADWAY

TAKE TO ROOM No. 8 (MAIN FLOOR)

ENGINEER PLEASE VERIFY

Lot No. ..... Block .....

(Description of Property)

Portion of lot "C" of the De Cantillon Tract. MB 12-164. 701.3' South of South line of Merrill Ave

District No. 23 M. B. Page ..... F. B. Page .....

No. 6600 AVALON BLVD. Street

(Location of Job)

Bet prolongations of 65th St. & 67th St

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

1. Purpose of Building Factory No. of Rooms ..... No. of Families .....
2. Owner's name Hoffman Candy Company Phone .....
3. Owner's address 634 S. San Pedro.
4. Architect's name Charles F. Plummer Phone TR 4491
5. Contractor's name not selected Phone .....
6. Contractor's address .....
7. TOTAL VALUATION OF BUILDING {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 125,000.00
8. Any other building or permit for a building on lot at present? No How used? .....
9. Size of proposed building 79 x 220 Size of lot 200 x 345 feet
10. Number of stories in height Two Height to highest point 40'
11. Material of foundation Concrete Character of soil Firm gravel
12. Material of exterior walls Concrete
13. Material of interior construction Hollow Tile, metal lath etc.
14. Material of floors Concrete
15. Material of roof Concrete and Composition roofing
16. Will all lathing and plastering comply with Ordinance? Yes
17. What zone is property in? Industrial

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

OVER 4/6/29 1040 (Sign Here) [signature] (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
10942	[signature] Chief Examiner	4/23/29 ZE [signature] Clerk	RECEIVED APR 23 1929

PRINKLER- SPECIFIED

PLANS

VALUATION INCLUDED YES - NO

149.25

FOR DEPARTMENT USE ONLY

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

REMARKS

4000 Bbls of Cement
135 Tons of Reinf Steel

136 15
12 50
149 2

All Applications Must be Filled Out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

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

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

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

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ____ Block ____ Tract ____	Lot ____ Block ____ Tract ____	O. K. City Clerk By ____ Deputy
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book ____ Page ____ F. B. Page ____ From No. 6600 Avalon Blvd Street	Book ____ Page ____ F. B. Page ____ To No. ____ Street	O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Factory
2. What purpose will Building be used for hereafter? "
3. Owner's name E. A. Hoffman Candy Co. Phone
4. Owner's address 634 So. San Pedro.
5. Architect's name Chas. F. Plummer Phone TR4491
6. Contractor's name Richards Neustadt Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $200.00
9. Class of present Building A No. of rooms at present
10. Number of stories in height 2 Size present Building 79' x 220'
11. State how many buildings are on this lot None
12. State purpose buildings on lot are used for Candy Mfg. (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? Industrial.

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

Footings Revised for 6000# Soil Load from 8000# Soil Load.

Permit # 10942 Issued 4/22/29

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

OVER

(Sign here) Henry E. Bean for Chas. F. Plummer Arch.
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
12188	Plan Examiner	5/4/29 ZC 710 Clerk	MAY 4 1929 ISSUED LADBS

For plan 10942-29

2.00

14. Size of new addition None No. of Stories in height _____

15. Material of foundation Concrete Size footings _____ size wall _____ Depth below ground _____

16. Size of Redwood Mudsills — x _____ Size of interior bearing studs _____ x _____

17. Size of exterior studs — x _____ Size of interior non-bearing studs _____ x _____

18. Size of first floor joists — x _____ Second floor joists _____ x _____

19. Will all Lathing and Plastering Comply with Ordinance? Yes

20. Will all provisions of State Housing Act be complied with? Yes

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

(Sign here) Henry E. Beaufor
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

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

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

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

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

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

Lot No. Part of 6 Block 192 & 193
(Description of Property)
D. Cantillon Jr.

District No. 23 M. B. Page 9 F. B. Page 30

No. 6600 Avalon Blvd. Street
(Location of Job)
But 66th & 67th St

(USE INK OR INDELIBLE PENCIL)

O.K. City Clerk By ____ Deputy

O.K. City Engineer By ____ Deputy

1. Purpose of Building Garages No. of Rooms ~~[illegible]~~ No. of Families ---
2. Owner's name E A Hoffman Candy Co. Phone TR 2519
3. Owner's address 634 So. San Pedro St.
4. Architect's name Chas. F. Plummer Phone TR 4491
5. Contractor's name Richards-Neustadt Const. Co. Phone TU 8964
6. Contractor's address 701 W. M. Garland Bldg. 750.00
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $~~[illegible]~~00
8. Is there any existing building on lot? Yes How used? Cost included in permit # 10942V & plans on filed blueprints
9. Size of proposed building 20 x ~~[illegible]~~ 45.75 Height to highest point 24 feet
10. Number of Stories in height one Character of ground sandy loam
11. Material of exterior walls corrugated iron
12. Will all provisions of State Housing Act be complied with?

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

RICHARDS-NEUSTADT CONSTRUCTION CO.

(Sign here) By Jas. F. Falls
(Owner or Authorized Agent)

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
12388	Plan Examiner	Clerk	MAY 7 1929

FOR PARKS

PARKS CEL

250

FOR DEPARTMENT USE ONLY

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

REMARKS

All Applications Must be Filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

2

BUILDING DIVISION

DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

Lot No. Part of 6 Abs (192) & (193) Block
(Description of Property)
De Cantillon Tr

District No. 23 M. B. Page 9 F. B. Page 30

TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

No. 6600 Avalon Blvd. Street
(Location of Job)
Bet 66th & 67th Sts.

O. K. City Clerk By ____ Deputy

O. K. City Engineer By ____ Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 5 No. of Families
2. Owner's name E A Hoffman & Co. Phone TR 2519
3. Owner's address 6345 San Pedro St.
4. Architect's name Geo F Plummer Phone TR 4491
5. Contractor's name Richards Neustadt Phone TU 8964
6. Contractor's address 701 W 7th Gaut Bldg
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building. $ 500.00
8. Is there any existing building or permit for a building on lot? Not Used Not 10442 Incl
9. Size of proposed building 20 x 30 Height to highest point 9 feet Plans on file
10. Number of Stories in height one Character of ground Sandy Loam
11. Material of foundation Concrete Size of footings Size of wall Depth below ground
12. Material of chimneys 0 Number of Inlets to flue Interior size of flues x
13. Material of exterior walls Corrugated Iron
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders x EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs x Ceiling joists x Roof rafters 2 x 6 FIRST FLOOR JOISTS x Second floor joists x Specify material of roof Corr
15. Will all provisions of State Housing Act be Complied with? Yes
16. What Zone is Property in? Com

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

OVER

(Sign Here) Richards Neustadt Corp. Pres. By Baby Davis Jr. Owner or Authorized Agent

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
12389	Plan Examiner	Clerk	MAY 7 1929

For plans see 10942-27

"SEE PLAND SEE" No.

250

FOR DEPARTMENT USE ONLY

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

REMARKS

17. Will all Lathing and Plastering Comply with Ordinance? _____

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, ~~Repair or Demolish~~

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

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

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

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

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

TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY

REMOVED FROM	REMOVED TO
Lot Patton & C Block	Lot Block
Tract De Cantillon of Street	
MB 12-164 / 201.3' South line	Alteration
of Imperial Ave.	

O. K. City Clerk By Deputy

TAKE TO ROOM No 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY

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

From No. 1 6600 Avalon Blvd. Street

To No. 1 Street

O. K. City Engineer By Deputy

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? ~~Office Construction~~ Candy factory
2. What purpose will Building be used for hereafter? Candy factory
3. Owner's name E. A. Hoffman Candy Co. Phone
4. Owner's address 6600 Avalon Blvd.
5. Architect's name Chas. F. Plummer Phone TR 4491
6. Contractor's name Richards Neustadt Co. Phone
7. Contractor's address
8. VALUATION OF PROPOSED WORK {Including all Material Labor, Finishing, Equipment and Appliances in Completed Building.} $ 2500
9. Class of present Building A No. of rooms at present
10. Number of stories in height 2 & Bas. Size present Building 79 x 220
11. State how many buildings are on this lot None
12. State purpose buildings on lot are used for — (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? Industrial

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

Cut off and J beam, add posts, to make Lunchroom

Original Permit 109417

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

OVER

(Sign here) Chas. F. Plummer by Henry E. Bean (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Expires when permit is issued.
13769	Plan Examiner	5/21/29 Clerk	MAY 21 1929

Wagner

No 10942-29

none

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

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

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

FOR DEPARTMENT USE ONLY

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

REMARKS

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

BUILDING DIVISION

3 DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

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

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

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

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

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

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ..... Block ..... Tract	Lot ..... Block ..... Tract .....
TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY	Book ..... Page ..... F. B. Page	Book ..... Page ..... F. B. Page .....
	From No. 6600 Avalon Blvd Street	
	To No. Bet. prolongation of 65th St. & 67th St. Street	

O. K. City Clerk By ..... Deputy

O. K. City Engineer By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Factory
2. What purpose will Building be used for hereafter? Factory
3. Owner's name Hoffman Candy Co. Phone .....
4. Owner's address 634 S. San Pedro
5. Architect's name Charles F. Plummer Phone Tr 4491
6. Contractor's name ..... Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 75.00
9. Class of present Building A No. of rooms at present .....
10. Number of stories in height 2 Size present Building 79 x 220
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Factory (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? Industrial

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

Changes in steel design of trusses & columns

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

OVER

(Sign here) S. Wijzenbeek (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
17478	Plan Examiner	7/29 Clerk	ISSUED JUL 2 1929 L.A. City Dept.

FOR PLANS SEE

Per 10942-29 No. 1

14. Size of new addition ..... x ..... No. of Stories in height .....

15. Material of foundation ..... Size footings ..... size wall ..... Depth below ground .....

16. Size of Redwood Mudsills ..... x ..... Size of interior bearing studs ..... x .....

17. Size of exterior studs ..... x ..... Size of interior non-bearing studs ..... x .....

18. Size of first floor joists ..... x ..... Second floor joists ..... x .....

19. Will all Lathing and Plastering Comply with Ordinance? .....

20. Will all provisions of State Housing Act be complied with? .....

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

(Sign here) S. Wyzenbeek
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS

All Applications Must be Filled Out by Applicant

Bldg. Form 1

2

PLANS AND SPECIFICATIONS and other data must also be filed

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of Frame Buildings

CLASS "D"

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

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

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

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

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

TAKE TO Room No. 248 (2ND FLOOR)

CITY CLERK PLEASE VERIFY

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

ENGINEER PLEASE VERIFY

Lot No. ..... Block .....
(Description of Property)

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

No. 1600 Avalon Blvd Street
(Location of Job)

O. K. City Clerk — By ..... Deputy

O. K. City Engineer — By ..... Deputy

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Garage No. of Rooms 5 No. of Families —
2. Owner's name Hoffmanbric Candy Co Phone —
3. Owner's address 1600 Avalon Blvd.

Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act

4. Architect's name ..... Phone .....
5. Contractor's name KR Bradley Const Co. Phone Wa 2786
6. Contractor's address 1833 West 7th
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 600.00
8. Is there any existing building or permit for a building on lot? No How used? Factory
9. Size of proposed building 20 x 45 Height to highest point 14 ft. Size of Lot — x —
10. Number of stories in height One Character of ground Sandy soil
11. Material of foundation — Size of footings — Size of wall — Depth below ground .....
12. Material of chimneys — Number of Inlets to flue — Interior size of flues — x —
13. Material of exterior walls 2x4 studs & Cor. Iron
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders — x —
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing Studs — x — Ceiling joists 2 x 4 Roof Rafters 2 x 4 FIRST FLOOR JOISTS Concrete
Second floor joists — x — Specify material of roof Composition
15. Will all provisions of State Housing Act be Complied with? .....
16. Will all lathing and plastering Comply with Ordinance? .....
17. What Zone is property in? C

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

OVER

(Sign Here) KR Bradley Const Co
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
28689	Plan Examiner.	12-5-30 Lee Nash Clerk	DEC 1 1930

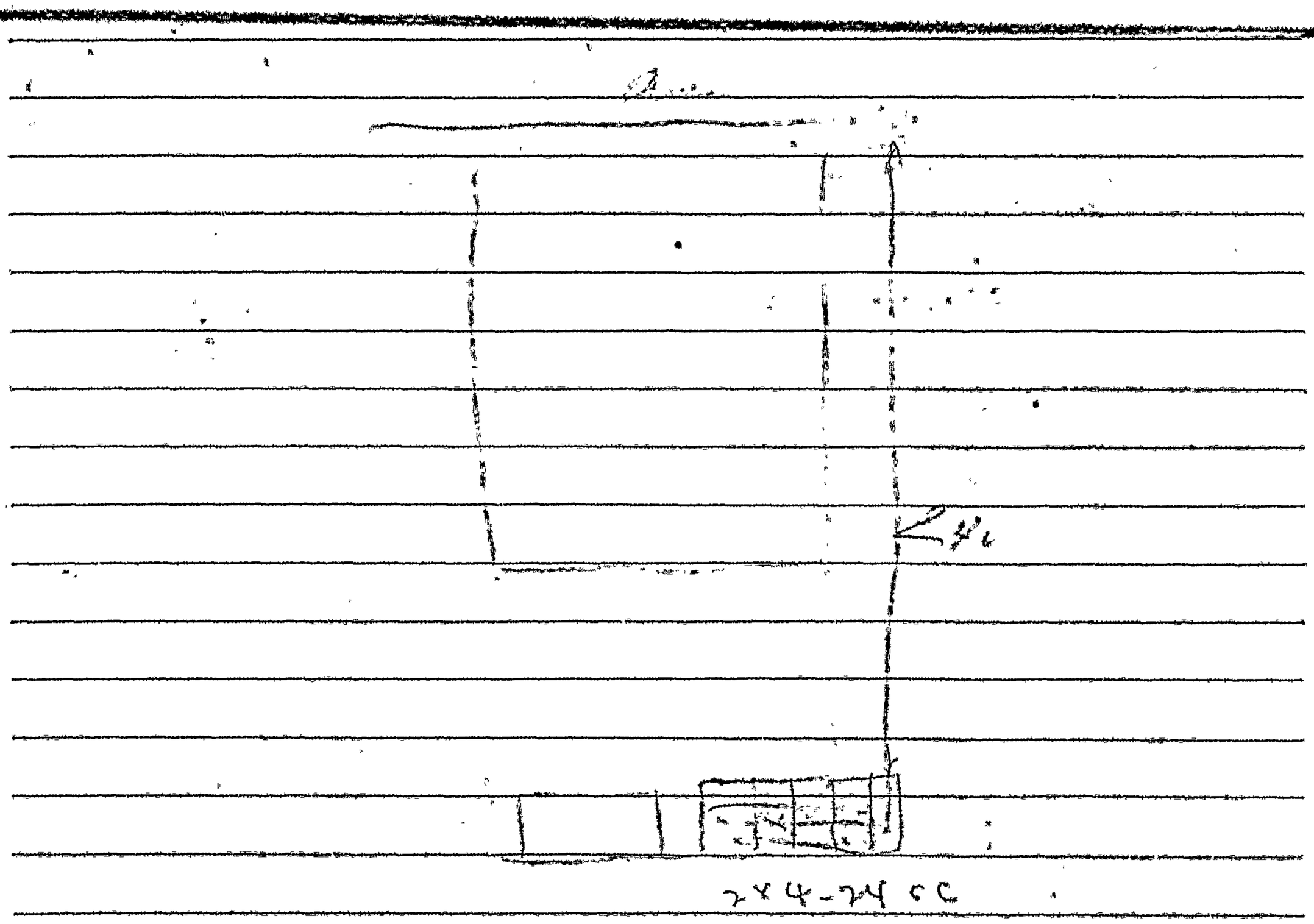
Nov 28. 19 L. O. Hayes.

225

FOR DEPARTMENT USE ONLY

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

REMARKS



Bldg. Form 8

3

USE INK OR INDELIBLE PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

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

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

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

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building } 6600 Avalon Blvd
(House Number and Street)

New location of building } Same
(House Number and Street)

Between what cross streets } 65th & 66th Sts

Approved by City Engineer

Deputy

1. Purpose of PRESENT building Candy factory (Store, Residence, Apartment House, Hotel, or any other purpose) Families Rooms
2. Use of building AFTER alteration or moving Families Rooms
3. Owner (Print Name) HOFFMAN CANDY Co. Phone TW. 9166
4. Owner's Address 6600 Avalon Blvd, L.A. 3
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor H. Pullbright Co. State License No. 50277 Phone RC 0371
8. Contractor's Address 2526 South Hill St, L.A. 7
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment thereto or thereon.) $ 2568.00
10. State how many buildings NOW on lot and give use of each. } (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high Height to highest point
12. Class of building Material of existing walls Exterior framework (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Shopping, work is laying 40# felt & gravel

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

PERMIT NO.	FOR DEPARTMENT USE ONLY			
15762	Plans and Specifications checked	Zone	Fire District No.	Fee
	Corrections verified	Bldg. Line Ft.	Street Widening Ft.	Stamp here when Permit is issued
	Plans, Specifications and Applications rechecked and approved	Application checked and approved JUL 25 1944 Clerk		7-21-44
PLANS Rec'd	For Plans See	Filed with	SPRINKLER Required Valuation Included / Specified Yes—No	Inspector Final Inspect

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

NEW CONSTRUCTION.

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

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

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

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

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

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

Sign Here ..... W. Calloway & Co

(Owner or Authorized Agent)

By ..... H. Ellis

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Termite Inspection
Compensation	Zoning	Street Widening	Forced Draft Vent.

(1)

REINFORCED CONCRETE

Barrels of Cement .....

Tons of Reinforcing Steel .....

(2)

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

..... **Street**

Sign Here .....

(Owner or Authorized Agent)

(3)

No required windows will be obstructed.

Sign Here .....

(Owner or Authorized Agent)

(4)

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

Sign Here .....

(Owner or Authorized Agent)

REMARKS:

WORKMEN'S COMPENSATION INSURANCE

Date 7/20/44

I hereby certify that I am the applicant for this permit, and that in doing the work authorized thereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

W. Calloway & Co

By H. Ellis

3

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

Form B-2
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Lot "C" De Cantillon Tract -LOT EX OF R W COM S 701.30 FT. FROM S E COR OF GAGE AVE. & AVALON BLVD. THE S 100 FT WITH A UNIFORM DEPTH OF 345 FT E **PART OF LOT "C"

Tract

Location of Building 6600 Avalon Blvd (House Number and Street)

Between what cross streets? Gage & 67th Sts

Approved by City Engineer _____ Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Candy Factory (Store, Dwelling, Apartment House, Hotel or other purpose) Families ___ Rooms ___
2. State how long building has been used for present occupancy 22 yrs.
3. Use of building AFTER alteration or moving Candy Factory Families ___ Rooms ___
4. Owner E.A. Hoffman (Print Name) Phone TW 9166
5. Owner's Address 6600 Avalon Blvd P. O. Los Angeles
6. Certificated Architect None State License No. ___ Phone ___
7. Licensed Engineer James A Lynch State License No. 6055 Phone TH 3141
8. Contractor Lynch Construction Co. State License No. 114 Phone TH 3141
9. Contractor's Address 730 East Gage Ave. Eng Eval.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 1,000.00
11. State how many buildings NOW on lot and give use of each. two (2) (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 79 x 220 Number of stories high 2 Height to highest point 40
13. Material Exterior Walls Concrete (Wood, Steel or Masonry) Exterior framework Concrete (Wood or Steel)
14. Describe briefly all proposed construction and work:

Construct Incombustable partition First Floor
Remove Mezz & Partitions
X 2138 Winter

NEW CONSTRUCTION

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

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

Sign here E.A. Hoffman (Owner or Authorized Agent)

DISTRICT OFFICE ___ By ___

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

FOR DEPARTMENT USE ONLY

PLAN CHECKING

Valuation $ 1000 Fee $ 2.00

OCCUPANCY SURVEY

Area of Bldg. ___ Sq. Ft. Fee $

Investigation Fee $
Cert. of Occupancy Fee $
Bldg. Permit Fee $ 1.00
Total $ 3.00

TYPE	Maximum No. Occupants	Private Lot / Public Lot	Number / Permit Lot Keyed	Lot Size	Ft. rear alley / Ft. side alley	Clerk
I	No Change			100 x 345		Murray

GROUP	Plans and Specifications checked	Zone	Fire District		District Map No.
G-1	Plumm	M-2	No. 2 90		4331

For Plans See	Correction Verified	Bldg. Line	Street Widening	Application checked and approved
—	Plumm	— Ft.	— Ft.	Oct 1 1951 Clerk

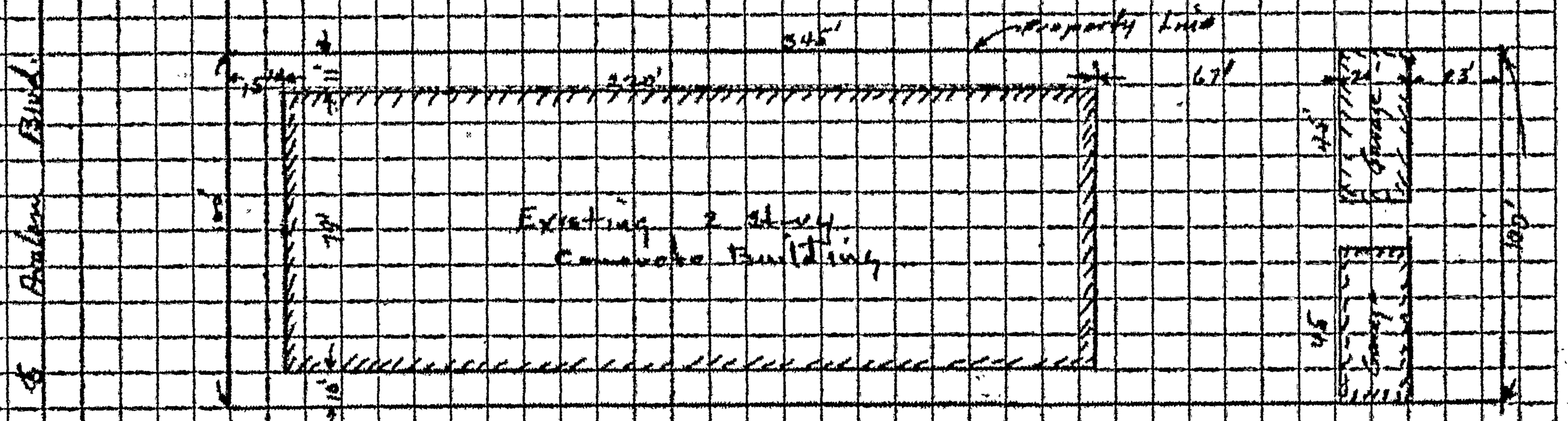
Filed with	Plans, Specifications and Application rechecked and approved.	Continuous Inspection	SPRINKLER Specified—Required Valuation Included Yes— —No	Inspector
—				Plumm

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	OCT 1 1 51		9554		
Supplemental Plan Checking					
Building Permit	OCT 1 7 1951		LA21157		

RECEIPT—NO. (M) — CODE — FEE PAID

9656


Property Line
345'
67'
Existing 2 story
Concrete Building
Garage
Garage
Blvd.
Bonham

3 CITY OF LOS ANGELES

APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B & S B-3—R1.76 DEPT. OF BUILDING AND SAFETY

Ac 2

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT: ARB Lot 10 Part of Lot C	BLK:	TRACT: De Cantillon Tr.
DIST. MAP: 4331	CENSUS TRACT: 2394.00		
2. PRESENT USE OF BUILDING: (12) Candy Factory	NEW USE OF BUILDING: ( ) same	ZONE: M 2-1	
3. JOB ADDRESS: 6600 Avalon Blvd.	FIRE DIST.: TT		
4. BETWEEN CROSS STREETS: 66th St	AND: 67th St	LOT (TYPE): int	
5. OWNER'S NAME: Hoffman Candies	PHONE:	LOT SIZE: inc. legal	
6. OWNER'S ADDRESS: same	CITY:	ZIP:	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
ALLEY: ———			
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE
BLDG. LINE: ———			
9. CONTRACTOR: Greenwood Const.	BUS. LIC. NO.: 227330	ACTIVE STATE LIC. NO.: 384 5322	PHONE
AFFIDAVITS: ZI #730(gj)			
10. BRANCH LENDER	ADDRESS	CITY	
11. SIZE OF EXISTING BLDG. WIDTH: 78 LENGTH: 220	STORIES: 3 2	HEIGHT: 40	NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 Factory & Equip Rm
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS: conc	ROOF: Conc. ~~Wood~~	FLOOR: conc
3 **13.** JOB ADDRESS: 6600 Avalon Blvd.	DIST. OFFICE: LA		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 4,000	CRIT. SOIL: ———		
15. NEW WORK: (Describe) Dust partition to separate operations	GRADING: ———		
HIGHWAY DED.: yes			
NEW USE OF BUILDING: SAME	SIZE OF ADDITION: —	STORIES: —	HEIGHT: —
FLOOD: ———			
TYPE: I	GROUP OCC.: G2/G1	BLDG. AREA: N/C	PLANS CHECKED:
CONS.: ———			
DWELL. UNITS: —	MAX OCC.	TOTAL	PLANS APPROVED:
ZONED BY: Johnson			
GUEST ROOMS: —	PARKING REQ'D: N/C	PARKING PROVIDED: STD N/C COMP. N/C	APPLICATION APPROVED:
FILE WITH			
SPRINKLERS REQ'D SPECIFIED: N/C	CONT. INSP.: N/C	INSPECTION ACTIVITY: COMB / GEN / MAJ. S. / CONS	INSPECTOR

P.C.	S.P.C.	B.P.	T.I.	P.M.	I.F.	G.P.I.	C/O	O.S.
26.35		31.00			//			

P.C. No.

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

TYPIST: mj

CASHIER'S USE ONLY

SEP-27-76 23125 5 •33373 V — 6 CK 26.35

SEP-27-76 23126 5 •33373 V — 1 CK 31.00

STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval 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 having Property Owner's Consent)

				Signature/Date
Bureau of Engineering	ADDRESS APPROVED			Volpe 9-27-76
	DRIVEWAY			
	HIGHWAY DEDICATION		REQUIRED	
			COMPLETED	
	FLOOD CLEARANCE			
	SEWERS	xx	SEWERS AVAILABLE	Volpe 9-27-76
			NOT AVAILABLE	
	NO SEWER/PLUMBING REQ'D.		SFC PAID	
	xx SFC NOT APPLICABLE		SFC DUE	
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐			
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)			
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Traffic	APPROVED FOR			

LEGAL DESCRIPTION

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

G APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — 3 4 2 0 0 5 0 0 0 2 4 — OF GRADING AND FOR GRADING CERTIFICATE

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

1. LEGAL DESCR.	LOT: Port. of C Arb #10	BLK.: -	TRACT: De Cantillon	COUNTY REF. NO.: MP 12-164
DIST. MAP: 102B205/105B205	CENSUS TRACT: 2393			
2. PURPOSE OF GRADING: (70) Underground Tank Removal & Recomp.				ZONE: M2-1
3. JOB ADDRESS: 6600 Avalon Blvd.				FIRE DIST.: II / COUN. DIST.: 9
4. BETWEEN CROSS STREETS: Florence Avenue/ AND GAGE				LOT (TYPE): Int.
5. OWNER'S NAME: Dick Hoffman	PHONE: (213) 749-3226			LOT SIZE: (see map)
6. OWNER'S ADDRESS: 6600 Avalon Blvd.	CITY: LA	ZIP: 90008		
7. PLANS BY CIVIL ENGR.	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY: --
8. CIVIL ENGR. ADDRESS	CITY	ZIP		BLDG. LINE: --
9. ENGR. GEOLOGIST	BUS. LIC. NO.	ACTIVE STATE LIC. NO./CERT. NO.	PHONE	AFFIDAVITS: ZI 1231; ZI 1645; Prior 7/29/62
10. SOIL ENGR.—TESTING AGENCY	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	
11. CONTRACTOR: A. E. Schmidt	BUS. LIC. NO.: 579601-20	ACTIVE STATE LIC. NO.: 199210	PHONE: (213) 875-1434	
12. CONTRACTOR'S ADDRESS: 14212 Lang Station Road	CITY: Canyon Country	ZIP: 91351		
G 13. JOB ADDRESS: 6600 Avalon Blvd.			STREET GUIDE	
14. NUMBER OF CUBIC YARDS: CUT 125	FILL 125			DIST. OFF.: LA / P.C. REQ'D: No
15. MAXIMUM SLOPE: CUT / FILL N/A	RETAINING WALL REQUIRED: YES / NO	BOARD FILE NO.		GRADING: -- / SEISMIC: --
FILL DENSITY TESTS & CERTIFICATION: ☒ 90% REQUIRED ☐ NOT REQUIRED				HWY. DED.: Yes / FLOOD: --
		IMPORT/EXPORT REQ.		FILE WITH: Dean
CALIF. ENVIRONMENTAL QUALITY ACT REQUIREMENTS: EXEMPT / COMPLETED		YARDAGE APPROVED		ZONED BY: 10-02-91 S. Hallstead
		PLANS CHECKED: Dean Lee		TYPIST: sa
BOND: ☐ CASH ☐ SURETY	AMOUNT	APPLICATION APPROVED		INSPECTOR
	DATE POSTED			
	CA #			

08—B-100 (R.8/90)

P.C.	G.P.I. + NP	G.P.I. INSPECTOR
123.50	—	
S.P.C. —	I.F. —	Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC.
G.P. 190.00	O.S.S. 6.27	
ISSUING OFFICE: LA	S.O.S.S. —	
P.C. NO.: CC		

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced.

CASHIER'S USE ONLY

```
02/91 10:56:05AM LA03 T-4692 C 06
GRADING PLAN C          123.50
GRADING PERMIT          190.00
USE STOP                  6.27
      TOTAL             319.77
      CHECK             319.77

      91LA 81952
```

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date X10-2-91 Lic. Class X A-C-21 C-12 Lic. No. X 199210 Contractor X (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. X 7888037 Insurance Company X CNA CAS

☐ Certified copy is hereby furnished.

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

Date X 10-2-91 Applicant's Signature X

Applicants Mailing Address X 14717 LANG STATION RD, canyon country CA 91351

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (See Sec. 91.0202 LAMC)

Lender's Name _____ Lender's Address _____

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

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

Signed X (Owner or agent having property owner's consent) Position X Contractor Date X 10-2-91

22. I certify that all of the land included in the Tentative Tract Map is under my ownership or land on which offsite rights have been granted.

Signed X (Owner or agent having property owner's consent) Position X Contractor Date 10-2-91

3 4 2 0 0 5 0 0 0 2

		Signature/Date
Bureau Engineering	ADDRESS APPROVED	David 10/2/91
	DRIVEWAY	
	FLOOD CLEARANCE	
	DRAINAGE TO WATERCOURSE APPROVED	
	GRADING IN WATERCOURSE APPROVED	
	GRADING ON PUBLIC PROPERTY APPROVED	
	SEWER AVAILIBILITY	
Grad./Plumbing	PRIVATE SEWER SYSTEM APPROVED	
Planning	APPROVED UNDER CASE#	

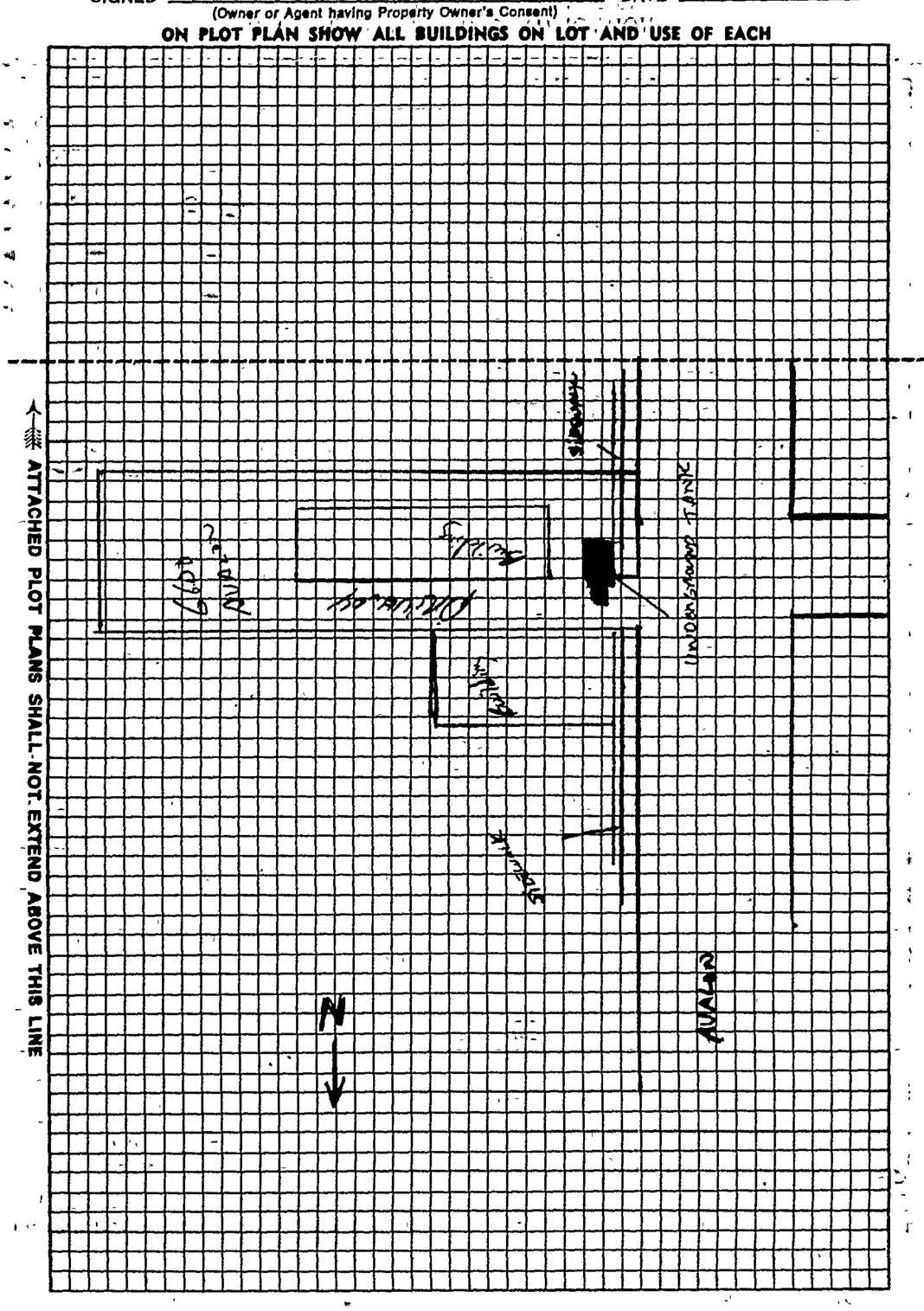
LEGAL DESCRIPTION Cal OSHA #0548353 8/30/91
LAFD #1894 9/27/91

EASEMENT MAINTENANCE CERTIFICATION

UNDER PENALTY OF PERJURY I HEREBY CERTIFY THAT "THE PROPOSED GRADING 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 GRADING DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED." (See Sec. 91.7002(I) (L.A.M.C.)

SIGNED _____ DATE _____
(Owner or Agent having Property Owner's Consent)

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



3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

0 5 3 0 0 5 6

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. — LOT: por c — BLOCK: — TRACT: De Cantillon — CITY CLERK REF. NO.: MP12-164 — DIST. MAP: 105B205 — CENSUS TRACT: 2394.00
2. PRESENT USE OF BUILDING: (12) manufacturing — NEW USE OF BUILDING: ( ) same — ZONE: M2-1
3. JOB ADDRESS: 6600 S Avalon Bl — SUITE/UNIT NO.: — FIRE DIST.: 11 — COUN. DIST.: 9
4. BETWEEN CROSS STREETS: Gage — AND: end of amp — LOT TYPE: int
5. OWNER'S NAME: Enid Madding — ( ) TENANT — ( ) BUILDING — PHONE: — LOT SIZE: irreg
6. OWNER'S ADDRESS: 6600 Avalon Bl — CITY: Los Angeles — ZIP: 90003
7. ENGINEER: Sagherian — BUS. LIC. NO.: 87145918 — ACTIVE STATE LIC. NO.: RCE37138 — PHONE: 502-0222 — ALLEY: --
8. ARCHITECT OR DESIGNER: -- — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE — BLDG. LINE: --
9. ARCHITECT OR ENGINEER'S ADDRESS: 512 E Wilson Ave #210 — CITY: Glendale — ZIP: 91206 — DOCUMENTS/EASEMENTS: SEE MAP ZI1231
10. CONTRACTOR: Goetjen — BUS. LIC. NO.: 200581-A — ACTIVE STATE LIC. NO.: 462824 — PHONE: 213-748-3000
11. SIZE OF EXISTING BLDG. WIDTH: 79 LENGTH: 220 — STORIES: 3 — HEIGHT: — NO. OF EXISTING BUILDINGS ON LOT AND USE: no chagne
12. FRAMING MATERIAL OF EXISTING BLDG. → EXT. WALLS: conc — ROOF: conc — FLOOR: conc

3

13. JOB ADDRESS: 6600 S Avalon Bl — SUITE/UNIT NO.:
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 70,000.00 — DIST. OFF.: LA — P.C. REQ'D: no f
15. NEW WORK (Describe): Add 3 hc bathrooms; remove nonbearing partitons. → 2nd & THIRD Floor — GRADING: -- — SEISMIC: -- — HWY. DED.: yes — FLOOD: --

NEW USE OF BUILDING: manufacturing — SIZE OF ADDITION: none — STORIES: — HEIGHT: — FILE WITH:

TYPE	GROUP OCC.	MAX. OCC.	BUILDING PLANS CHECKED	ZONING	ZONE
nc	nc	nc			oh

DWELL. UNITS	BUILDING AREA	ZONING AREA	APPLICATION APPROVED	TYPIST
	nc	nc		amf

GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	INSPECTOR
	nc	S cnc HC.	PL. / GEN. / MAJ. S. / EQ.	

P.C.	G.P.I. + NP	CONT. INSP.	SYS.	SSYS
399.23			53.02	
S.P.C.	P.M.			
B.P. 469.69	E.I. 14.70			
I.F.	F.H. X			
S.D. N/A	O.S.S. 17.67			
ISS. OFF. WV	S.O.S.S.	SPRINKLERS REQ'D SPEC.		
P.C. NO. COUNTER	C/O	ENERGY NO	DAS YES	

B & S 08-B-3 (R.7/90)

Claims for refund of fees paid on permits must be filed. 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept of B. & S. SECTIONS 22.12 & 22.13 LAMC.

Unless a shorter period of time has been established by an official action, plan check approval expires one year after the fee is paid and this permit expires two years after the fee is paid or 180 days after the fee is paid if construction is not commenced

CASHIER'S USE ONLY

11/25/91 09:55:20AM WV01 C 15
BLDG PLAN CHEC 399.23
BLDG PERMIT CO 469.69
EI COMMERCIAL 14.70
SYS DEV 53.02
ONE STOP 17.67
TOTAL .31
CHECK .31

REFUSES TO PAY

NEW AFFIDAVITS

91WV 20076

PLAN CHECK EXTENDED TO _____ PER

ADMINISTRATIVE APPROVAL DATED _____

BY _____

D.A.D. PLANS CHECKED

HOUSING MITIGATION FEE ORDINANCE

☐ REQUIRED ☐ EXEMPT

ASBESTOS NOTIFICATION

Check Box: ☐ Notification letter sent to AQMD or EPA.

☐ I declare that notification of asbestos removal is not applicable to addressed project.

Signature _____ Date 11-25-91

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

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

Date 11-25-91 Lic. Class A C-21 Lic. Number 462824 Contractor _____ (Signature)

OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

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

Policy No. 1K38139-91 Insurance Company STATE COMP FUND

☐ Certified copy is hereby furnished.

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

Date 11-25-91 Applicant's Signature _____

Applicant's Mailing Address 19011 JAMES Road BAKERS

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant's Signature _____

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

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed _____ (Owner or agent having property owner's consent) | CONTRACTOR Position | 11-25-91 Date

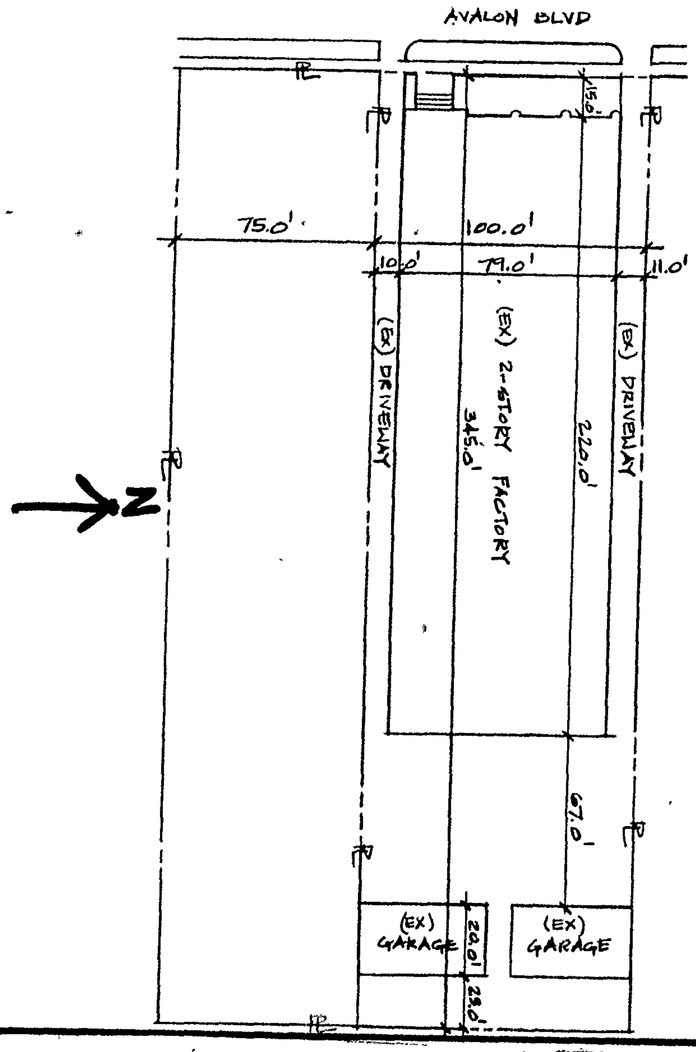
Bureau of Engineering	ADDRESS APPROVED		
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED / COMPLETED	
	FLOOD CLEARANCE		
Public Works Improvement	Required YES ☐ NO ☐ PERMIT	#	
SEWERS RES. NO. CERT. NO.		SEWERS AVAILABLE / NOT AVAILABLE	
	SFC NOT APPLICABLE	SFC PAID / SFC DUE	
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Comm. Safety	APPROVED FOR ISSUE ☐ NO FILE ☐	FILE CLOSED ☐	
CEQA			
Fire	APPROVED (TITLE 19) (L.A M.C.-S700)		
	APPROVED - HYDRANT UNIT, ROOM 920 CHE		
CRA	APPROVED PER REDEV. PROJECT		
Transportation	APPROVED FOR DRIVEWAY LOCATION		
	APPROVED FOR ORD. #		
Planning	WORK SHEET #		
	APPROVED UNDER CASE #		
	LANDSCAPE / XERISCAPE		
	SIGHT PLAN REVIEW		
Housing	HOUSING AUTHORITY AFFIDAVIT NO.		
Construction Tax	RECEIPT NO.	DWELLING UNITS	
Cultural Affairs			
Rent Stabilization Division			

~~FIRE HYDRANT FEE NOTICE: THE CITY OF LOS ANGELES MAY AMEND THE FIRE HYDRANT FEE ORDINANCE. (LAMC SECTION 91.0304 (b) 8). THE OWNER OF THE PROJECT DESIGNATED IN THIS PERMIT SHALL BE OBLIGATED TO PAY TO 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.~~

LEGAL DESCRIPTION

DE CONTILLON TRACT LOT EX OF [illegible]

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

Architectural
Resources Group

Exhibit 4. Newspaper Articles

E. A. Hoffman Candy Co.

TYPIFYING California's slogan of success, "The Best of Everything," the E. A. Hoffman Candy Company was established in Los Angeles in 1913 and its continued growth since that time is sufficient proof that the products of this company rank among the best of California candies.

The Hoffman Candy Company began with a force of six people working in the factory and one salesman selling goods in Los Angeles county exclusively. From inception the company has constantly expanded until at present it has about 100 employees working in the factory and sixteen men on the road selling its products as far east as the Mississippi River and throughout the entire Northwest. The company's original floor space was 1280 square feet; today the factory occupies over 20,000 square feet.

While the company has representatives as far east as the Mississippi River, many mail orders are received from the Eastern States from dealers who sell only the highest grade candies on the market, the company is also represented in the Philippines, the Hawaiian Islands and China.

Realizing that perfection can be obtained only through specialization, the Hoffman Candy Company specializes in chocolates. No other candy is made. Some of the company's leaders in fancy box chocolates are "Betsy Ross" and "Bohemian Girl." Other brands manufacteured by this company are "Jazzland," "Apple Blossom," "Whipped Cream," "Nuts and Fruits," "Garden of Allah," "Assorted Nut Boxes" and "Springtime Chocolates."

The Hoffman Candy Company maintains one of the largest and best equipped factories on the Pacific Coast for the manufacture of high-grade chocolates. Only the purest and best ingredients are used in the manufacture of Hoffman candies and the centers of all chocolates contain only pure fruit for flavoring purposes.

The Hoffman Candy Company employs only the highest class workers in its factory. These employees work under the most sanitary conditions and Hoffman candies are doubly safeguarded from any impurities. Mr. E. A. Hoffman located the first plant at 641 Central avenue. The popularity of Hoffman's chocolates was such that in a comparatively short time it was necessary for the company to remove to 611 East Ninth street, and a short time later another move was necessary to larger quarters at 634-36-38 South San Pedro street, which is its present location. Associated with Mr. Hoffman in the candy company and largely responsible for the growth and success of the company are Mr. Ben Myerson, general sales manager, and H. C. Bartosh, office manager. This trio has made the name of the Hoffman Candy Company synonymous with good chocolates.

Los Angeles Times, October 5, 1924

Candy Company Leases Building for Expansion

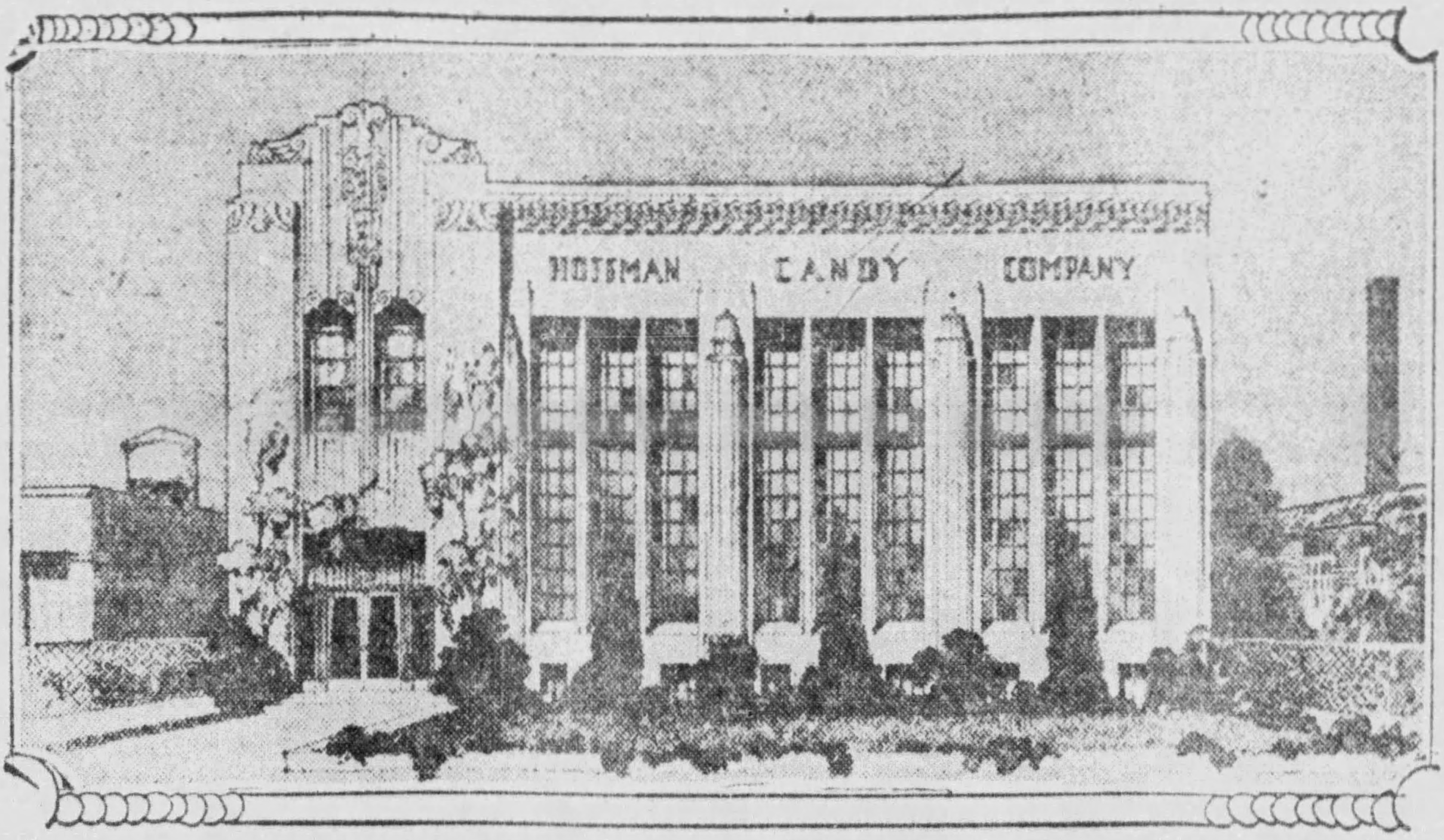
The E. A. Hoffman Candy Company has leased for a term of years the one-story brick building located at 2473-75 Hunter street, according to J. W. Lewis Company. The Parker Webb Company is the lessor and S. G. Ries of the Lewis Company represented both parties in the negotiations. The space leased is provided with trackage and will be occupied in addition to the company's permanent location at 634 South San Pedro street, where the general offices and manufacturing plant are maintained. The additional space will be used as a receiving point for raw materials as well as a distributing point for the finished product, both of which operations involve carload shipments.

It is interesting to note that the Hoffman Candy Company is a local corporation established about ten years ago, and during that time it has outgrown three locations.

Los Angeles Times

CANDY COMPANY PLANS NEW HOME

Two-Story Structure for E. A. Hoffman on Avalon



Architect Plummer Preparing Design

PLANS have been approved and ground will be broken within a short time for the E. A. Hoffman Candy Company's daylight factory, to be located at 6600 Avalon Boulevard. Charles F. Plummer, architect and engineer, now is preparing working drawings for this project.

The building site has a frontage of 100 feet on Avalon Boulevard and a depth of 345 feet to a spur track for carload handling.

The building proper will be of Class A construction, 79x220 feet, two stories and a basement, with provision for future expansion. It will be equipped in the most modern manner for manufacturing and distributing its products, and will be the largest candy factory devoted to fine chocolates west of the Mississippi River, it is asserted.

Arrangements now are under way for the installation of modern and efficient equipment for volume production. Special air conditioning equipment will be installed and a large portion of the building will be insulated to insure proper temperatures. Labor-saving machinery will be installed for the handling of the raw materials, and special attention has been given to the flow of goods through the factory.

The E. A. Hoffman Candy Company had its inception fifteen years ago. It has grown steadily since that time, and now is recognized as one of the leading houses in the manufacture of chocolates in the West. From a small local business a few years ago the concern has grown to where its output is shipped in carload lots to various points throughout the country.

The company is a closed corporation with the following personnel: E. A. Hoffman, president; Ben Myerson, vice-president; H. C. Bartosh, secretary-treasurer.

COUNTY FILINGS INCREASE

Long Beach First in Volume of Business in Cities Outside of Los Angeles

Continuing its steady upward movement, the filing of instruments in Los Angeles county for the week ending the 19th inst. showing a total of 8215 as compared with 8159 for the previous week, according to figures compiled by the Title Guarantee and Trust Company.

In numbers of instruments filed in nine communities, Long Beach was first, with San Fernando Valley second and Glendale third. In valuations Long Beach led with a total of $883,062 followed by San Fernando Valley, $415,633; Glendale, $209,124, and Pasadena, $244,982.

Deeds, mortgages, trust deeds and valuations for the nine communities for the week ending the 19th inst., as compared with the January 12 period, follow:

WEEK ENDING JANUARY 19, 1929

	Deeds.	Mtgs.	Trust deeds.	Amt.
Long Beach ...	206	20	121	$ 883,062
San Fernando Valley	202	15	97	415,633
Glendale	86	15	59	209,124
Pasadena	62	18	29	244,982
Inglewood	46	7	25	75,278
Burbank	46	4	24	73,918
Santa Monica..	43	5	30	187,603
Beverly Hills ..	38	8	36	422,058
Alhambra	38	4	53	172,279
Total				$2,683,937

WEEK ENDING JANUARY 12, 1929

	Deeds.	Mtgs.	Trust deeds.	Amt.
San Fernando Valley	210	11	203	$ 385,785
Long Beach ...	192	13	127	761,870
Glendale	90	15	76	502,622
Burbank	57	3	34	85,012
Pasadena	50	18	31	282,247
Beverly Hills ..	49	8	40	337,355
Santa Monica..	48	7	42	230,769
Alhambra	34	9	36	107,880
Inglewood	27	4	27	67,018
Total				$2,760,558

Comparative filings for the last

LEASE DEALS ON BUSINESS UNITS SIGNED

Three Contracts Aggregating $60,000 Reported by Campbell Company

Three business and industrial property leases involving a total consideration of $60,000 were consummated last week through the W. Ross Campbell Company, business property brokers, by Clem S. Glass, vice-president.

The entire north one-half of the third floor in the McComas Building, Class A structure, located on the southwest corner of Eighth and Los Angeles streets, was leased to A. F. Towler for a term of six years. The rental for the period is said to approximate $25,000. A. F. Towler is the Pacific Coast representative of the Bigelow Hartford Carpet Company.

Adams-Goodman Company, retailers and wholesalers of sporting

Hoffman's "LADYE FAIR" CHOCOLATES

50¢ A POUND BOX

TWO POUND BOX $1

You'll say so, too . . .

"The Best I've Ever Tasted"

These delicious, creamy "Ladye Fair" chocolates by Hoffman are the best chocolates you have ever tasted and are guaranteed to please you better than any chocolates that cost much more.

Every luscious piece is a tempting tasty surprise. "Ladye Fair" chocolates are made fresh every day by Hoffman's candy experts in spic and span candy kitchens . . . daintily boxed and cellophane wrapped to insure perfect candy satisfaction.

Remember—Hoffman's candies have been famous for their quality for more than twenty years.

At your nearest Drug Store or Confectioner

"You would guess they cost much more"

MEN & WOMEN—

To work at HOFFMAN CANDY Co.
No experience required. Fine opportunity for housewives & students to earn money for Christmas.
Pleasant work in modern factory.
Day shift. 8 to 4 p.m.

Apply 6600 AVALON BLVD.

CHOCOLATE DIPPERS

MODERN CANDY FACTORY

TOP WAGES

Excellent Working Conditions

E. A. HOFFMAN CANDY CO.

6600 AVALON BLVD.

Los Angeles Times, November 7, 1956

Candy Firm Founder's Funeral Set Friday

Funeral services for Elic Adam Hoffman, 73, owner and president of the Hoffman Candy Co., will be conducted at 10:30 a.m. Friday at the Church of the Recessional, Forest Lawn Memorial-Park. Entombment will follow under direction of the Forest Lawn Mortuary.

Mr. Hoffman entered the retail candy business in 1912 with a small shop to become a pioneer candy manufacturer in this area. His firm's product is distributed throughout the nation today and until his death last Monday at Good Samaritan Hospital, he had been active in its management.

He was a native of Cleveland and moved to Los Angeles in 1900 after serving in the Spanish-American War.

Mr. Hoffman leaves his widow, Florence, of 1103 S Wilton Place; a son, Richard; three daughters, Miss Dorothy Hoffman, Mrs. Enid Madding and Mrs. Helen Barker, and four grandchildren.

Hoffman Cup-o-Gold SWEEPSTAKES

Nothing to Write! Easy to Win! A Southern California Sweepstakes—Not National—Not Statewide

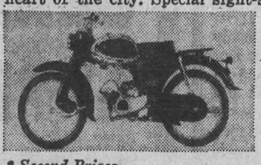
WIN A 6 DAY FIESTA IN MEXICO CITY

INTERCONTINENTAL
REFORMA

CMA
MEXICANA

10 First Prizes

A fabulous fiesta for two! Fly Mexicana Airlines to glamorous Mexico City. 5 nights, 6 fun-filled days at the luxurious Reforma Intercontinental Hotel in the heart of the city. Special sight-seeing tours included.

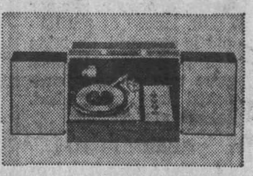


3 Second Prizes

YAMAHA Riverside 55—Outstanding new performer! Rotary valve fuel system. 4-speed ball lock transmission, front and rear suspension. Join the fun of motorcycle sports with a YAMAHA.

5 Third Prizes

MOTOROLA Cadet 12" Portable TV—Lightweight, all 82 channel, UHF/VHF. Antenna in handle. Fits in a bookcase, under kitchen cabinets.



8 Fourth Prizes

G.E. Stereo "600"—High-style new portable. Completely transistorized. Detachable speakers. Flip-down changer. Deluxe features.

300 Fifth Prizes

CAPITOL Record Albums—Brand new Capitol release, *Portrait Of My Love*—The Lettermen. Includes *"Everybody Loves Somebody"*, *"People"*, 10 others.

Capitol RECORDS

AT YOUR FAVORITE MARKET OR CANDY COUNTER

RULES: Fill in the entry blank and enclose with one Hoffman's CUP-O-GOLD wrapper or reasonable facsimile.

Sweepstakes entries must be postmarked no later than midnight April 30, 1965, and received no later than May 5, 1965. Enter as often as you like, but all entries must be mailed separately. Winners will be selected by an independent judging organization within 30 days after close of Sweepstakes. No more than one prize per family. Winners will be notified by mail. All selections will be final. First Prize trips must be utilized within one year after notification. Employees of Hoffman's Candy Company and its advertising agency are ineligible. Void where prohibited by law.

Name_____

Address_____

City_____ State_____ Zip_____

MAIL TO:

Hoffman's Candy Co., P.O. Box 253, Glendale, California

Los Angeles Times, July 6, 1967

Business & People

Don Cunningham has been promoted to general manager of Foote, Cone & Belding's Los Angeles office . . . **Russell D. Albers,** president of McFarlane's Candies of Southern California Inc. and **Richard L. Hoffman,** president of Hoffman Candy Co., have been elected to the board of directors of the Chicago-based National Confectioners Assn.

Los Angeles Times, July 13, 1973

Business and People

Martin Elenbaas has been named regional vice president in charge of all Bank of America community offices in Central, South and East Los Angeles and in the San Gabriel Valley. Elenbaas succeeds Hubert C. Perry who plans to retire soon after 35 years of service with B of A.

John D. Bippart has been appointed vice president, marketing manager, for Century Carpet Mills Inc. . . . **James E. Sargeant** has been elected vice president and regional manager of Reynolds Aluminum Supply Co., Los Angeles unit of Reynolds Metals Co.

Jackson (Jack) Key has been named regional vice president, West Coast, for the Chilton Co., Radnor, Pa., and will headquarter in Los Angeles. . . . **Richard L. Hoffman,** president, Hoffman Candy Co., Los Angeles, has been elected a vice president of the National Confectioners Assn.

Los Angeles Times, January 13, 1980

Hoffman Candy Co. was fined $3,-750 after pleading "no contest" to 10 health and sanitation charges relating to food contamination and dirty premises. Inspectors found live moths, fruit flies, cockroaches and rodent pellets in several locations, according to Lynn Miller, deputy Los Angeles city attorney. She said the ingredients were ordered destroyed by health inspectors. In addition to the fine, Hoffman was ordered not to commit any further violations in the next two years.

Three Auctions! Processing & Packaging Equipment

Tuesday, Dec 5th at 10 am • Kellogg's Salado Canada, Inc.

Complete Jam and Jelly Department

Modern well maintained production line with stainless steel batch cooking and mixing system, Manzini rotary coil batch evaporator system with homogenizer, vacuum pan system, and complete glass filling and packaging line for 250 ml, 375 ml, 500 ml and 750 ml bottles. • 6700 Finch Avenue West • Rexdale (Toronto Area) Ontario--Canada • Plant Phone: 416-675-5200 • Inspect: Monday, Dec. 4, from 9 am to 4 pm

---

Thursday, Dec. 7th at 10 am • Hoffman Candy Company

Large Candy Plant

Sale Highlights include: Greer & National 34" bar coating lines, NID starch molding plant, stainless and copper cooking kettles, marshmallow systems, packaging and wrapping machinery, bulk sugar system, material handling equipment & office furniture. • 6600 Avalon • Los Angeles, California • Plant Phone: 213-759-9165 • Inspect: Wednesday, December 6, from 9 am to 4 pm

---

Tuesday, Dec. 12th at 10 am • Warner Lambert Co.

Huge Equipment Inventory

Special offering of modern equipment for the pharmaceutical, cosmetic, chemical, food & candy industries. Partial listing of equipment includes wrappers, cartoners, fillers, labelers, unscrambles, coders, cappers, casers, form fill & seal machines, centrifuges, mixers, mills, filters, tablet presses, capsule fillers, vial packaging department, candy equipment, pumps, lab equipment, kettles & tanks, material handling and plant utility equipment. Many items stainless steel and like new. • 182 Tabor Road • Morris Plains, New Jersey • Plant Phone: 201-540-3933 • Inspect: Monday, December 11, from 9 am to 4 pm

RABIN BROTHERS AUCTIONEERS
RABIN BROTHERS AUCTIONEERS & APPRAISERS

660 Third Street
San Francisco, CA 94107
[415] 543-9500 FAX **[415] 543-2578**

Henry & Irving Rabin, Auctioneers—CA State Lic Nos 190, 191, 192

Los Angeles Times, June 12, 1992

DAVE OCHSNER / For The Times

Dave Swiercinsky, left, and Russell Sifers stand behind trays full of Valomilk candy stacked to cool.

SMALL BUSINESS / JANE APPLEGATE

Many Family Food Firms Thriving

America's new passion for the comfortable and familiar is revitalizing scores of small, family-owned food businesses across the country, according to the author of a book showcasing the tiny enterprises.

"There are wonderful products that have been made in this country for decades," said Allison Engel, co-author of "Food Finds" (Harper Perennial, $16), a guide to 400 companies producing domestic delicacies from smoked lobster to caramel corn. "Almost all these companies are thriving, even in these tough economic times."

Engel and her sister, Margaret, both journalists, spent about 10 years traveling across the country visiting the small businesses they profiled. Their book dispels the myth that the best food is imported. "Think about how long imported food has been sitting on loading docks," Engel pointed out.

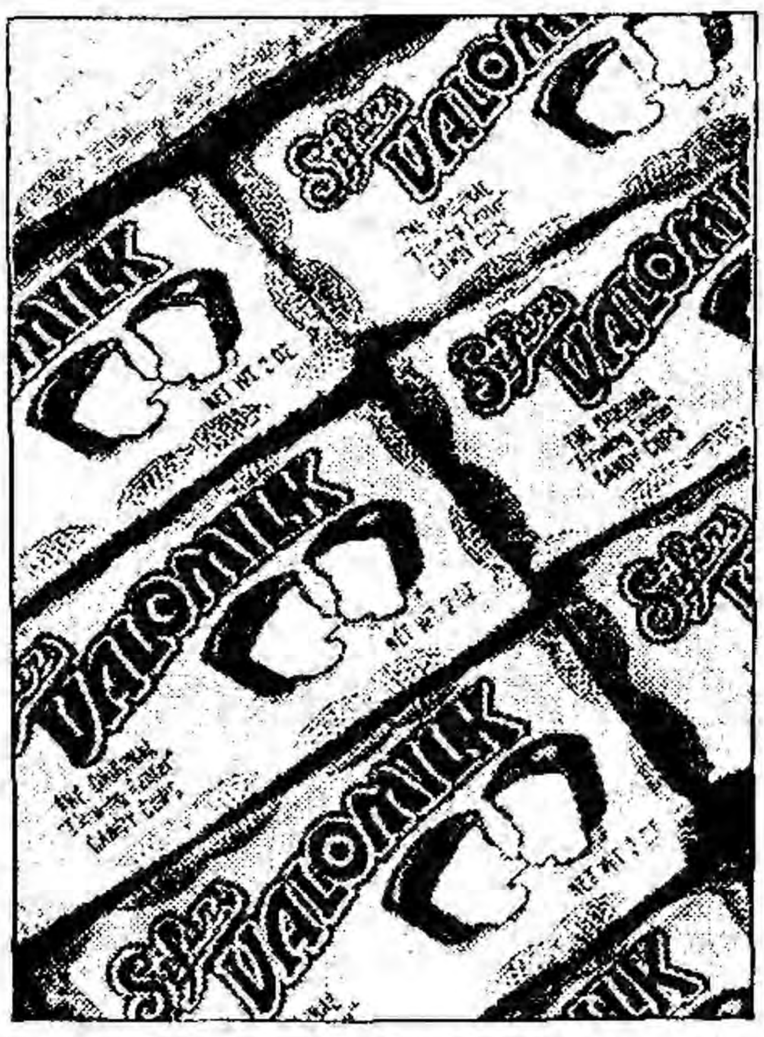
She said most of the successful food businesses are family-owned and have been around for generations. They generally make one product and make it well.

"The people work extremely hard," Engel said. "But they are happy, have a lot of control over their lives and take a great deal of pride in what they make."

One of the Engels' favorite businesses is Sifers Candy Co. in Merriam, Kan. Russell Sifers, a former General Motors production worker, resurrected the family's flagship candy, Valomilk, in 1987.

If you grew up in the Midwest, you'll remember Valomilk as the chocolate cup candy that dribbled creamy marshmallow down your chin.

Created by Harry Sifers in the early 1930s, Valomilk was known



Valomilk and other older candy brands are making a comeback.

for its delicious "flowing center," made from corn syrup, sugar, egg whites, salt, water and vanilla. Sixty years later, the sweet, gooey stuff still flows out of a delicious milk chocolate cup.

Hoping to increase production and expand distribution nationwide, the Sifers sold the company to Los Angeles-based Hoffman Candy Co. in 1970.

"In the 1970s, we were in a merger mania," Russell Sifers says. "The big candy companies were gobbling up the little guys."

For a while, Valomilk seemed compatible with Hoffman's other candies, including Cup O' Gold, a similar filled chocolate cup confection.

"The sale sounded good to us, but it just didn't work out," Sifers said. The Sifers resisted Hoffman's desire to cut production costs by using less-expensive ingredients. Hoffman stopped making Valomilk about 1980.

A few years later, Sifers obtained the rights to the Valomilk name from Hoffman. He began making it again in 1987, using the original copper pots his grandfather did.

Richard Hoffman, who sold his trademarked candy lines and machinery to Adams & Brooks Candy Co. in Los Angeles, agrees with Sifers that older brands of candy are gaining popularity.

"There was a period when I thought Mars and Peter Paul and Nestle were going to buy us all out of the market, but I believe we are coming back," said Hoffman, who oversees production of Cup O' Gold at Adams & Brooks.

Meanwhile, back in Kansas, Sifers said he's happy that Valomilk is back on the shelves after disappearing for nearly a decade. Sales are still under a million dollars a year, but he's signing up new distributors every month.

Today, six or seven employees help Sifers produce about 700 cases a month. Although distribution is still limited to the Midwest, sales are growing, and Sifers will fill mail orders if it's not too warm outside. Valomilk has a low melting point and doesn't do well in airplanes because it springs leaks at high altitudes.

(Depending on the weather, Sifers will ship you 24 packages, each with two Valomilks, for $19.95, which includes shipping. The address is: 5112 Merriam Drive, Merriam, Kan. 66203.)

Jane Applegate is a syndicated columnist and author. Write to her through the Los Angeles Times, Times Mirror Square, Los Angeles, Calif. 90053.

Architectural
Resources Group

Exhibit 5. Existing Conditions Photos, ARG, 2021

Property overview showing primary (west) façade, view southeast (ARG, 2021).

Primary (west) façade, view northeast (ARG, 2021).

Primary (west) and south façades, view northeast (ARG, 2021).

South façade, view northeast (ARG, 2021).

North and primary (west) façades, view southeast (ARG, 2021).

Detail: primary entrance (ARG, 2021).

Detail: vertical massing and upper portion of primary façade (ARG, 2021).

Detail: upper portion and parapet on primary façade (ARG, 2021).

Detail: divided light steel windows and ornamental fluted columns on primary façade (ARG, 2021).

Architectural
Resources Group

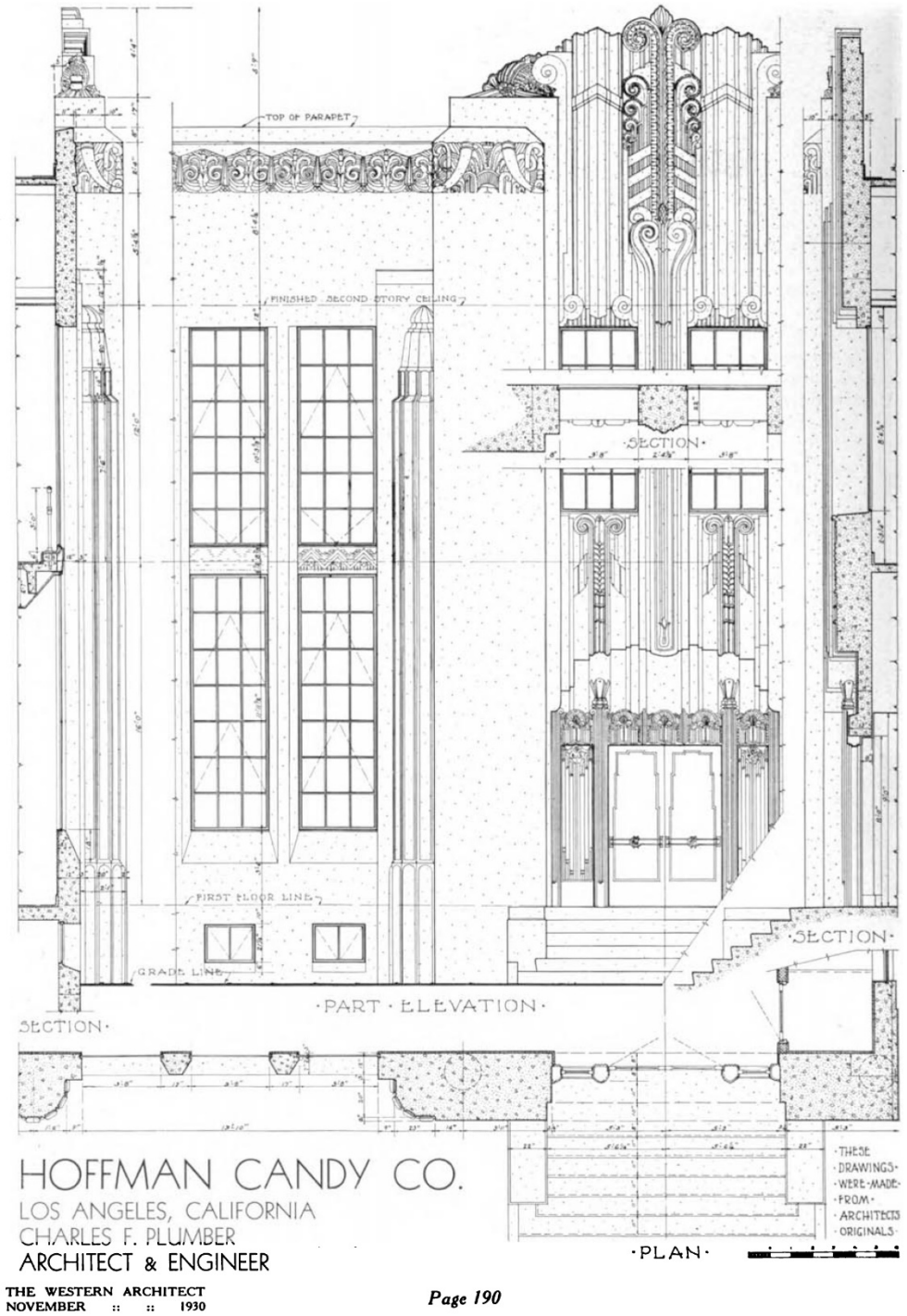
Exhibit 6. Historical Photos and Drawings

Architectural
Resources Group

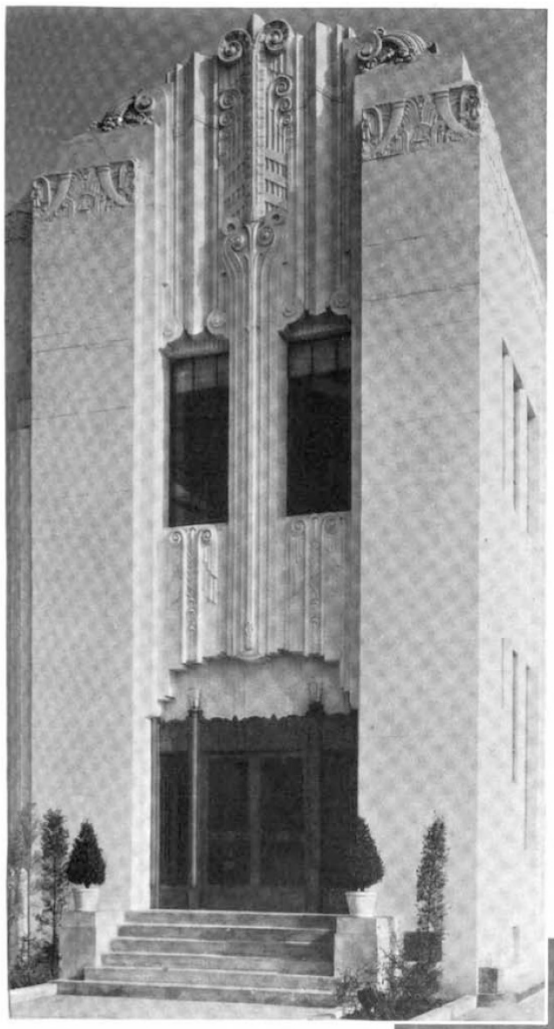
Hoffman Candy Co., Los Angeles Public Library, Security Pacific National Bank Collection, 1929.

Hoffman Candy Co., USC Digital Library, Dick Wittington Studio, 1929.

Hoffman Candy Co., California State Library, Mott Studios, 1930.



The Western Architect, November 1930.



HOFFMAN
CANDY CO.
LOS ANGELES, CALIFORNIA
CHARLES F. PLUMBER
ARCHITECT & ENGINEER

Page 191

CURRENT ARCHITECTURE
NOVEMBER 1930

The Western Architect, November 1930.

Architectural
Resources Group

Exhibit 7. Parcel Profile Report

City of Los Angeles
Department of City Planning

2/3/2022
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
6600 S AVALON BLVD

ZIP CODES
90003

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2019-4000-ZC-GPA-HD-CPIO
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-1990-346-CA
CPC-1983-506
ORD-185925
ORD-185924-SA2485
ORD-180103
ORD-171682
ORD-171681
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-2196-SE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
PRIOR-07/29/1962

Address/Legal Information	
PIN Number	105B205 1310
Lot/Parcel Area (Calculated)	34,004.3 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID D7
Assessor Parcel No. (APN)	6007018010
Tract	DE CANTILLON TRACT
Map Reference	M B 12-164
Block	None
Lot	PT LT C
Arb (Lot Cut Reference)	10
Map Sheet	102B205
	105B205
Jurisdictional Information	
Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Community and Neighbors for Ninth District Unity
Council District	CD 9 - Curren D. Price Jr.
Census Tract #	2393.30
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	M2-1-CPIO
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2488 Redevelopment Project Area: Council District 9
	ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
General Plan Land Use	Light Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
Subarea	Industrial Innovation
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No

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

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC)	Tier 1
RPA: Redevelopment Project Area	Council District 9
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: 66th Street Elementary
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	6007018010
Ownership (Assessor)	
Owner1	PAK,SOON CHUN N
Address	12128 LOUISE AVE GRANADA HILLS CA 91344
Ownership (Bureau of Engineering, Land Records)	
Owner	PAK, NANCI SOONCHUN
Address	3000 W. OLYMPIC BL. LOS ANGELES CA 90006
APN Area (Co. Public Works)*	0.728 (ac)
Use Code	3420 - Industrial - Food Processing Plant - Other - One Story
Assessed Land Val.	$438,006
Assessed Improvement Val.	$601,862
Last Owner Change	03/06/2017
Last Sale Amount	$9
Tax Rate Area	6659
Deed Ref No. (City Clerk)	896708
	790306
	3266
	290476,77
	2152138
	1871368-70
	1685467-68
	1195846
	1083363
Building 1	
Year Built	1929
Building Class	AX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	55,471.0 (sq ft)
Building 2	
Year Built	1930
Building Class	DX
Number of Units	0
Number of Bedrooms	0

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Number of Bathrooms	0
Building Square Footage	200.0 (sq ft)
Building 3	
Year Built	1964
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	16,000.0 (sq ft)
Building 4	
Year Built	1966
Building Class	C5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6007018010]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.3104816
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	SOUTH LOS ANGELES INDUSTRIAL TRACT (GOODYEAR)
Hubzone	Qualified
Opportunity Zone	Yes

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Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 6007018010]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1395
Fire Information	
Bureau	South
Batallion	13
District / Fire Station	33
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2019-4000-ZC-GPA-HD-CPIO
Required Action(s):	ZC-ZONE CHANGE GPA-GENERAL PLAN AMENDMENT HD-HEIGHT DISTRICT CPIO-COMMUNITY PLAN IMPLEMENTATION OVERLAY AMENDMENT AND ESTABLISHMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENTS, ZONE CHANGE, HEIGHT DISTRICT CHANGE, AND AMENDMENTS TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO, SOUTH LOS ANGELES CPIO, AND SOUTHEAST LOS ANGELES CPIO AS PART OF THE SLAUSON CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2772-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	CD9 CORRIDORS REDEVELOPMENT PLAN. A PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE CD9 CORRIDORS REDEVELOPMENT PLAN.
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2017-2196-SE
Required Action(s):	SE-STATUTORY EXEMPTIONS
Project Descriptions(s):	N/A: LADOT SIGN-OFF
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

ORD-185925

ORD-185924-SA2485

ORD-180103

ORD-171682

ORD-171681

ORD-162128

PRIOR-07/29/1962

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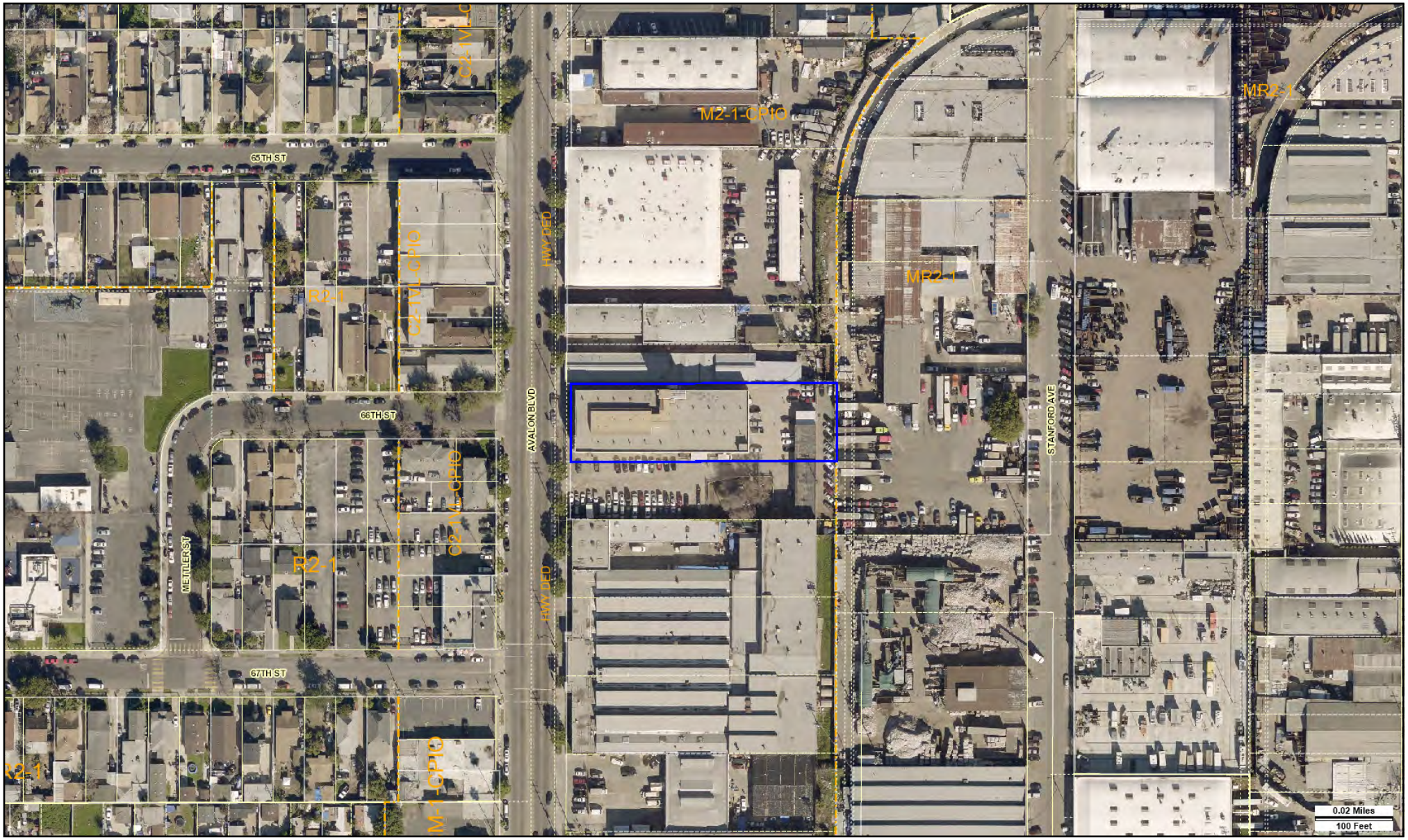
ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

02/03/2022

City of Los Angeles
Department of City Planning



Address: 6600 S AVALON BLVD
APN: 6007018010
PIN #: 105B205 1310

Tract: DE CANTILLON TRACT
Block: None
Lot: PT LT C
Arb: 10

Zoning: M2-1-CPIO
General Plan: Light Industrial

N
W
E
S

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- HQ Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- e Important Ecological Area
- e Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- M MTA / Metrolink Station
- M MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- P Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- E Public Elementary (Proposed Expansion)
- E Public Elementary School
- E Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- sm Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells