

MARSHALL-SETNAN BUILDING
301-303 North Avalon Boulevard; 105 West C Street
CHC-2022-1485-HCM
ENV-2022-1486-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 21-1221](#)
3. [Commission/ Staff Site Inspection Photos—March 31, 2022](#)
4. [Categorical Exemption](#)
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-2022-1485-HCM
ENV-2022-1486-CE

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

Location: 301-303 N. Avalon Boulevard;
105 W. C Street
Council District: 15 – Buscaino
Community Plan Area: Wilmington – Harbor City
Land Use: Limited Industrial
Zoning: [Q]CM-1VL-O-CUGU
Area Planning Commission: Harbor
Neighborhood Council: Wilmington
Legal Description: New San Pedro Tract, Block 12,
Arb 2 of Lot FR 4

EXPIRATION DATE: The original expiration date of May 18, 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.

PROJECT: Historic-Cultural Monument Application for the MARSHALL-SETNAN BUILDING

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: LA Harbor Medical Center, LLC
301 North Avalon Boulevard
Wilmington, CA 90744

Cordova Investment, LLC
c/o Norman S. Solomon
929 East 2nd Street, #101
Los Angeles, CA 90012

APPLICANT: City of Los Angeles
221 North Figueroa Street, Ste. 1350
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.

FINDINGS

- The Marshall-Setnan Building “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of commercial development located along a former streetcar line in Wilmington.

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

The Marshall-Setnan Building is a two-story commercial building located at the northwest corner of North Avalon Boulevard and West C Street in Wilmington. Constructed in 1924 by the Harbor Construction Company, it was designed in the Italian Renaissance Revival architectural style by architect Marshall P. Wilkinson (1892-1969) for businessmen T.B. Marshall and Daniel S. Setnan as an office building with ground floor retail. Currently, the building serves as a medical center. The subject property was misidentified in the citywide historic resources survey, SurveyLA, and the Council Motion (CF 21-1221) as the former location of the Wilmington Post Office; the post office was never at this location.

In Wilmington's early years as a Civil War military post-turned-small town, the arrival of the railroad in 1869 drew new residents and led to commercial development in the community. Many of the early businesses and social institutions serving the town were located along the north-south thoroughfare of Canal Street (now Avalon Boulevard), which connected Wilmington's residential neighborhoods. The arrival of the Pacific Electric line in 1904 provided Wilmington with a quick and affordable connection to Los Angeles and spurred further growth in population, businesses, and social institutions. Pacific Electric's Dominguez line cut diagonally through Wilmington from the northeast to the southwest, and the town obtained a stop on this line on Canal Street between Second and Third Streets (today's C and D Streets). By the time of the area's annexation to the City of Los Angeles in 1909, a renewed commercial district was emerging along Canal Street north of First Street, and growth of Wilmington's commercial center continued through the 1920s. The discovery of oil on nearby Rancho San Pedro in 1920 further contributed to Wilmington's development boom. Lots were divided and residences constructed. The peak of development occurred between 1925 and 1929, when a number of new businesses were established on Avalon

Boulevard (renamed from Canal Street), including the West Coast Granada Theater (1925, HCM #1245).

The subject property is rectangular in plan with a chamfer at the southeast corner, facing the intersection of Avalon Boulevard and C Street. It directly abuts a one-story commercial building to the north and a parking lot to the west. It is of masonry construction with a flat roof and a parapet. The primary elevation, facing Avalon Boulevard to the east, consists of three bays consisting of wide, full-height, arched fixed windows on the ground floor flanked by pilasters. On the second floor, there are paired fixed windows. A cornice with decorative urns atop the pilasters separates these two floors. The northern end of this elevation also features a single door on the ground floor with a small terra cotta pediment, a terra cotta panel reading "Marshall-Setnan Building", and a single window on the upper floor. The secondary elevation, facing C Street to the south, features a bay like those of the primary elevation at the east end; the west end features a similar arched window without pilasters on the ground floor. This elevation otherwise consists of single undivided fixed windows on the upper floors, small stained glass clerestory windows depicting ships on the ground floor, a single door at the center of the ground floor, and a panel sign. The corner chamfer has a terra cotta surround spanning the first and second floors featuring a partially-glazed paneled wood door in a draped arched opening with a bell-shaped stained glass transom above, depicting a ship, medallions, and a frieze on the first floor, and a single fixed window on the second floor. The remaining elevations are utilitarian in nature; the western elevation, facing the parking lot, features three double-hung windows and one stained glass window on the second floor, while the north-facing elevation has a painted advertisement above the roof of the adjacent building.

Marshall Phillips Wilkinson was a contractor and architect who worked throughout Southern California from the 1920s through the 1940s. Beginning as a draftsman, Wilkinson was able to establish himself as a contractor in the 1910s and founded his own architectural firm, the Marshall Wilkinson Architectural Firm, between 1918 and 1920. Wilkinson worked on a variety of projects; however, much of his work consists of high-end single-family residences in Period Revival architectural styles and film industry properties in the Art Deco architectural style. Notable works include the Mole-Richardson Studio Depot (1930), El Encanto Apartments in Palm Springs (c. 1930), the Slavin House (1936, Beverly Hills Historic Landmark No. 19), and the Morgan Camera Company (1938). Wilkinson's son, himself an architect, joined his father's architectural firm in the 1940s. Wilkinson retired not long after, and died in 1969.

The subject property has sustained a number of alterations that include removal of the cornice in 1959; interior renovations, including alteration of partitions, replacement of the ceiling, and addition of a circular staircase and fireplace in 1976; seismic upgrades from 1987 to 1989; and replacement of the roof and addition of signs in 2011. Additionally, the door that serves as the building's primary entrance appears to have been replaced in kind in 2019. Other alterations include the replacement of windows on the street-facing elevations, removal of balconettes from upper floor windows, both at unknown dates. During the Commission site inspection, it was also noted that the terra cotta surrounds and detailing on the storefront bays flanking the chamfered corner were removed at an unknown date.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for local designation, as an "excellent example of an early post office in Wilmington and part of the early commercial and institutional development of the area." However, the subject property does not appear to have been built or used as a post office. According to directories and newspaper articles, the post office was located at 304-306 North Avalon Boulevard from 1921 to 1924, at 309 Broad Avenue from 1924 to 1929, and at 200-208 East Anaheim Street from 1929 to 1951 (all extant).

DISCUSSION

The Marshall-Setnan Building meets one 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 an excellent example of commercial development located along a former streetcar line in Wilmington. The expansion of the streetcar network in Los Angeles led to a differentiation between neighborhood and Downtown commerce. The streetcar made access to the central city easier, and as a result, large-scale establishments in Downtown Los Angeles served the specialized needs of customers, while neighborhood stores, like those in Wilmington’s original business district, provided everyday essentials within smaller, less impressive structures. As exemplified by the subject property, neighborhood shopping districts took on the look of small towns, defined by single-story storefronts and two-story business blocks, with shops below and professional offices or apartments above. The pedestrian orientation and architectural design of the subject property are all reflective of neighborhood commercial development built in response to the streetcar line that serviced the Wilmington community. The subject property is one of relatively few intact examples of streetcar-oriented commercial development in Wilmington that are extant.

Although the subject property has experienced alterations over the years, it retains sufficient 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 Marshall-Setnan Building 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-2022-1486-CE was prepared on April 13, 2022.

BACKGROUND

On March 4, 2022, the Los Angeles City Council, acting upon a motion introduced by Councilmembers Buscaino and Blumenfield, initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation. 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 original expiration date of May 18, 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.

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213)978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

March 4, 2022

CLERK.LACITY.ORG

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

Council File No.: 21-1221

Council Meeting Date: March 4, 2022

Agenda Item No.: 11

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to the inclusion of the Wilmington Post Office, located at 301 North Avalon Boulevard, as a Historic-Cultural Monuments.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED FORTHWITH

Council Vote:

ABSENT	Blumenfield	YES	Bonin	ABSENT	Buscaino
ABSENT	Cedillo	YES	de León	YES	Harris-Dawson
YES	Koretz	YES	Krekorian	YES	Lee
YES	Martinez	YES	O'Farrell	YES	Price
ABSENT	Raman	YES	Rodriguez		

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s) Title
Planning and Land Use Management Committee Report_02-15-22

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the inclusion of the Wilmington Post Office, located at 301 North Avalon Boulevard, as a Historic-Cultural Monument.

Recommendation for Council action, pursuant to Motion (Buscaino - Blumenfield):

1. INITIATE consideration of the Wilmington Post Office, located at 301 North Avalon Boulevard, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Los Angeles Administrative Code, and INSTRUCT the Department of City Planning to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission (CHC).
2. REQUEST the CHC, after reviewing the application, to submit its report and recommendations to the Council regarding the inclusion of the Wilmington Post Office in the City's list of Historic-Cultural Monuments.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

Summary:

At a regular meeting held on February 15, 2022, the PLUM Committee considered Motion (Buscaino - Blumenfield) relative to consideration of the Wilmington Post Office, located at 301 North Avalon Boulevard as a City Historic-Cultural Monument. After providing an opportunity for public comment, the Committee recommended to approve the recommendations, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
CEDILLO:	YES
BLUMENFIELD:	YES
LEE:	YES
RODRIGUEZ:	YES

CR
21-1221_rpt_PLUM_02-15-22

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MOTION

The community of Wilmington is home to several sites integral to the historic fabric of the City of Los Angeles. Avalon Boulevard, at the heart of Wilmington, has several buildings that have been identified by Survey LA as historically significant, one of these buildings is the Wilmington Post Office located at 301 North Avalon Boulevard.

Built in 1920 and utilized as a United States Post Office through 1928, the building is a great example of the popular renaissance revival style of that time. Since that time it has been converted to use as a local medical clinic for low income residents, where it continues to serve the community. The Wilmington Post office is an architectural treasure, and its preservation is key to the cultural identity of Wilmington. It merits official designation by the City of Los Angeles.

I THEREFORE MOVE that the Council initiate consideration of the Wilmington Post Office, located at 301 N. Avalon Boulevard, as a City Historic-Cultural Monument under the procedures of Sec. 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application the Cultural Heritage Commission submit its report and recommendations to the Council regarding the inclusion of the Wilmington Post Office in the City's list of Historic-Cultural Monuments.

PRESENTED BY: 
JOE BUSCAINO
Councilmember, 15th District

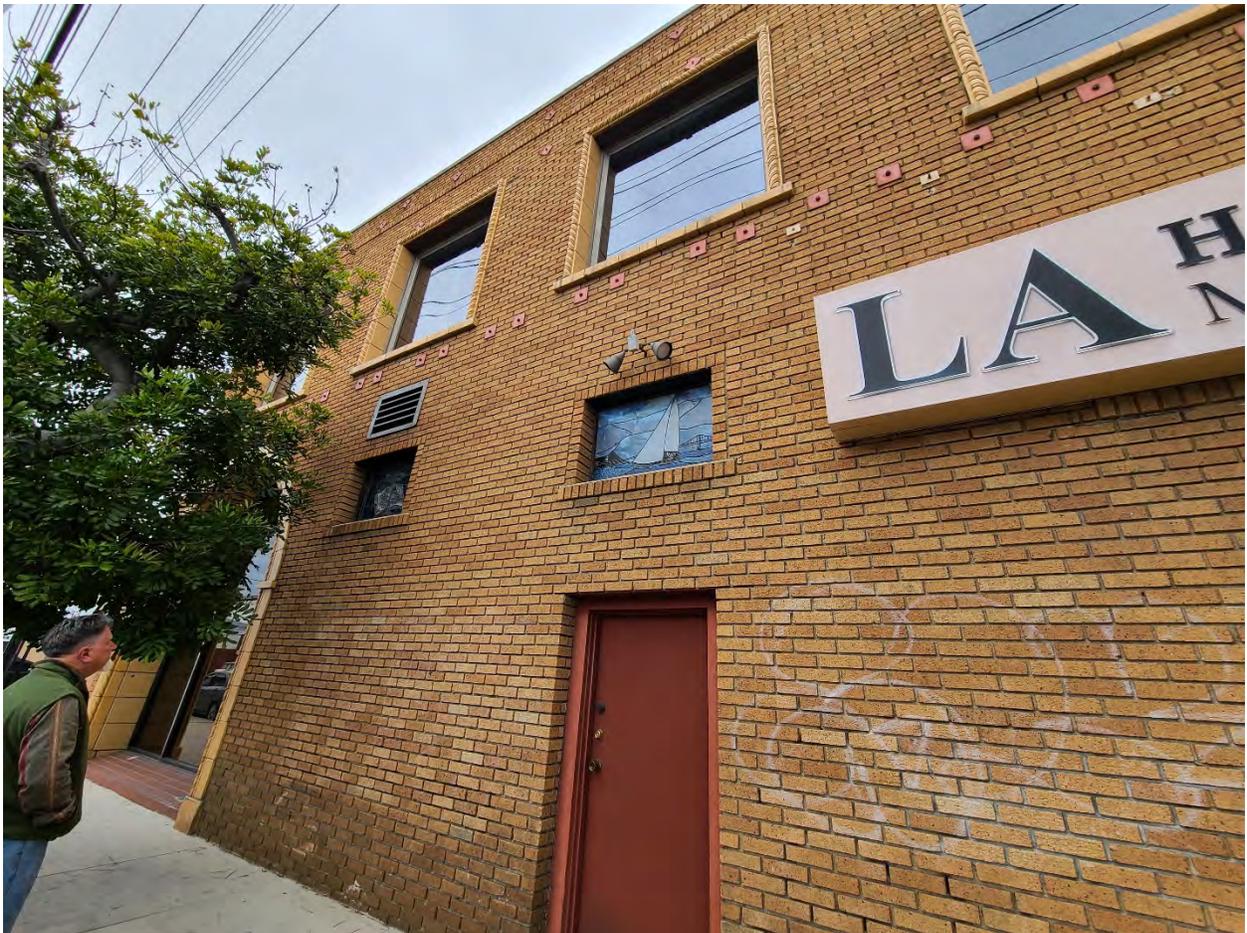
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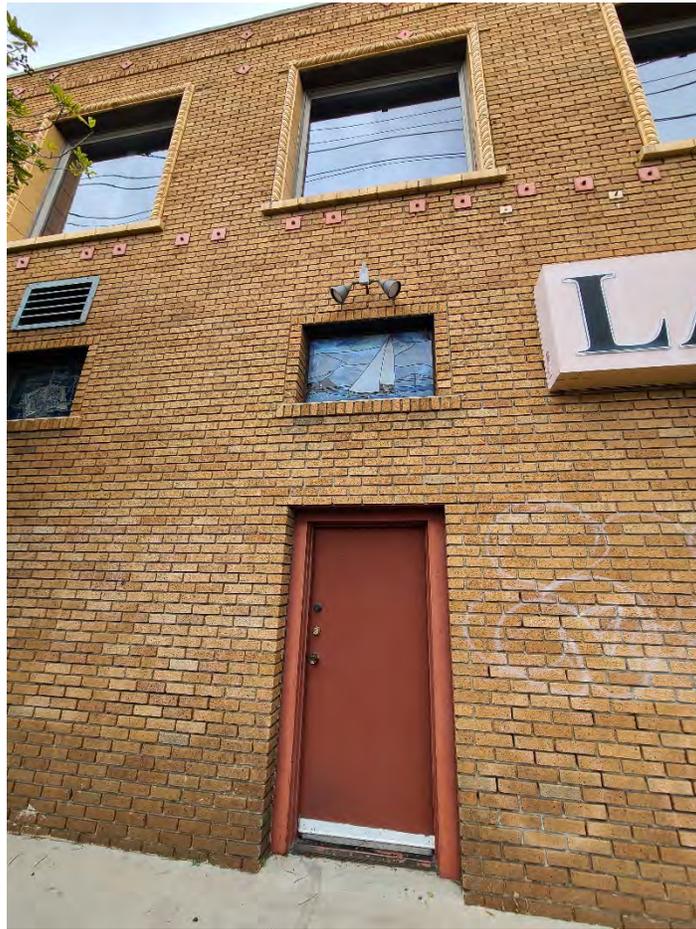
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ORIGINAL



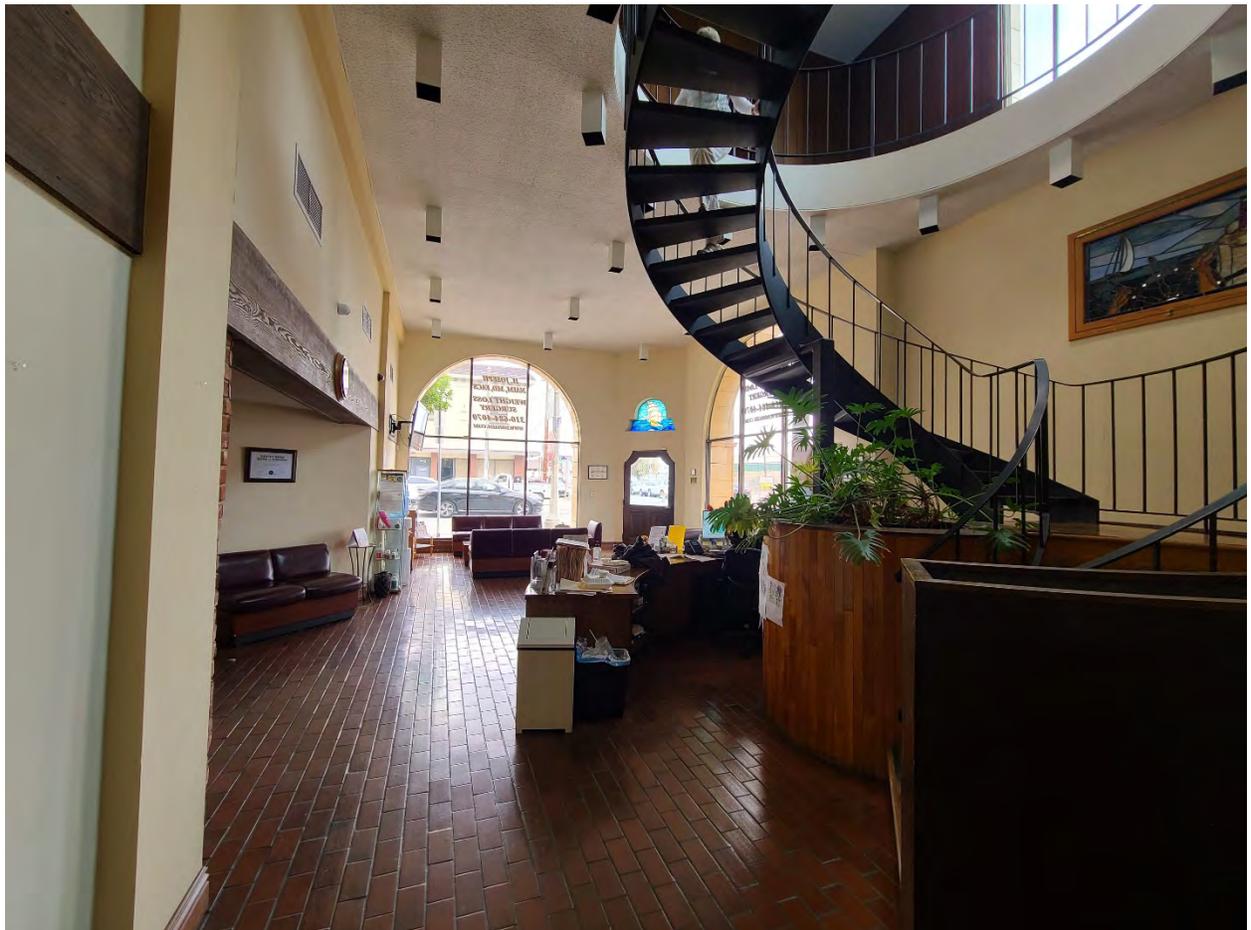


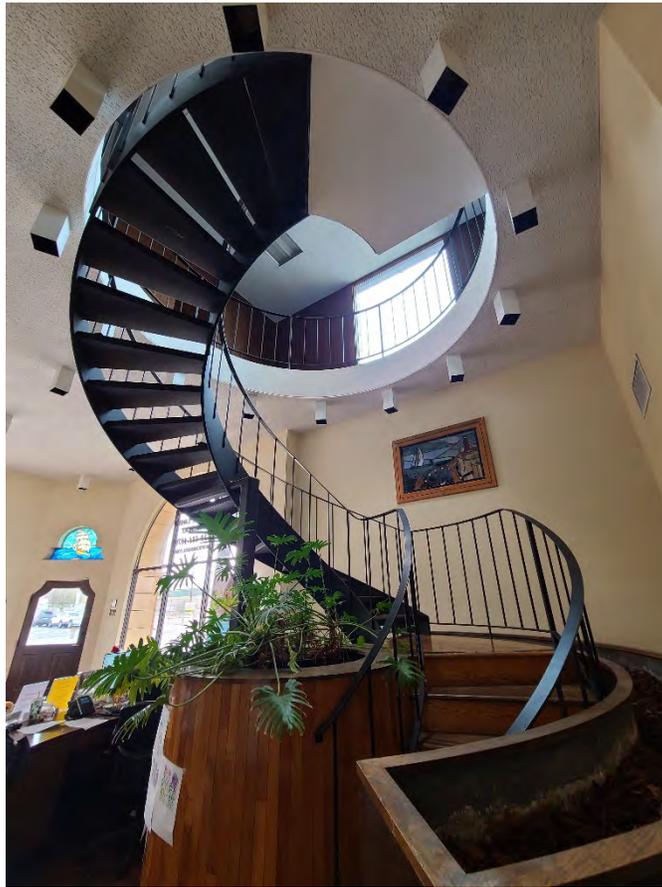






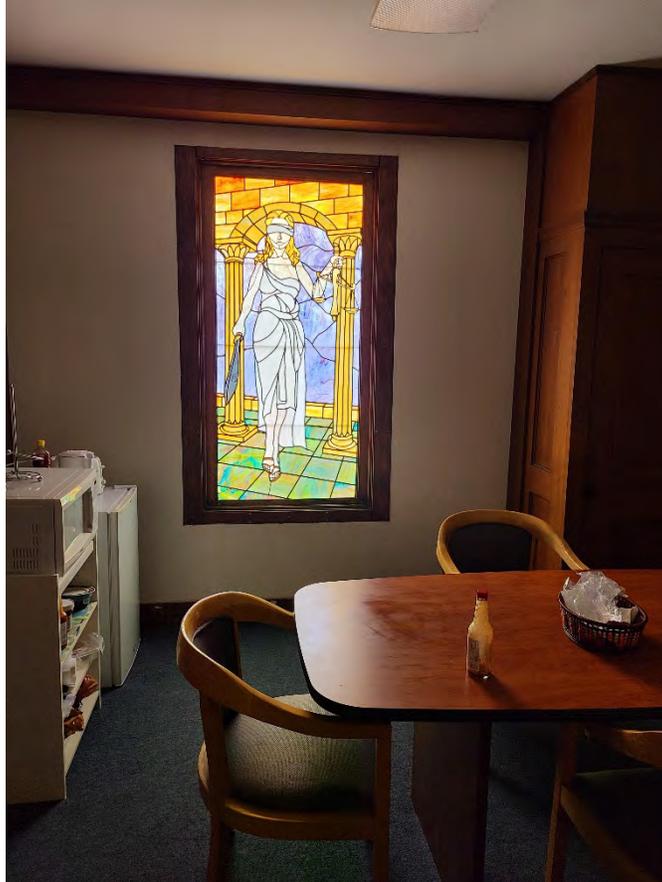




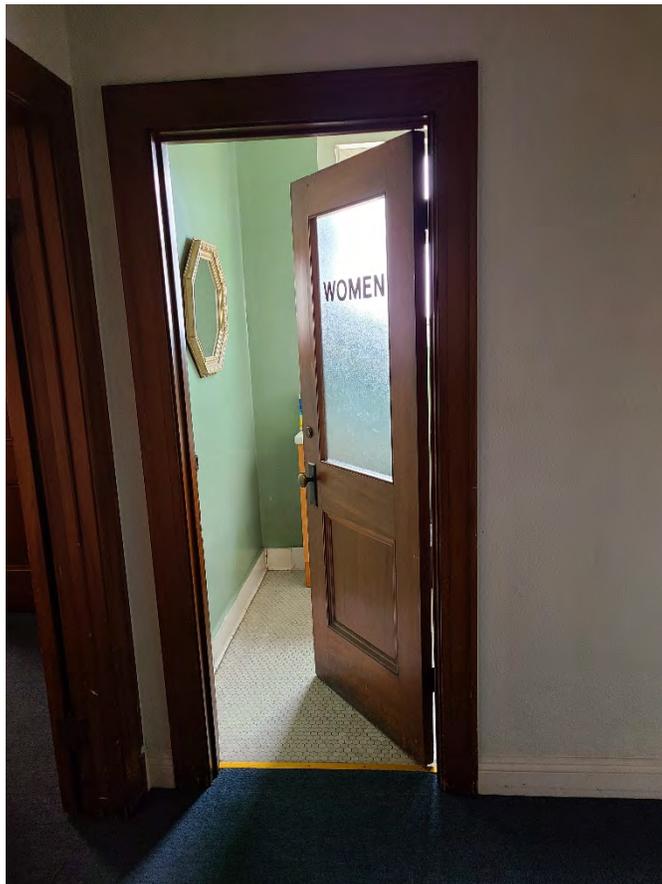
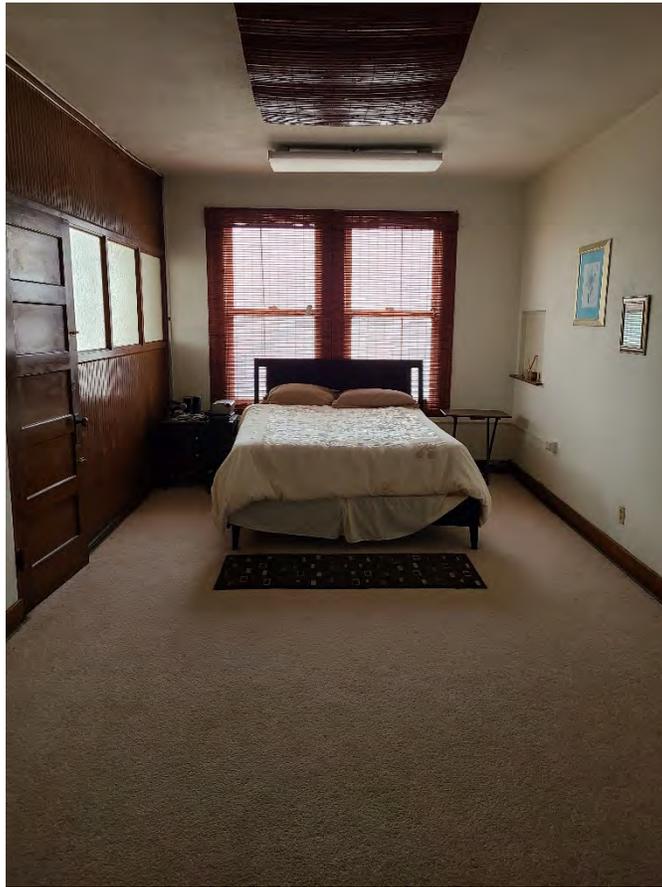












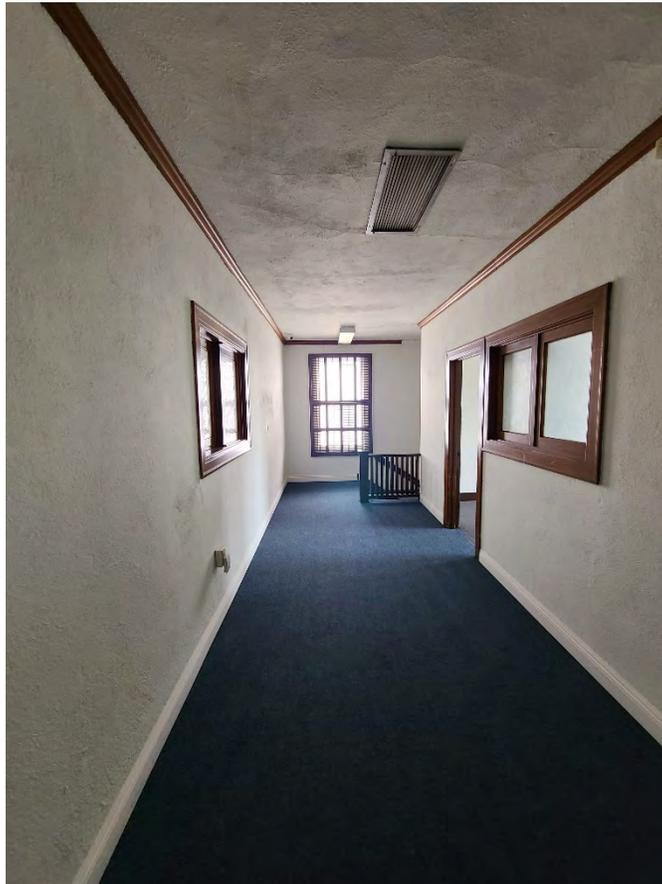








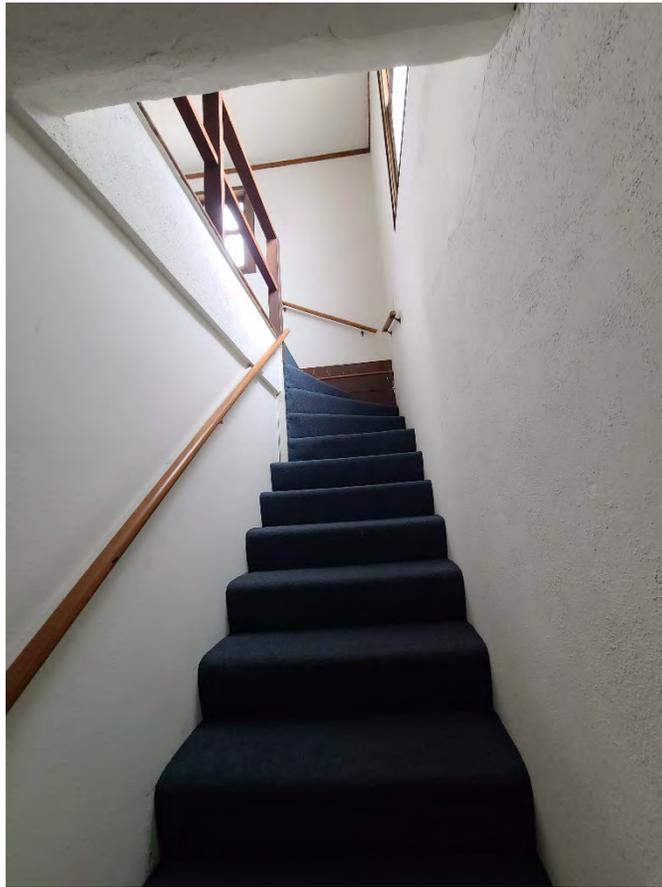


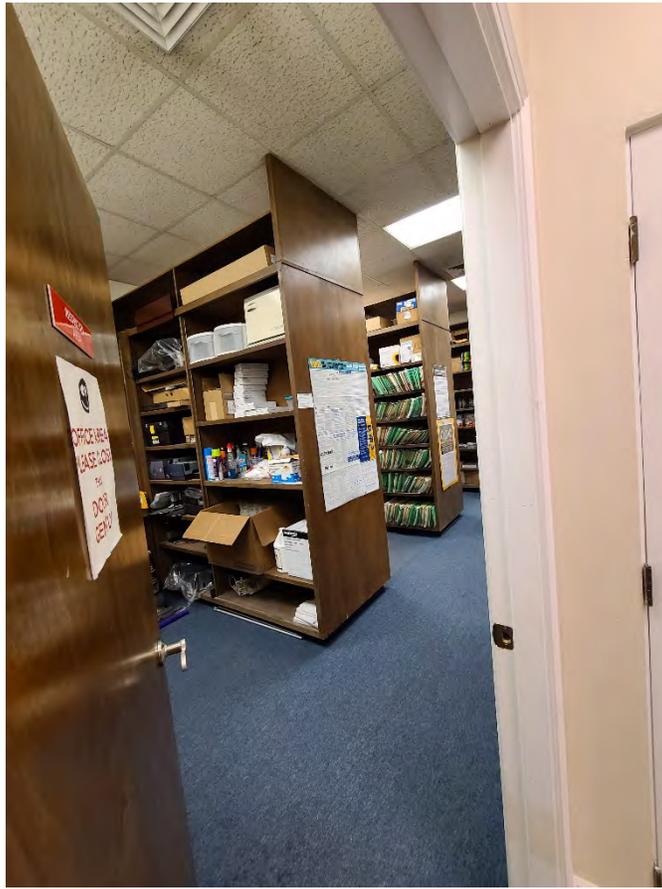


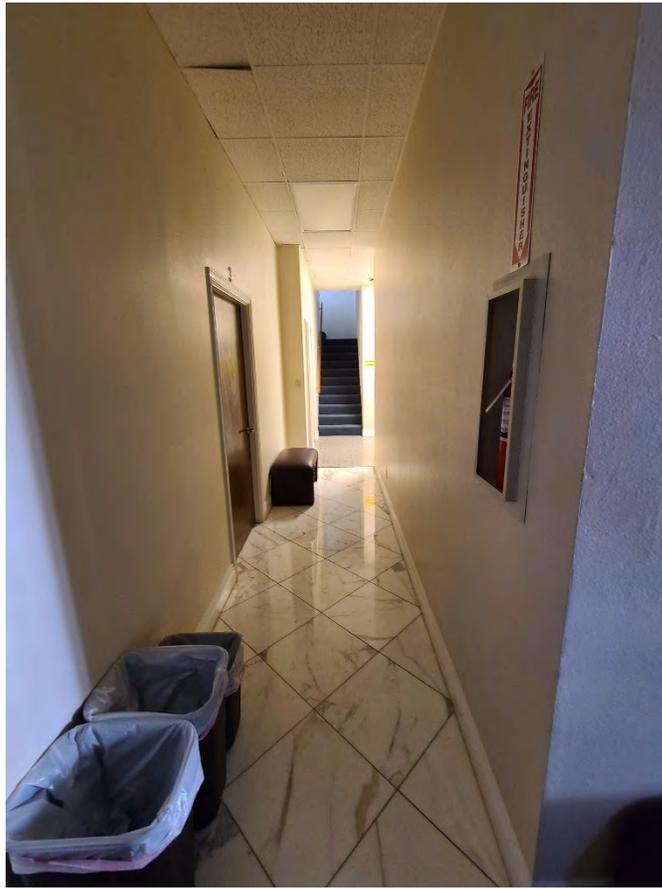


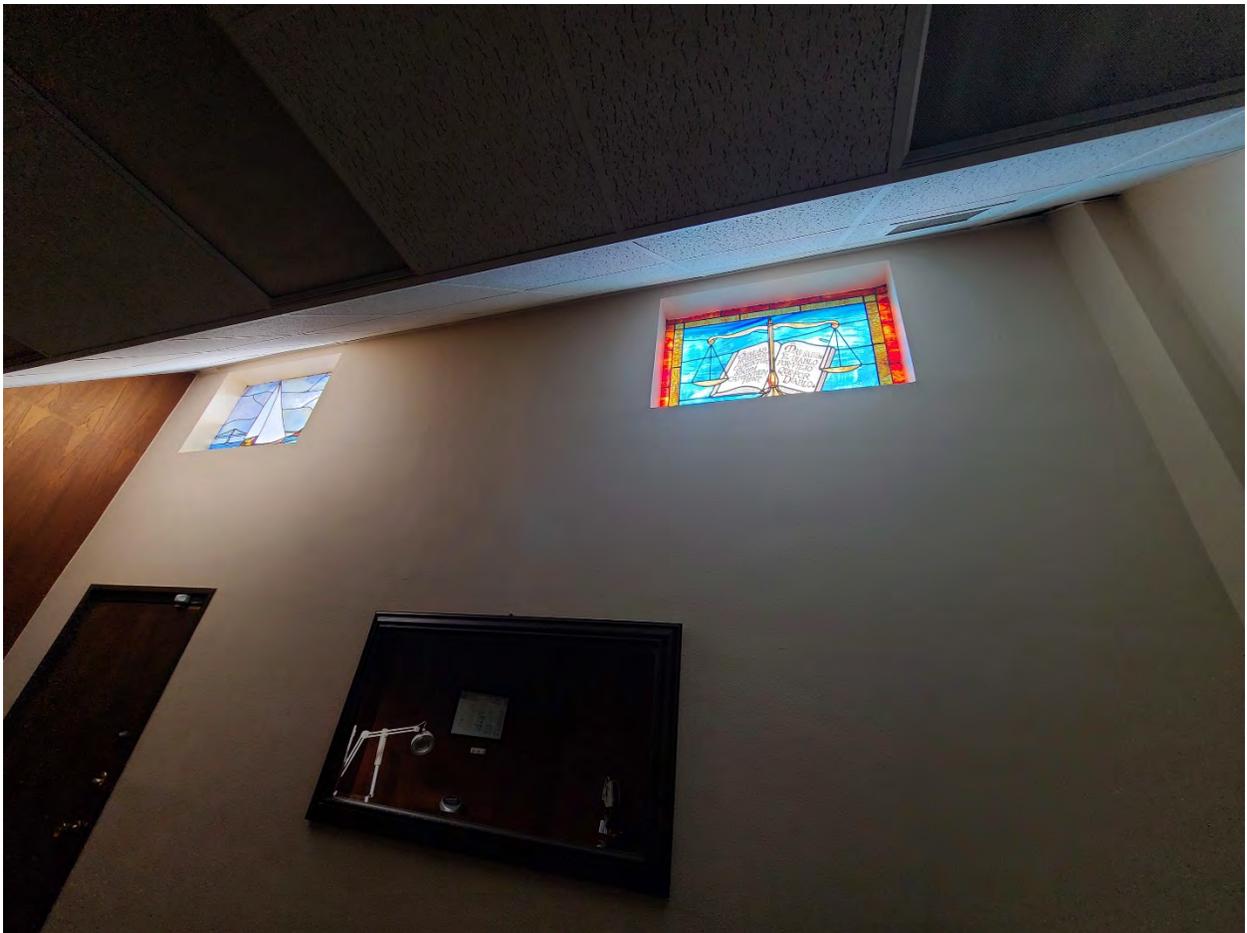


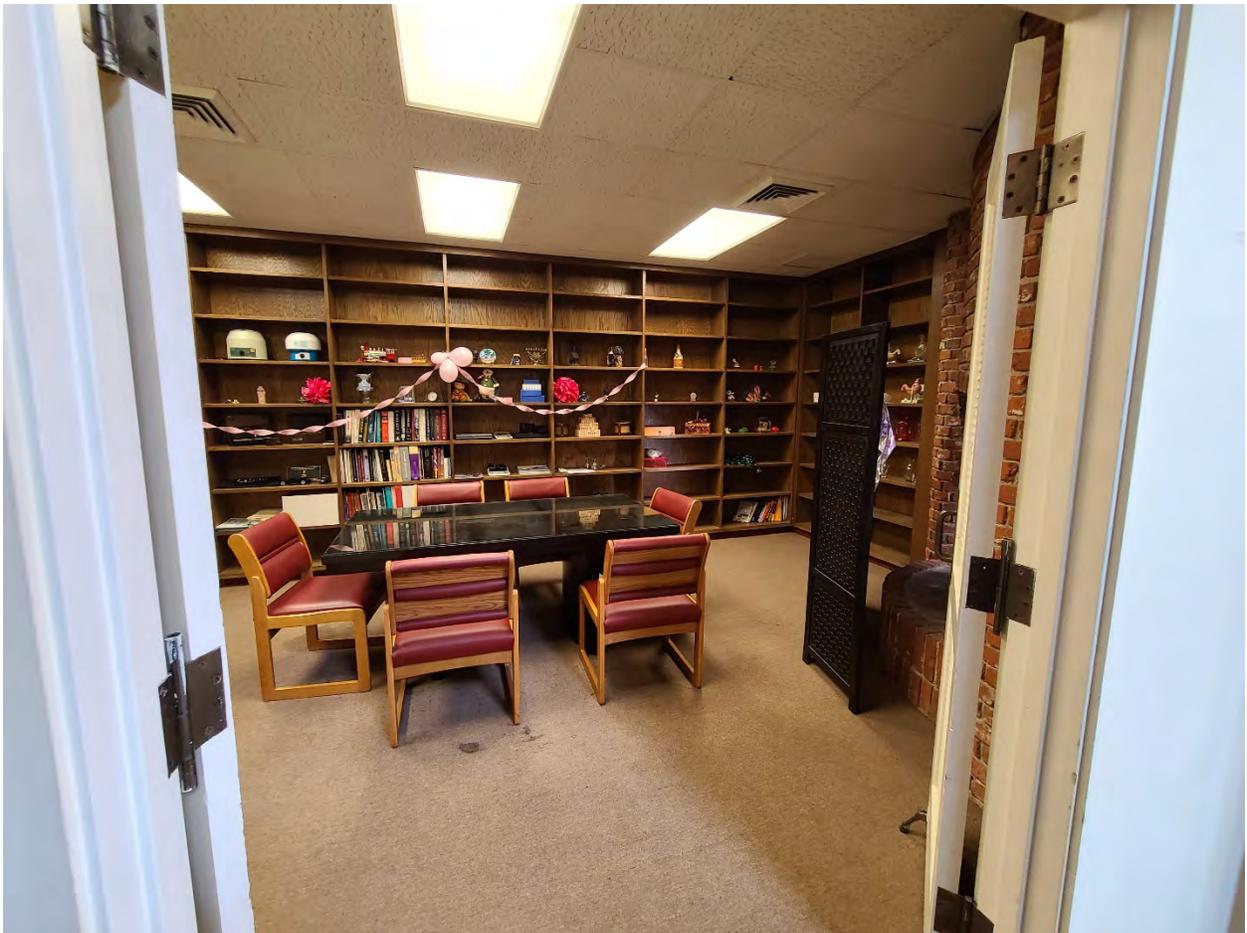




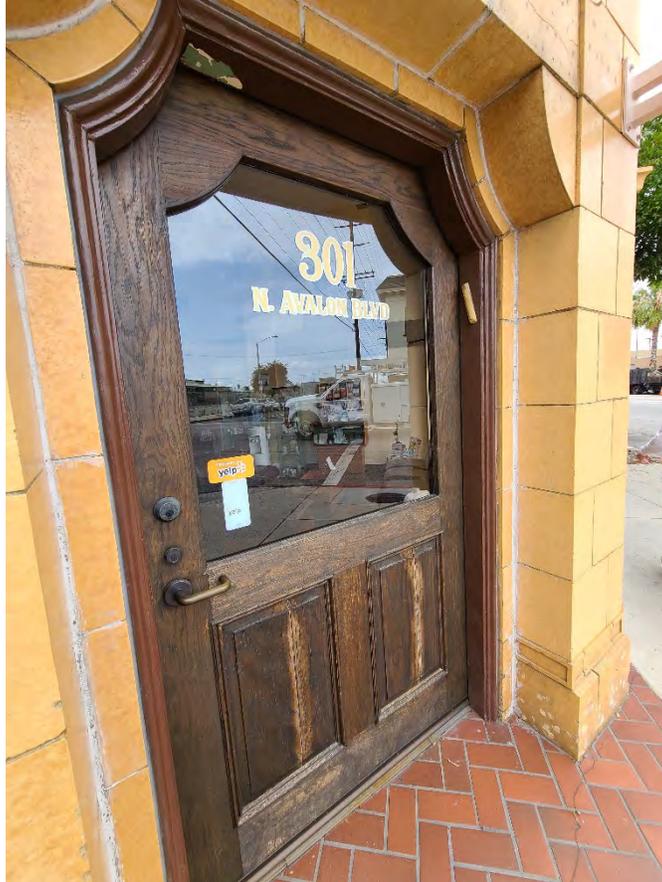


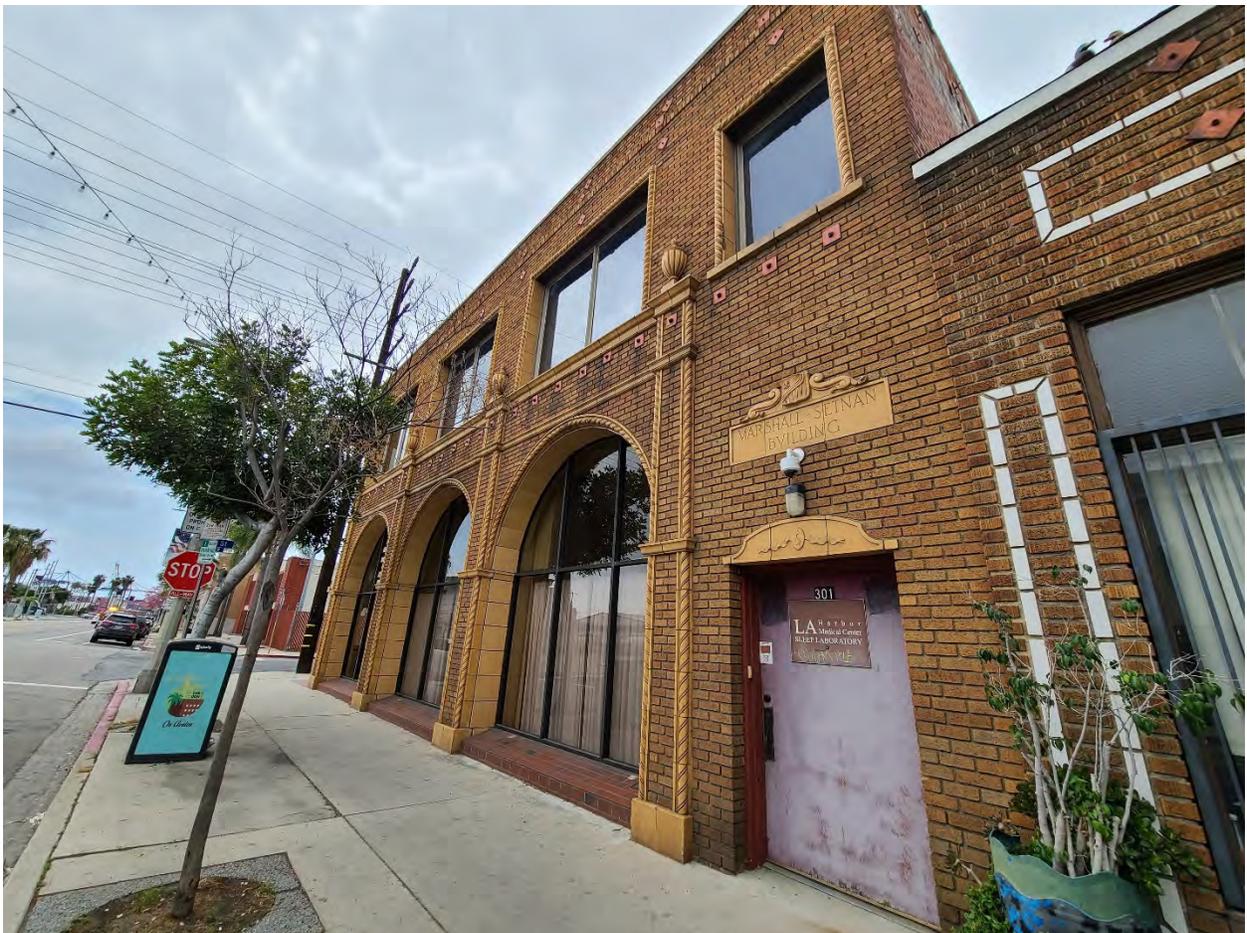














COUNTY CLERK'S USE

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-2022-1485-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2022-1486-CE

PROJECT TITLE
Marshall-Setnan Building

COUNCIL DISTRICT
15

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
301-303 North Avalon Boulevard, Wilmington, CA 90744

Map attached.

PROJECT DESCRIPTION:
Designation of the Marshall-Setnan Building as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
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 **Marshall-Setnan Building** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:
N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
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:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



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.

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):
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:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name:		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	



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 | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 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) | 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.

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

Melissa Jones
Name: City Planning Associate

4-15-2022
Date:

Melissa Jones
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

MARSHALL-SETNAN BUILDING
301-303 North Avalon Boulevard; 105 West C Street

A. Proposed Monument Description

The subject property is a two-story commercial building designed in the Italian Renaissance Revival architectural style constructed in 1924. It occupies a rectangular parcel of 4,205 square feet located at the northwest corner of North Avalon Boulevard and West C Street in Wilmington.

Exterior

The subject property is rectangular in plan with a chamfer at the southeast corner, facing the intersection of Avalon Boulevard and C Street. It directly abuts a one-story commercial building to the north and a parking lot to the west. It is of masonry construction with a flat roof and a parapet. The primary elevation, facing Avalon Boulevard to the east, consists of three bays consisting of wide, full-height, arched fixed windows on the ground floor flanked by pilasters. On the second floor, there are paired fixed windows. A cornice with decorative urns atop the pilasters separates these two floors. The northern end of this elevation also features a single door on the ground floor with a small terra cotta pediment, a terra cotta panel reading "Marshall-Setnan Building", and a single window on the upper floor. The secondary elevation, facing C Street to the south, features a bay like those of the primary elevation at the east end; the west end features a similar arched window without pilasters on the ground floor. This elevation otherwise consists of single undivided fixed windows on the upper floors, small stained glass clerestory windows depicting ships on the ground floor, a single door at the center of the ground floor, and a panel sign. The corner chamfer has a terra cotta surround spanning the first and second floors featuring a partially-glazed paneled wood door in a draped arched opening with a bell-shaped stained glass transom above depicting a ship on the first floor, medallions, and a frieze, and a single fixed window on the second floor. The remaining elevations are utilitarian in nature; the western elevation, facing the parking lot, features three double-hung windows and one stained glass window on the second floor, while the north-facing elevation has a painted advertisement above the roof of the adjacent building.

Alterations

According to permit records, the subject property has sustained a number of alterations that include removal of the cornice in 1959; interior renovations, including alteration of partitions, replacement of the ceiling, and addition of a circular staircase and fireplace in 1976; seismic upgrades from 1987 to 1989; and replacement of the roof and addition of signs in 2011. Additionally, the door that serves as the building's primary entrance appears to have been replaced in kind in 2019. Other alterations include the replacement of windows on the street-facing elevations, removal of balconettes from upper floor windows, both at unknown dates.

B. Statement of Significance

The Marshall-Setnan Building meets one of the Historic-Cultural Monument criteria:

It “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” as an excellent example of streetcar commercial development in Wilmington.

The subject property was designed by architect Marshall P. Wilkinson and constructed in 1924 by the Harbor Construction Company for businessmen T.B. Marshall and Daniel S. Setnan. The property was designed to house four retail spaces and nine offices. Marshall and Setnan were a father-in-law and son-in-law who were the president and secretary-treasurer, respectively, of Wellington Oil, a company that produced oil in Southern California and Texas. There is no evidence that the property was intended for or occupied by Wellington Oil, and was likely constructed as a personal investment. Over the years, the property has been occupied by a variety of tenants including an auto parts store, a real estate agency, a restaurant, and the offices of the Wilmington Community Chest, and is currently used as a medical clinic.

Marshall P. Wilkinson (1892-1969) was a contractor and architect who worked throughout Southern California from the 1920s through the 1940s. Beginning as a draftsman, Wilkinson was able to establish himself as a contractor in the 1910s and founded his own architectural firm, the Marshall Wilkinson Architectural Firm, between 1918 and 1920. Wilkinson worked on a variety of projects; however, much of his work consists of high-end single-family residences in Period Revival architectural styles and film industry properties in the Art Deco architectural style. Notable works include the Mole-Richardson Studio Depot (1930), El Encanto Apartments in Palm Springs (c. 1930), the Slavin House (1936, Beverly Hills Historic Landmark No. 19), and the Morgan Camera Company (1938). Wilkinson’s son, himself an architect, joined his father’s architectural firm in the 1940s. Wilkinson retired not long after, and died in 1969.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for local designation, as an “excellent example of an early post office in Wilmington and part of the early commercial and institutional development of the area.” However, the subject property does not appear to have been built or used as a post office. According to directories and newspaper articles, the post office was located at 304-306 North Avalon Boulevard from 1921 to 1924, at 309 Broad Avenue from 1924 to 1929, and at 200-208 East Anaheim Street from 1929 to 1951 (all extant).

Streetcar Commercial Development

Streetcar commercial development is most commonly characterized by a dense fabric of attached retail buildings, with storefronts placed directly on the sidewalk. The significant characteristic is this pedestrian orientation, with no accommodation for the automobile. The most important architectural feature is the storefront. It commonly contains a show window, with a recessed entrance placed either to the side or in the center and flanked by windows.

Making use of the storefront are a number of specific building types. They include the single-story storefront block, consisting of one or more storefronts, and the multi-story mixed-use building, consisting of a storefront or storefronts on the ground floor and offices, meeting space, or residential units above, as illustrated by the subject property. Those containing offices or meeting spaces were commonly known as commercial or business blocks. Those with residential units, particularly single bay entities, were early versions of today's live/work buildings, with the upper floor often inhabited by the proprietor of the business below.

The commercial vernacular may have been the most common style during the 1920s, but both the storefront and the business block used other modes, with the Spanish Colonial Revival architectural style being most popular. Whereas, multi-story business blocks like the subject property often employed a more monumental Renaissance Revival style.

The subject property, located on the same block as the Pacific Electric Railway's Wilmington station, is typical of streetcar commercial development. Its arched bays form part of a continuous wall of storefronts along Avalon Boulevard that is oriented primarily towards pedestrian traffic, particularly those walking to and from the station. Though now served by an adjacent parking lot, it does not appear to have been built with parking or other accommodations for automobiles. The design of the property also takes advantage of its prominent corner location, with an ornate entryway facing the intersection and drawing attention to the building.

Development of Wilmington

In Wilmington's early years as a Civil War military post-turned-small town, the arrival of the railroad in 1869 drew new residents and led to commercial development in the community. Many of the early businesses and social institutions serving the town were located along the north-south thoroughfare of Canal Street (now Avalon Boulevard), which connected Wilmington's residential neighborhoods. The more respectable were north of First Street (now Harry Bridges Boulevard), and the less respectable, such as the saloons, were generally to the south. The arrival of the Pacific Electric line in 1904 provided Wilmington with a quick and affordable connection to Los Angeles and spurred further growth in population, businesses, and social institutions. Pacific Electric's Dominguez line cut diagonally through Wilmington from the northeast to the southwest, and the town obtained a stop on this line on Canal Street between Second and Third (today's C and D Streets). The revival of activity brought on by the new rail line led Wilmington to consider incorporating as a city.

City services improved around this time, and there was an effort to enhance the business district. Beginning in 1906, Canal Street was graded and oiled. A new wharf at the foot of Canal was completed the next year, 1907. That same year, the city began a project to install concrete sidewalks and curbs on Canal from Second Street south to the Southern Pacific right-of-way below First. The route of the Pacific Electric line and the establishment of the station on Canal between Second and Third Streets shifted business away from the less reputable area south of First Street to the more respectable section to the north. By the time of consolidation with the city of Los Angeles

in 1909, a renewed commercial district was emerging along Canal north of First, with masonry structures replacing the older wood buildings.

In 1911, the community embarked on the raising and widening of Canal and the surrounding streets to prevent flooding. The result was that buildings not constructed to the new elevations and property lines had either to be moved or demolished. Some of the major masonry structures, such as the Masonic Temple, were raised and moved back. But most others, primarily wooden structures of less imposing appearance, were demolished.

The growth of Wilmington's commercial center continued after it was incorporated into Los Angeles. After the purchase of Catalina Island by William Wrigley in 1919, Wilmington experienced increased commercial development, as it served as a point of departure for tourists traveling to the island. The Catalina Company was responsible for the planting of the palm trees lining much of Avalon Boulevard (now remaining between Lomita Boulevard on the north and I Street on the south). The link between Wilmington and the Catalina Island tourism industry is one reason for the relatively high number of hotels in the area. These hotels not only served tourists stopping over on the way to or from Catalina Island; sailors stopping in the port utilized them as well while not on board their ships.

The discovery of oil on nearby Rancho San Pedro in 1920 further contributed to Wilmington's development boom. Lots were divided and residences constructed. The peak of development occurred between 1925 and 1929, when a number of new businesses were established on Avalon Boulevard (renamed from Canal Street), including the West Coast Granada Theater (1925, HCM #1245). Commercial development, which had been focused on Avalon Boulevard around the Pacific Electric station, continued to spread north along Avalon.

Renaissance Revival Architecture

The Italian Renaissance Revival was a second revival of Italian Renaissance architectural forms in the United States, after the Italianate style had been previously popular in the mid-19th century. Like other popular architectural styles in the late 19th and early 20th centuries, Italian Renaissance Revival became a prevailing style for commercial and institutional buildings. During Los Angeles' 1920s construction boom, the style became one of the most popular for mid-rise commercial and office buildings. Architects drew upon the historic forms of the Italian Renaissance to lend their designs monumentality and an aura of refinement.

Italian Renaissance Revival style buildings feature a variety of late Renaissance and Baroque ornament, such as scroll patterns, broken pediments, statuary, round windows, pilasters, and balustrades. They always feature elaborate arched openings, most especially a monumental ground floor arched entry. Additionally, while Beaux Arts buildings tended to be constructed of light colored materials, Italian Renaissance Revival buildings are constructed with a range of materials in a variety of colors, including sandstone, limestone, red or light-colored brick, and stucco.

Most of the surviving examples of commercial and institutional buildings in the Italian Renaissance Revival style therefore date from the 1920s and are located in Downtown Los Angeles. There are significant concentrations of Italian Renaissance Revival in the Historic Core of Downtown and in Hollywood. Individual examples of commercial architecture can be found citywide along major commercial corridors, particularly along former streetcar lines. Although more rare, institutional architecture in the Italian Renaissance Revival style may be found citywide.

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Primary Address: 711 E ANAHEIM ST
 Other Address: 723 E ANAHEIM ST
 725 E ANAHEIM ST
 700 E OPP ST
 730 E OPP ST
 Name: Atchison, Topeka, and Santa Fe Railroad Depot
 Year built: 1935
 Architectural style: Spanish Colonial Revival

Context 1:

Context:	Industrial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Freight Rail Transportation, 1876-1920
Sub theme:	No SubTheme
Property type:	Freight Rail Property
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent example of a passenger and freight rail depot constructed by the Atchison, Topeka, and Santa Fe Railroad. Rail transportation was instrumental in the commercial and industrial development of Wilmington, due to its proximity to the port. When the building ceased to function as a depot is unknown.



Primary Address: 301 N AVALON BLVD
 Other Address: 303 N AVALON BLVD
 105 W C ST
 Name: Wilmington Post Office
 Year built: 1920
 Architectural style: Renaissance Revival

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Government Infrastructure and Services, 1850-1980
Theme:	Federal Infrastructure and Services, 1850-1980
Sub theme:	U.S. Postal Services and Post Office Construction, 1850-1980
Property type:	Post Office/Postal Facility
Property sub type:	No Sub-Type
Criteria:	A/1/1&C/3/3
Status code:	5S3
Reason:	Excellent example of an early post office in Wilmington and part of the early commercial and institutional development of the area. The building was used as the Wilmington Post Office until 1928. The building appears to meet local criteria only and may not meet integrity thresholds for National Register or California Register eligibility due to alterations.

1999!

LAKME AV.

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19488

19493

19498

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REST

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HALL
REIN. CONG. WOOD TRUSS RF ON PLASTER

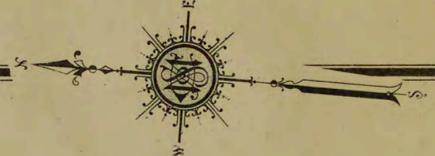
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WOOD POSTS
3" WOOD SHITS

MARINE LAUNDRY
ELEC. MOTOR SHOP
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AVALON BLVD.
(CANAL AV.)

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AVALON BLVD.
(CANAL AV.)

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19500

FILTER EQUIP
MARINE SOLVENTS
GARAGE & REPS

1999

19491

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GRO. W. HO
SAWTOOTH WOOD TRUSS ON WOOD POSTS
SMART & FINN CO. HANDSOME GROCERIES

EQUIPMENT STGE

FRIES AV.

19492

19497

19502

WARE HO. NO. 2
GEN'L STGE
WARE HO. NO. 3
GEN'L STORAGE

Scale 100 Ft. to One Inch.

1999K



Avalon Boulevard looking north towards C Street, unknown date

Source: Los Angeles Public Library



C Street looking west towards Avalon Boulevard, 1930

Source: Los Angeles Public Library

San Pedro Daily News, Volume XXI, Number 224, 23 October 1923 — Garage Moved to Make Room for New Building [ARTICLE]

[Back](#)

Garage Moved to Make Room for New Building

The garage and office building formerly occupied by the Taft Realty Company at the corner of C street and Canal avenue are being moved to make room for the new building which is soon to be started by Messrs. Marshall and Setnan. The contract for the erection of a \$40,000 building at this desirable corner has been let to the Harbor Construction Co.

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San Pedro Daily News, Volume XXI, Number 231, 31 October 1923 — BUILDING IS ON HUM HERE [ARTICLE]

[Back](#)

BUILDING IS ON HUM HERE

Building permits for Wilmington for the six days between October 18 to 24 shows a total of \$50,025.00. With these figures as a basis the total mark of a million dollars seems not to be an over estimation for the month according to well versed authorities on the subject. A substantial addition to the figures is shown in the permit just issued to T. B. Marshall and D. S. Setman to erect a \$301,000 store and office building in Wilmington at 315 North Canal street. It is to contain four stores and nine office rooms and will be a most commanding structure. Added to this is the new Holloway hotel to be built at Broad and "F" street at a cost of \$65,000. This will be a fifty-six room hotel. Building at Wilmington is going ahead at a rapid pace making Wilmington the fastest growing community in Southern California.

The candlestick was once called candlestaff.

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San Pedro Daily News, Volume XXI, Number 228, 27 October 1923 —
Smash Building Records 2-STORY BRICK STORE PLANNED HI
WILMINGTON October Permits Pass Mil] lion Dollar Mark and Are Still
Climbing MANY NEW HOMES Twenty-four Room Apartment House to
Be Built in 11th Street [ARTICLE]

[Back](#)

Smash Building Records

KIDS HEAR NICK HARRIS IN TALK ON 'CRIME AND FEAST AS GUESTS OF ROTARY CLUB

Declaring that crooks were, in the great majority of cases, dope addicts, Nick Harris, president of the Harris Detective Agency of Los Angeles, told 350 boys, ranging in age from six to eighteen, that crime does not pay, at the educational feature entertainment given by the Rotary Club of San Pedro at the Methodist Church last night.

"Supposing that a criminal should make a \$30,000 haul," said Harris. "The goods taken may represent \$30,000 in value to the person from whom they were stolen, but the crook, having to cover up his identity and dispose of the property, must sell for about two per cent of their value. The real intrinsic value, then, to the crooks, is but \$600, a trifling amount when considering the risk and danger he is taking to get the money."

After the talk by Nick Harris, the boys were served luncheon.

2-STORY BRICK STORE PLANNED AT WILMINGTON

October Permits Pass Mil-
lion Dollar Mark and
Are Still Climbing

MANY NEW HOMES

Twenty-four Room Apart-
ment House to Be Built
in 11th Street

DETROIT EXPORT CO. WOULD

With three days more to go, October looms as the greatest month ever experienced by this port section in the issuance of building permits. While yesterday's permits leaped far past the million dollar mark, Deputy Building Inspector Chas. E. Boltz announced at noon today that Saturday's issuance of permits would be in excess of \$60,000.

Among the permits granted was one for a modern, substantial two-story brick store and office building at 30--03-05-05 1/2

and 105 West C street, Wilmington, which will cost \$30,000. The new structure will cover an area of 57x73 feet and will be constructed of brick, concrete and hardwood. The first floor will be paved with concrete while the upper floor will be covered with hardwood materials, according to the plans.

Contract Awarded

The two-story structure will contain four stores and nine offices. The building project is fostered by T. B. Marshall and D. S. Setman of Santa Monica. The architect is Marshall P. Wilkinson, while the construction contract has been awarded to The Harbor Construction Company of 326½ Canal street, Wilmington.

A twenty-four room apartment house, accomodating eight families, will be erected at 776-78-80 West Eleventh street by Mrs. Annie Dimeglio of 784 West Eleventh street at a cost of \$18,000. The structure will be of two stories and will cover an area of 34x76 feet. The architect is William F. Durr and the contract has been awarded to William Jost of San Pedro.

Many New Homes

Two beautiful dwellings were included in today's permits and will be built at 1082-84 and 1078-80 west Tenth street at a cost of \$4,000 each, according to the plans of the owner, E. P. Benz of 360 West Sixth street. The architecture was done by and the contract awarded to L. F. Hines of 333 West Sixth street.

A four-room dwelling will be erected at 877 West Elberon street by the Carr Realty Company of 339 West Seventh street at a cost of \$1,900. The contract was awarded to C. F. Provence.

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- Campisi Leon
- Foto L M
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- Lane Wm
- 714 Harbor Distributing Co beverages
- 716 Clausing G F
- Wilmington Variety Shop household supplies
- 720 Hennacy P S fruits
- 724 Cannistraci Frank barber
- Wagner C E
- 726 Johnson M P elec supp
- 728 Forrester & Baugh Co plmbrs
- 730 Loveless Carl
- 800 Hamilton D W
- Hamilton Pernie Mrs beverages
- 801 Bellino J H gro
- Tanner Bros meats
- 802 Booth J H gro
- 803 Vacant
- 807 Vacant
- 807½ Vacant
- 817 Koch Jno shoe repr
- 819 Vacant
- 929 Standard Oil Co gas sta
- 1000 Harbor Garage
- 1001 Adams J Q gas sta
- 1001½ Corbett Wm auto repr
- 1007 Vacant
- 1009 Vacant
- 1010 Mohler K L planing mill
- 1011 Vacant
- 1110 Sandison E W
- 1129 Packwood Wallace
- 1131 Murphy J A
- Peterson Albt
- 1203 Peterson's Marketeria gro
- 1211 Wymaster Andw auto trmr
- 1213 Mishaud C J
- 1311 Thompson T C
- 1410 Mailey Fred

**ARABIC—West from 600 Frigate
1315 Smith J B**

**AVALON BLVD NORTH—
North from 100 A st**

- ft of Angelman H M
- Koof Nick
- Pacific Marine Airways
- sw cor Anaheim blvd Wilmington High School
- 101 Union Motor Transportation Co
- 102 O'Brien Annie
- 111 Ashley W E restr
- 112 Wilmington Garage
- 121 Duncan Henry
- Lett Harry
- Riel W T
- 138 Witherspoon A A billiards
- 139 Metropolitan Stevedore Co
- 140 Riel W T restr
- 200 Pan American Petroleum Co gas sta
- 207 Vacant
- 209 Club Boat House
- 218 Ets-Hokin & Galvan ship chandlers
- 221 Wilmington Journal
- Wilmington Journal Publishing Co
- 223 Cook C A barber
- Parham Mary Mrs restr
- 225 Mann A L billiards
- 225½ Vacant
- 227 Green Harry men's furngs
- 233 Winslow Building
- Lynam Frank
- Winslow Hotel
- 236 Marine Electric Co
- Sperry Gyroscope Co
- 236½ Harbor Construction Co
- 238 Marine Electrical Supply & Engineering Co
- Sconhoft G A ship chandler
- 244 Pacific-Southwest Trust & Savings Bank Wilmington Branch
- 300-304 Wilmington Hardware Co
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- Forrest & Deppen men's furngs
- 303 Lininger J F typewriters
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- 305 Vacant

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Scaife B F phys

306 Hatfield I L gro

307 Welander Walter restr

308½ Southern Hotel
Ezell Frank
La More Kate Mrs

309 Wright C M jwlr

310 Stieve Fred restr

311 Corbett D J tailor

312 Taylor R J confr

313 Vacant

314 Adams B W barber

315 Vacant

316 Lyons M E Mrs restr

317 Takashima J M restr

326 Harbor Building & Loan Assn

326½ Taft Building

327 Chamber of Commerce

328 Taft Realty Co

328½ Lillian Rooms
Lyons M E Mrs

329 Kiriaze Angelo beverages

330 Goldie W S cigars
Settles D L barber

332 Schrouder W C drugs

333 American Railway Express
Pacific Electric Ry Co pass depot
Southern Pacific Co pass sta

334 Moss H R restr

336 Capitola Theater

337 Patton Thos restr

338 Burgett Harvey beverages

339 Ochoa Frank barber

341 Gomez Eliezer clo clnr

343 Vacant

345 Joseph Robt shoes

350 Sandison E W gen ins

401 Beacon Drug Co Inc No 8

402 Ross Saml shoe repr

403 Cherin Harry men's furngs

403½ Eckerle W J phys
Silveria J S dentist

404 Harbor Electrical Co

405 Wilmington Mutual Building & Loan Association

406 Fred Saml men's furngs

407 Denni Investment Co
Koppel Bros frt forwarder
Opp Realty Co
Wilmington Investment Co

408 Pacific Telephone & Telegraph Co

409 Vacant

411 Gillilan Roy barber
Mayer & McMillan

412 Schneider Jno real est

415 Vacant

417 Mitchell M S clo clnr

420 St John's Episcopal Church

421 Tedesco Cosimo shoe repr

425 Hattenbeck Aaron gen mdse

428 Vacant

435 Vacant

437 Vacant

437½ Harbor Building
Horn D L dentist
McEachen A D phys
Richmond E M chiro

438 Flint Land Co

439 Southern Counties Go Co

440 Vacant

441 Boleky A A jwlr

445 Olsen C H furn

448 Holmes C E gas sta

450 Vacant

512 Stockton & Hawkins plumbing

516 Vacant

520 Traller Bros sign pntrs

529 Wilmington Sheet Metal Works

531 Shamrock Battery Shop

582 Hulme A E cigars
Potter G W restr

613 Vacant

615 Seager Carl
Seager D B Mrs notions

620 Vacant

621 Norman M D optom

622 Wilson E L sewing machines

623 Vacant

628 Vacant

630 Warlick & Co

632 West Coast Granada Theater

634 Gillette Clara Mrs confy

634½ West Coast Theater Building

637 Vacant

643 Jones C E auto dlr
Lane R B auto pntr
Smith & De Venney auto repr

651 Magraudy R C
Wilmington Packing & Provision Co

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605

AVALON BLVD, NORTH—North from 100 A

- 101 Union Motor Transportation Co
102 O'Brien Anna Mrs (o)
Olsen C H
112 Wilmington Garage
121 Cooley E C
Riel W T
Simons H R
138 Cooley E C billiards
139 Metropolitan Stevedore Co
140 Riel W T restr

B Intersects

- 200 Winter T A gas sta
201 Club Boat Shop
209 Anchor Packing Co
211 Seaboard Electric Co
218 Ets-Hokin & Galvan ship chandlers
221 Wilmington Journal newspaper
223 Foster Ernest barber
Parham Mary Mrs restr
225 Mann A T billiards
225½ Vacant
227 Green Harry clo
233 Winslow Hotel
Wellman Bertha Mrs
236 Maxwell Electric Co
Sperry Gyroscope Co
236½ Vacant
238 Vacant
240 Hall-Scott Motor Car Co
244 Security-First Natl Bank of Los Angeles

C Intersects

- 300-304 Wilmington Hardware Co
301 Forrest & Deppen mens furngs
303 Mason T F real est
305 Vacant
305½ **Marshall-Setnan Building**
Saybolt E W & Co petroleum inspr
Stellar R W phys
306 Vacant
307 Vacant
308 Southern Hotel
Walker Jos
309 Wright C M jwlr
310 Stieve Fred restr
311 Stricker Rose clo clnr
312 Lynch R E cigars
314 Adams B W barber
314½ Kelly Cornelius cigars

- 315 Shery W A mens clo
316 Lyons M E Mrs restr
317 Takashuma J K restr
326 Vacant
326½ Vacant
327 Chamber of Commerce
328 Vacant
328½ Lyons J C
329 Kiriaze Angelo soft drinks
330 Pascoe C E cigars
Settles D L barber
331 Railway Express Agcy Inc
Southern Pacific Co pass sta
332 Schrouder Drug Co
Stockholm Irene fountain lunch
333 Pacific Electric Railway stat
334 Broadbent Sadie Mrs lunch
335 Jarrett P E taxi
336 Vacant
337 Patton T J restr
338 Vacant
339 Reyes J M barber
341 Dora's Beauty Shoppe
345 Joseph Robt shoes
350 Sandison E W ins

D Intersects

- 400 Church E B gro
401 Beacon Drug Co Inc Store
No 8
Parks E R soft drinks
402 Vacant
403 Vacant
403½ Eckerle W J phys
Nelson C M dentist
404 Vacant
405 Hannifin-Cooper Marine Co
406 Fred Saml men's clo
Ins
407 Opp Realty Co
408 Pacific Telephone & Teleg Co plant
409 Segerbloom Carl restr
411 Feliz E M billiards
Oropilla A M barber
412 Schneider John real est
413 Gillilan Ray barber
415 Swanich J
419 Harbor Dye Works
Tedesco J C shoe repr
420 St John's Episcopal Ch
425 Vacant
426 Ross Saml shoe repr
428 Henry E K
Kohlor Robt locksmith
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C. Henry Olsen

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 quors
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 807b Lester Johanna
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 807½ Goodwin C M
 barber
 809 Hennacy P S confy
 817-19 Snyder G M
 feed

Ronan av
intersects
 835 Wells E M
Gulf av intersects
 909 Hanna J O restr
 925 Adamoli Bruno
 restr
 929 Standard Stas Inc
 gas sta
Wilmington blvd
intersects

1000 Shell Serv Inc gas
 sta
 1001 Signall H J gas
 sta
 1009 Harbor Feed Co
 1010 Mohler K L plan-
 ing mill
King av intersects
 1110 Sandison E W (o)
 1129 Lowe C A cbtmkr
 1131 Fiesel Ruby
 restr

Hawaiian av
intersects
 1203 Hubbard M A gro
 Snowden H M Mrs
 1211 Hubbard M N Mrs
 1213 Snooks J T

Frigate av
intersects
 1311 Bullard Robt
 trucking
 Figueroa
intersects
 1410 Johanessen John

ARABIC—

West from 600 Frigate
 1301 Skansen N C (o)
 1307 Kesler H R
 1311 Smith J B (o)
 1317 Bell B E

AVALON BLVD, NORTH—

North from 100 A
 102 O'Brien Anna (o)
 110 Menveg C E whol
 liquors
 112 Wilmington Gar-
 age
 121 Booth Henderson
 Rafali Basil Mrs
 Rodela A E
 White L W Mrs

138 Gutshall H G E
 billiards
 International
 Longshoremen's
 Assn Local No
 88

139 Metropolitan
 Stevedore Co
 140 Avian J B restr
B intersects

200 Stoner W R gas
 sta

201 Club Cafe liquors
 203 Club Boat Shop
 ship chandlers

209 Anchor Packing
 Co The steam
 packings

211 Seaboard Electric
 Co contrs

218 Ets-Hokin & Gal-
 van ship chand-
 lers

221 Teamsters Hiring
 Hall

223 Davilla Enos restr

225 Devilla Enos li-
 quor
 Foster Ernest bar-
 ber

227 Green Harry men's
 furngs

227½ Ditson Hall

233 Winslow Hotel
 Thorsheim Serene
 Mrs

235 Overby Mabel Mrs
 liquor

236 Johansen John sail
 mkr

236½ Vacant

238 Brown W J yacht
 broker

240 Ross Saml restr

244 Vacant

C intersects
 300 Allan W H
 Allan & McGann
 ship chandlers

301 Pacific Marine
 Supply The

303 Mason T F real
 est

305 Corning H I ra-
 dios
 Board of Marine
 Underwriters of
 San Francisco
 Inc

305½ **Marshall-Setnan
 Building**

**Lloyds Register of
 Shipping**

**Saybolt E W & Co
 petroleum insprs**

**U S Salvage Assn
 Inc**

**Young P B marine
 surv**

307 Adams B W bar-
 ber

308 Vacant

308½ Southern Hotel
 Walker Kate Mrs

309 Adams C B Mrs
 liquor

310 Vacant

311 Mackay Radio &
 Telegraph Co

312 Vacant

312½ Lynch R E ci-
 gars

314 Killelea Frank
 electn

314½ Vacant

315 Caverly L E naval
 archt

316 Morgan Alberta
 Mrs restr

317 Takashima C H
 restr

326 Vacant

326½ Vacant

327 Chamber of Com-
 merce

328 Postal Telegraph-
 Cable Co

328½ Ford Frances

329 Singleton R J li-
 quors

330 Bukanovich S N
 liquor
 Settles D L barber

331 Railway Express
 Agcy Inc
 Southern Pacific
 Co pass sta

332 Munson Jack foun-
 tain lunch
 Schrouder Drug Co

333 Pacific Electric
 Railway

334 Vacant

335 Jarrett P E taxi

336 Vacant

337 Allingham D M
 Star Cafe

339 Ferguson W R
 barber

341 Vacant

345 Gannam A S gro

350 Fletcher - Wil-
 liamson Co ins
 brokers

Sandison E W ins
D intersects

400 Camel Cafe The
 liquors

401 Elite Cafe

402 Vacant

403 Shery W A mens
 furngs

403½ Buckley D E
 dentist
 Eckerle W J phys

404 Hiller P W mfrs
 agt
 Submarine Signal
 Co

405 Scheel K H naval
 archt

406 Vacant

407 Gillilan Roy bar-
 ber

408 Pacific Telephone
 & Telegraph Co

409 Vacant

411 Vacant

413 Prejoles Eucibio
 confy

415 Daws R C lock-
 smith

417 Mitchell M S clo
 clnr

419 Tedesco J C shoe
 repr

420 St Johns Episco-
 pal Church

425 Yachtsmen's
 Serv Assn

426 Golden Vincent
 shoe repr

Los Angeles Herald, Volume XXXIX, Number 215, 9 June 1913 —
CONFRONTED DT RECORD. BRIDE STILE DENIES MARRIAGE [ARTICLE]

[Back](#)

CONFRONTED BY RECORD, BRIDE STILL DENIES MARRIAGE

The suppressed excitement that has prevailed in Santa Monica and Hollywood society over the reports and denials of the secret marriage of Miss Eugenia Hutton of Santa Monica to Marshall P. Wilkinson, 1912 Tamarind street, Hollywood, was given new life today when it was reported by several young society women of Santa Monica that a record of the marriage had been found.

Both the young persons have repeatedly denied the report and today at her home Mrs. A. W. Hutton asserted that the report is not true.

Miss Hutton is a member of the most exclusive Santa Monica society. She is also a member of several young women's clubs and sororities.

YOUNG CONTRACTOR

Marshall P. Wilkinson is a young contractor. He lives with his widowed mother at 1912 Tamarind street, Hollywood, and is prominent in the society life of Hollywood.

They have been very close friends for many months and a few weeks ago it was reported they had been married. Rumor set the date of the secret marriage as last September. The rumors were flatly denied by the young woman and her parents. Today

it is reported several friends of the young woman went to the court house and had the records searched.

The records show as follows: Book 113, page 126, of the license records in the county clerk's marriage license bureau gives the names of Marshall P. Wilkinson, 20 years old, and Miss Eugenia Hutton, 20 years old, Santa Monica, on a marriage license dated March 10, 1913. Attached to the record of the license is the written consent of Mrs. Mary Wilkinson to the marriage of her son. This written consent was sworn to by Mrs. Wilkinson before Barton Darlington, a notary.

RECORD FOUND

In book 189, page 51, in the marriage record department of the county recorder's office appears the statement signed by the Rev. J. M. Devon White that the marriage ceremony was performed March 10, 1913, and that Mrs. Mary Wilkinson, mother of the young man, was the witness.

The notation of the recorder states that the marriage certificate was mailed by the county recorder to Marshall P. Wilkinson at his home on Tamarind street, in Hollywood.

This article has been automatically clipped from the Los Angeles Herald 9 June 1913, organised into a single column, then optimised for display on your computer screen. As a result, it may not look exactly as it did on the original page. The article can be seen in its original form in the [page view](#).

Deaths, Funeral Announcements

LINDGREN, Ernest G., husband of Helen R. Lindgren, father of Kenneth Edward and James Ernest Lindgren, brother of Ernest Lindgren, brother of Mrs. Evelyn McKim, Mrs. Doris Welsh, Mrs. Coral Freidhoff, Mrs. Alice Glabb and John Lindgren. Service Wednesday 11:30 a.m. at Memorial Chapel, Rose Hills Memorial Park, Whittier, Rose Hills Mortuary, directing. In lieu of flowers, contributions, in memory of the deceased, may be made to the Salem Lutheran Church, Whittier.

Deaths, Funeral Announcements

WORTHINGTON, Robert W., aged 56, of 2046 E. 77th St., Los Angeles, passed away September 6, survived by his wife Barbara, sons Robert Jr. of Anaheim, and Herbert of Hollywood, daughter Beverly of Los Angeles, brother Ray Allan, sister Alice Williams and 5 grandchildren. Service will be held Wednesday, 11 a.m., at Chapel of Memories, Norwalk.

VITAL RECORDS

Deaths

AITKEN, Frances A. (Daly), beloved wife of Sid Aitken, beloved mother of Mrs. Mary A. Kitchens and W. Sidney Aitken, grandmother of Lt. William L. Kitchens, Michael, Timothy and Melissa Aitken, sister of Thomas P. Daly; born in Chicago, Ill., passed September 6 in La Habra at 813 N. Brighton, aged 78. Mrs. Aitken was a California resident for over half a century, residing in the Los Angeles and Orange County areas. Imperial and San Joaquin Valley, associated with the Burbank City Schools and Warner Bros. Studio for many years. Rosary Tuesday, 7:30 p.m., at the mortuary chapel, Northridge. Requiem Mass Wednesday, 9 a.m., at St. San Fernando Mission Chapel, Interment San Fernando Mission Cemetery, Bastian & Perrot Mortuary, 18728 Parthenia St., Northridge, directors.

Deaths, Funeral Announcements

BROWN, Col. John Kimball, of 1600 20th St., San Pedro, passed away at age of 84, a 1908 graduate of West Point, he had served in Armed Forces for 41 years, survived by wife Catherine, son Col. John Jr., daughters Beverly Combs and Shirley Miles, brother Earl Brown. Service Wednesday, 11:30 a.m., at the First United Methodist Church, San Pedro. Interment Sawtelle Cemetery, Hakerson-Leavell Mortuary, San Pedro, directors.

Deaths, Funeral Announcements

DONALD, Dick, beloved husband of Fern, father of Richard, and Mrs. Linda Donaldson, son of Mrs. Frankie Donald. Funeral service Tuesday 2 p.m. at the First Christian Church, 4390 Colfax Ave., North Hollywood. In lieu of flowers, donations to the First Christian Church, North Hollywood, would be appreciated. Pierce Brothers' Valhalla, directors.

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City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL (310) 485-1141 FAX (310) 858-5966

Cultural Heritage Commission Report

Meeting Date: February 20, 2014

Subject: Landmark Nomination for inclusion onto Local Register of Historic Properties of 620 North Sierra Drive, Beverly Hills

Recommendation: Adopt a resolution recommending City Council designate the property at 620 North Sierra Drive, Beverly Hills as a Local Landmark

REPORT SUMMARY

The City's historic consultant, Ostashay and Associates Consulting, has completed a final review of documentation for 620 North Sierra Drive, Beverly Hills and confirms its eligibility for designation as a local landmark and has provided the background and findings to justify that conclusion under Article 32, Historic Preservation Ordinance (Ord. 12-O-2617, eff. 2-24-2012), Section 10-3-3212: Landmark Designation Criteria. A resolution is attached recommending the City Council designate 620 N. Sierra Drive, Beverly Hills as a Local Landmark on the Local Register of Historic Properties.

French
Provincial
Residence at
620 N. Sierra
Drive by
Master
Architect
Marshall P.
Wilkinson



Attachment(s):

1. *City Landmark Assessment and Evaluation Report*, Ostashay & Associates Consulting
2. DRAFT Resolution of Approval

Report Author and Contact Information:

William Crouch, AIA, AICP
Urban Designer
(310) 285-1116
wcrouch@beverlyhills.org



Cultural Heritage Commission Report

455 North Rexford Drive

February 20, 2014

BACKGROUND

At the meeting of January 8, 2014 the Cultural Heritage Commission initiated nomination proceedings for the property at 620 N. Sierra Drive, Beverly Hills to be included on the Local Register of Historic Properties. The City's historic consultant, Ostashay and Associates Consulting, has now completed a full review of documentation for 620 N. Sierra Drive for eligibility as a local landmark and supports inclusion of this property as a Landmark on the Local Register of Historic Properties.

PUBLIC NOTICE

The owners of 620 N. Sierra Drive, Beverly Hills, were notified in writing that the Cultural Heritage Commission would consider a nomination for this Master Architect property as a local historic landmark at the Commission meeting on February 20, 2014. As of the publication of this report, no public comments have been received.

ENVIRONMENTAL REVIEW

Designation of the property at 620 N. Sierra Drive, Beverly Hills as a local historic Landmark was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that designation of 620 N. Sierra Drive would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the designation of 620 N. Sierra Drive may have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant to this resolution will require separate environmental analysis when the details of those proposals are known. Further, designating 620 N. Sierra Drive is an action of the City to protect and preserve a historic resource.

GENERAL PLAN CONSISTENCY

Designation of 620 N. Sierra Drive, Beverly Hills as a local historic Landmark is consistent with the objectives, principles, and standards of the General Plan. General Plan Policy "HP 1.3 – Promote National, State, and Local Designation of Historic Resources" encourages the establishment of programs encouraging the nomination of landmarks.

SUMMARY

It is recommended that the Cultural Heritage Commission approve the local Landmark Nomination for 620 N. Sierra Drive, Beverly Hills and forward the recommendation to City Council for approval.

NEXT STEPS

Once the Cultural Heritage Commission has deliberated, staff will forward to City Council the Commission's recommendation to designate 620 N. Sierra Drive, Beverly Hills as a local Landmark.



Cultural Heritage Commission Report

455 North Rexford Drive

February 20, 2014

Attachment 1

City Landmark Assessment and Evaluation Report
by Ostashay & Associates Consulting

CITY LANDMARK ASSESSMENT & EVALUATION REPORT



FEBRUARY 2014

SLAVIN HOUSE
620 North Sierra Drive, Beverly Hills, CA

Prepared for:

City of Beverly Hills
Community Development Department
Planning Division
455 Rexford Drive, Beverly Hills, CA 90210

Prepared by:

Leslie Heumann, Principal Investigator
Jan Ostashay Principal
Ostashay & Associates Consulting
PO BOX 542, Long Beach, CA 90801

CITY LANDMARK ASSESSMENT AND EVALUATION

Slavin House

620 North Sierra Drive
Beverly Hills, CA 90210

APN: 4341-033-010

INTRODUCTION

This landmark assessment and evaluation report, completed by Ostashay & Associates Consulting for the City of Beverly Hills, documents and evaluates the local significance and landmark eligibility of the Slavin House located at 620 North Sierra Drive in the City of Beverly Hills, California. This assessment report includes a discussion of the survey methodology used, a summarized description of the property, a brief history of the property, the landmark criteria considered, evaluation of significance, photographs, and applicable supporting materials.

METHODOLOGY

The landmark assessment was conducted by Leslie Heumann, Consultant, with Ostashay & Associates Consulting. Property research was provided by Tim Gregory.¹ In order to identify and evaluate the subject property as a potential local landmark, an intensive-level survey was conducted. The assessment included a review of the National Register of Historic Places (National Register) and its annual updates, the California Register of Historical Resources (California Register), and the California Historic Resources Inventory list maintained by the State Office of Historic Preservation (OHP) in order to determine if any previous evaluations or survey assessments of the property had been performed.

The results of the records search indicated that the subject property has not been previously surveyed and documented, and therefore has not been evaluated for architectural and historical significance. For this current assessment site inspections and a review of building permits and tax assessor records were also done to document the property's existing condition and assist in evaluating the residence for historical significance. The City of Beverly Hills landmark criteria were employed to evaluate the local significance of the property, its eligibility for landmark designation, and to assess its potential for contribution to a historic district. In addition, the following tasks were performed for the study:

- Searched records of the National Register, California Register, and OHP Historic Resources Inventory.
- Conducted a field inspection of the subject property from the public right-of-way.

¹ *The Building Biographer Tim Gregory. "620 North Sierra Drive, Beverly Hills." Property Fact Sheet, February 2007.*

- Conducted site-specific research on the subject property utilizing Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and building permits.
- Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment procedures, and related programs.
- Evaluated the potential historic resource based upon criteria established by the City of Beverly Hills and utilized the OHP survey methodology for conducting survey assessments.

FINDINGS

The Slavin House appears to meet the City's criteria for designation as a local landmark as required in Section 10-3-3212 of the Historic Preservation Ordinance (BHMC 10-3-3212(A)(B)(C)). The subject property satisfies the requirement of subsection A., which requires that at least two of the six BHMC 10-3-3212 "significance" criteria be met. Upon conclusion of the assessment and evaluation, the property appears to satisfy three of the "significance" criteria: criterion A.1, A.3, and A.4. It also meets the requirements of subsection 10-3-3212(B), which requires that: "The property retains integrity from its period of significance," and subsection 10-3-3212(C), which requires that: "The property has historic value."

BACKGROUND INFORMATION

The subject property consists of a large, nearly rectangular parcel located on the east side of North Sierra Drive, approximately mid-midblock between Carmelita and Elevado avenues. Only slightly skewed from a true north alignment, the property occupies lot 10 of Block 114 in the Beverly Hills Tract. The parcel measures 75 feet along North Sierra Drive and has a maximum depth of approximately 177 feet. Behind a generous setback similar to those elsewhere on the street, the house faces west onto Sierra Drive. It is situated within a well-developed residential neighborhood on a remarkably intact block whose original improvements date primarily from the 1930s.

Although North Sierra Drive was documented in a city-wide reconnaissance survey that was conducted in 1985-1986, the subject property itself has not been previously identified and evaluated under the City's on-going historic resources survey process.² It, therefore, is not listed in the State Historic Resources Inventory database and has not yet been assigned a California Historical Resources Status Code. Because this specific property was not documented in the 1985-1986 survey it also was not included in the 2004 and 2006 historic resources survey updates.

² *The property has been identified in the preliminary results of the comprehensive historic resources survey update currently being completed.*

of the Hollywood Regency style. Born of the meeting of Moderne sleekness with the elegance of early nineteenth century architectural forms, it used simple, primary forms and blank wall surfaces to project exclusivity and sophistication.⁶ Beverly Hills' domestic architecture in the post-World War II era saw the incorporation of Revival references in its new housing stock, and also the introduction of contemporary, luxury designs reflective of the Mid-century Modern idiom.

Slavin House. On June 3, 1936, two building permits for 620 North Sierra Drive were obtained from the City of Beverly Hills by architect Marshall P. Wilkinson. The first was for a two-story, ten-room residence estimated to cost \$17,000. The second permit was for a one-story, two-car garage, which was to cost an additional \$500. The owner of the property was Bullock's Department Store executive Mr. Barney C. Slavin.⁷ Born in 1887 in New York and raised in Los Angeles, Barney Slavin began working for Bullock's in 1907 as a warehouseman.⁸ He rose through the ranks, becoming manager of delivery services by 1916,⁹ and manager of the downtown store by 1930. In 1944, he was promoted to vice-president in charge of building, construction, and maintenance of the Bullock's chain. He retired from Bullocks in 1948.¹⁰ Slavin was married twice, apparently building this house with his first wife, Helen, who passed away in 1970. Slavin died at the age of 87 in 1975 and was survived by his second wife, Carmen. Slavin (and subsequently his estate) owned the property until August 1975, when it was purchased by attorney Charles Levy and his wife, Lydia. In 1988, the property was sold to attorney Geoffry Oblath and his wife Benedicta.

When the house was first inspected by the Los Angeles County Assessor on April 12, 1937, the inspector recorded a newly completed, two-story residence with a concrete foundation; walls of stucco, shakes, wood siding, and brick veneer; a cast-stone entrance, a hipped shingled roof; and steel sash with roll-down screens.¹¹ Heat was provided by a fireplace, a gas furnace, and electric heaters. Plumbing fixtures and lighting fixtures were rated of "good" quality. Interior finishes were primarily plaster, Sanitas paper, and plain woodwork. Bookcases, two cedar closets, and a water softener were built in. Overall construction quality of the house was rated "extra special." The Assessor estimated the square footage at 4,287 (the current Assessor's estimate is 4,870). The first floor contained an entry hall; three living rooms (i.e., living room, library with cypress paneling, and dining room); one bedroom; one and two-thirds bathrooms; kitchen with tiled walls and a Sanitas ceiling; butler's pantry; and breakfast room. The second floor contained three bedrooms and two and one-third tiled bathrooms. Tubs and toilets in some bathrooms were in tiled recesses. Hardwood floors were located in most rooms. The garage, measuring approximately 22 by 30 feet, had a cement floor, stucco walls, a hipped and

⁶ *Ibid.* pg. 17.

⁷ *Interestingly, Slavin was not the only Bullock's employee who chose this block of North Sierra Drive to build a residence. At 630 North Sierra Drive, also in 1936, Mr. O. B. Dowd, also with Bullock's, constructed a Paul Williams' designed home.*

⁸ *The Building Biographer Tim Gregory. "620 North Sierra Drive, Beverly Hills." February 2007.*

⁹ *"One of a fleet." Los Angeles Times, July 9, 1916.*

¹⁰ *"Barney Slavin, Former Bullock's Vice President, Dies at 87." Los Angeles Times, February 8, 1975.*

¹¹ *This paragraph, providing information taken from the Assessor's building description, is largely quoted from The Building Biographer Tim Gregory, "620 North Sierra Drive, Beverly Hill," February 2007, page 3.*

shingled roof, three overhead doors, and a plastered interior. The property also contained 220 linear feet of stone-tile wall that average five feet tall.

A year after the house was completed it was published in the *Los Angeles Times*.¹² Comparison of the exterior photograph in the pictorial with current images confirms the integrity of the façade. Interior spaces pictured in the article included the dining room and the library, with its wood paneled walls and built-in bookcases.

Marshall P. Wilkinson, Architect.¹³ Born on August 29, 1892, Marshall Phillips Wilkinson worked his way up from a draftsman to contractor to architect over the course of a career spanning at least three decades. Although his legacy is scores of buildings throughout the Los Angeles region, with at least fourteen homes documented in Beverly Hills alone, little is known about the early years and training of Wilkinson. He was based in Hollywood for much of his professional life, first appearing as a draftsman in the 1915 city directory. Two years later, he was a superintendent of construction for the Frank P. Meline Company, the company that would achieve fame as builder of upscale suburbs and subdivisions in communities such as Bel-Air and Pacific Palisades. By 1920, Wilkinson had opened his own office on Hollywood Boulevard, providing design, construction, and engineering services. One of his earliest commissions was a home for portrait painter Ivey de Verely in 1921 (Hollywood). By 1922, he had numerous projects to his credit, including houses at 262 North Crescent Drive, 616 and 707 North Canon Drive, and 719 North Rexford Drive in Beverly Hills, the Thibodeau Building (location unknown), and an apartment building at the corner of Hobart Avenue and Sunset Boulevard in Hollywood. For these and most subsequent projects, Wilkinson acted as both designer and builder. During this period he also worked as a builder for other architects and designers (e.g., the Vaughn House, 618 North Canon Drive, designed by architect Arthur Eichler). His practice was diverse, encompassing not only single and multi-family residential properties but also commercial and industrial buildings, the latter primarily for motion picture production related facilities. By 1933, newspaper articles about Wilkinson's projects had begun referring to him exclusively as "architect" and in some cases his designs were constructed by others (e.g., the General Service Studios built at the corner of Eleanor and Seward Streets in Hollywood in 1937).

Like most architects and designers of the period, Wilkinson was adept at several styles of architecture, including Spanish Colonial Revival (the El Encanto Apartments in Palm Springs, 1929), Colonial Revival (803 North Alpine Drive in Beverly Hills, 1930), French Revival (620 North Sierra Drive in Beverly Hills, and Art Deco (714 North Melrose Avenue, Los Angeles). His work was covered several times in the *Los Angeles Times*, as well as published in *Architectural Record* and *Architectural Digest*. Wilkinson continued to practice into the 1940s and was joined by his son, Marshall P. Wilkinson, Jr., also an architect. Wilkinson, Sr., died on September 6, 1969 at the age of 77.

¹² "Southland Homes." *Los Angeles Times*, January 2, 1938.

¹³ This section is largely derived from *The Building Biographer* Tim Gregory, "620 North Sierra Drive, Beverly Hills," Property Fact Sheet, February 2007 and from historical issues of the *Los Angeles Times*, indexed and available through ProQuest Newsstand.

in the property include the building's restrained styling, asymmetry and massing, roof treatment, materials, fenestration, and siting. It was recognized as a fine exemplar of its type at the time and was published in the *Los Angeles Times*. The Slavin House, therefore, embodies the distinctive characteristics of a particular style, period of time, and method of construction. From the street, the property continues to appear almost identical as to when it was built in 1936 and published in 1938. The subject property appears eligible for local landmark designation under this criterion.

BHMC 10-3-3212(A)(4) The property represents a notable work of a person included on the City's List of Master Architects or possesses high artistic or aesthetic value.

This property is a notable work of Marshall P. Wilkinson, a prolific designer and builder whose homes constructed in the 1920s and 1930s in Beverly Hills helped to define the image that Beverly Hills projected to the world. Adept in a variety of period styles, Wilkinson contributed numerous houses—approximately fifteen of which have been documented to date—to the residential districts north of Santa Monica and south of Wilshire Boulevards during the Beverly Hills build out years of 1922-1942. Wilkinson is included in the City's list of Master Architects. Furthermore, the property possesses high artistic and aesthetic value in its design, workmanship, materials, and style. Therefore, the subject property appears to satisfy this criterion.

BHMC 10-3-3212(A)(5) The property has yielded or has the potential to yield, information important in the prehistory or history of the Nation, State, City or community.

The property does not appear to satisfy this criterion.

BHMC 10-3-3212(A)(6) The property is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been formally determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.

The property is not currently listed on the National Register of Historic Places or the California Register of Historical Resources, nor has it been formally determined eligible for listing on the National Register or the California Register. Although the property has not previously been evaluated as eligible for listing, it is included in the preliminary results of the City's ongoing historic resources survey update. The property does not satisfy this criterion.

B. The property retains integrity from its Period of Significance (BHMC 10-3-3212(B)).

The period of significance for the subject property is 1936, when the property was built. The publicly visible portion of the property, comprising the front setback, west (primary) elevation, and any visually accessible features on the north and south elevations, are substantially intact. Those important features of design, materials, location, setting, workmanship, feeling, and association from this period are still evident on this portion of the property and help to render it historically significant.

inst. at the home of Miss Mercereau, No 1291 West Chester Place.

Trip Ends. Mr. and Mrs. A. D. Cheshire, No. 1422 Malvern avenue, with their little daughter, Miss Ursula, have returned from a trip to Seattle.

EVENTS IN LOCAL SOCIETY.

IN the auditorium of the Woman's Club House on South Figueroa street, last evening, Miss Jessie Marshall became the bride of Daniel Stanley Setnan of this city. The room was a bower of beauty. The ceremony was performed by Dr. Hugh K. Walker beneath a large wedding bell surmounted with clusters of ferns and chrysanthemums, and about the walls garlands of ferns were entwined with chrysanthemums.

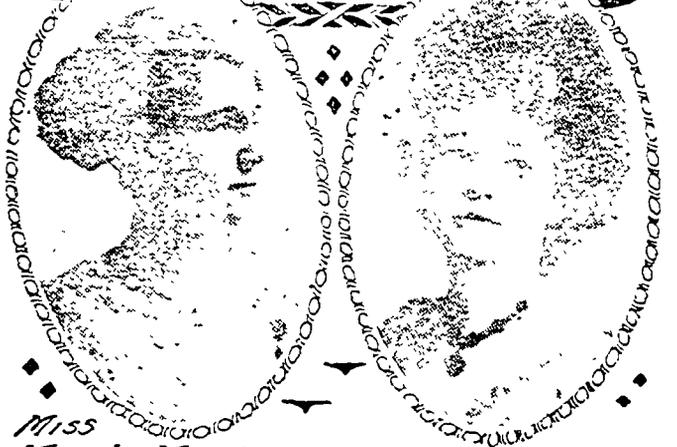
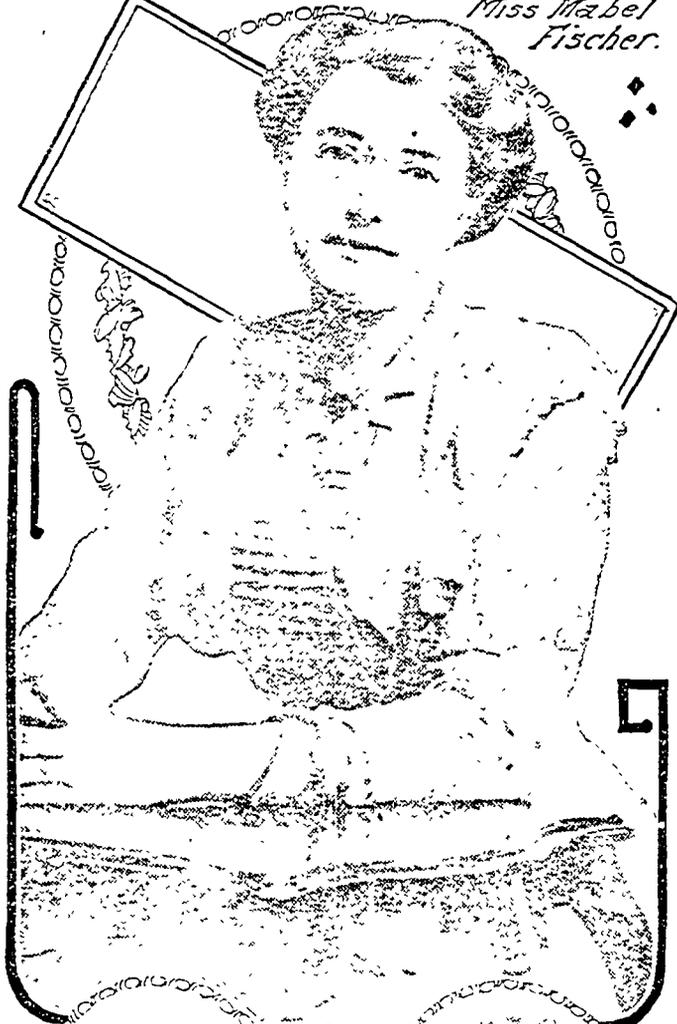
Miss Marshall, who is the daughter of Mr. and Mrs. T. B. Marshall, No 1120 Grand View street, was attired in white charmeuse satin made with a court train and trimmed with Duchesse and rose-point lace. Her bouquet was of lilies of the valley, and she wore a long tulle veil, fastened with orange blossoms. Miss Maude Marshall, sister of the bride, in a pale green roussetine de soie, trimmed with pearls, assisted as maid of honor. She carried a bouquet of Cecil Bruner roses. The Misses Ethel Setnan and Mabel Fischer, in gowns alike, of pink mousseline de sole, trimmed with lace and pearls, were bridesmaids. Their bouquets were tiny pink rose buds.

Leo McGowan was best man, and the ushers were Dr. P. O. Sundlin and Dr. N. J. Horton. Little Margaret Watkins, in a white frock, carried the ring.

Members of the Friday Afternoon Club, of which the bride is a member, held a flower chain, forming an aisle to the altar. The young women included Miss Arley Tottenham, Miss Mabel McGowan, Miss Mary McGowan, Miss Anne Richards, Miss Elizabeth Richards, Miss Maude Wood, Miss Maude Adams, Miss Zelma Dickson,



Miss Mabel Fischer.



Miss Maude Marshall Miss Gertrude Connell
Photo by K. S. H. et

Mrs. Daniel S. Setnan.

who was married last evening in the Woman's Club House, in the presence of a large number of guests, and three of her attendants.

Miss Helen Updegraff, Miss Olive Bennett, Miss Clara Scott, Miss Gertrude Connell, Miss Louise Hauser, Mrs. John Coker and Mrs. Will Nelson. The reception-rooms were picturesque with quantities of pink roses, and above stairs where supper was served the same blossoms were arranged. Dancing followed the supper, and music was furnished by Arend.

At the conclusion of a trip Mr and Mrs. Setnan will reside at No. 338 Elden avenue.

Returns from East.

Mrs. Charles H. McFarland, No 2659 Ellendale Place, has returned from the East, where she has been spending the last two months.

Evening Wedding.

Miss Nellie Smith daughter of Mrs. Ordean Smith, No 217 East Twentieth street, was married last evening at the family home, to William Miles, Rev. Clarence Cowan officiating. The bride wore a gown of white messaline, with trimmings of real lace, and carried an arm bouquet of white chrysanthemums. Miss Ordean Smith, a sister, was maid of honor. She wore a becoming costume of white organdy. James Miles stood with his brother as best man. Yellow and white chrysanthemums were used in decorating the home.

Following the ceremony, supper was served, and later Mr and Mrs. Miles left for a trip at the conclusion of which they will be at home to their friends at No. 2492 Second avenue.

Guest of Parents.

Mrs. Harry Le Cote Smith of Chatterleyville is the house guest of her parents, Mr. and Mrs. Joseph C. Whitlinton of No. 214 Breed street.

Scholarship Fund.

Among women who have received tables for the card party to be given next Tuesday, at the Woman's Club House, for the Scholarship Fund are Mrs. H. R. Updegraff, Mrs. George S. Kress, Mrs. Frank Veary,

Mrs. B. H. Cass, Mrs. H. C. Breeden, Mrs. George W. Walker and Mrs. H. C. Macglanis. Handsome prizes have been donated by those interested in the cause.

Married in New York.

News has been received from New York of the recent marriage of Miss Harriet Matilda Hough, No. 727 Whitler avenue, this city, to E. B. Goodrick of Syracuse, N. Y., which was solemnized in Buffalo. The service was read at the home of Mr. and Mrs. F. M. Talbott by the Rev. F. H. Conan, pastor of the Asbury Methodist Episcopal Church of that city. State Senator H. W. Hill of Buffalo, a college friend of the groom, and Mrs. Hill were among the guests. Mr. and Mrs. Goodrich will make their home in Los Angeles.

Surprise Party.

Mr. and Mrs. F. M. Webb who recently returned from their wedding trip were surprised by a number of friends who gathered at the home of the bride's parents, Mr. and Mrs. K. B. Smith, No. 319 East Twenty-eighth street, in honor of their return.

Recent Party.

Mrs. Daisy D. Carson was hostess recently at a Halloween party given at her home, No. 1163 East Thirty-sixth street. The home was enlivened with black cats, yellow paper owls and witches. Supper was served in the dining room, which was decorated with asparagus plumosus and Jack O'Lanterns.

Home Again.

Mr. and Mrs. George Mitchell of South Figueroa street have returned from a pleasant tour of Europe. Their oldest son has returned to Yale and the younger boys, George and Harry, are attending Irving College on the Hudson.

To Entertain.

Mrs. F. Irwin Herron and her sister, Mrs. Clara Mercereau, will entertain with a buffet luncheon on the 17th

DEATHS

With Funeral Announcements.

Whosoever will be great among you let him be your minister; and whose ever will be chief among you, let him be your servant.

—Matthew xx, 26-27.

BAKER, Suddenly, September 5, E. Clifford Baker.
Odd Fellows services Friday, September 8, at 12:30 p.m., from Wee Kirk o' the Heather, Forest Lawn. George B. Remington, director.

BLAKELEY, Dr. Charles M.
Services 10 a.m. today at Pierce Brothers.

BOSWELL, Maude Truax Boswell.
Forest Lawn Mortuary in charge.

BOSWELL, September 6, Myrtle A., beloved wife of Frank M., loving mother of Eugene R. Boswell; sister of E. T. Robinson and Mrs. Josephine MacMartin.
Services 3 p.m. Monday at the Little Church of the Flowers. Pierce Brothers, directors.

BREMER, Services for John William Bremer today, 10:30 a.m., at Edwards Brothers.

BURNS, The funeral services of William H. Burns will be held today, at 10 a.m., from the chapel of W. A. Brown, 1815 South Flower street.

CEILEY, Agnes Lyman.
Services 11:30 a.m. today at Wee Kirk o' the Heather. Pierce Brothers, directors.

COHEN, Ernestine Cohen.
Remains at Malinow & Simons.

COOPER, Clarence.
Pierce Brothers, directors.

COTTY, Carrie Eletha.
Services 3 p.m. today at Pierce Brothers.

COX, Mrs. Katherine L. Cox.
Forest Lawn Mortuary in charge.

DAVIS, T. Benton Davis.
Remains at the chapel of W. A. Brown, 1815 South Flower street.

DERRICK, Mrs. Sarah Derrick.
Remains at the chapel of W. A. Brown, 1815 South Flower street.

DOLAN, Jeannette G. Dolan.
Forest Lawn Mortuary in charge.

DOWLING, September 4, Mrs. James Nelson (Estella Carrillo) Dowling.
Requiem mass today, 10 a.m., at St. Basil's Church. Interment, Calvary, Cunningham & O'Connor, directors.

FRANTZ, Paul C., beloved son of Mr. and Mrs. John C. Frantz; brother of Harry W. Frantz of Washington, D.C., and J. C. Frantz of Beverly Hills, Cal.
Graveside services 2:30 p.m. Friday at Evergreen Cemetery. Pierce Brothers, directors.

GOOD, Gertrude Good.
Remains at Malinow & Simons.

GREINER, Services for Bertha, Friday, 2:30 p.m., at Armstrongs Family.

HAAS, Daisy H. Haas.
Remains forwarded to Memphis by Malinow & Simons.

HOGSETT, Frank H. Hogsett.
Forest Lawn Mortuary in charge.

HORWITZ, Jennie Horwitz, beloved wife of Solomon Horwitz, mother of Jacob, Samuel, Moe and Jerome Horwitz.
Services today, 3:30 p.m., at Malinow & Simons.

HOLDEN, Lauretta C. D., former resident of Santa Monica and Ocean Park, beloved mother of Charles F. Holden.
Services 2 p.m. Friday at Pierce Brothers.

HOWARD, Mae C. Howard, beloved mother of Mrs. Clifton F. Reynolds and George W. Howard; grandmother of Joan Amelia Reynolds; sister of Mrs. Laura Huck and Charles Meyers.
Services Friday at 1 p.m. in the Little Church of the Flowers. Forest Lawn Mortuary in charge.

HULEN, Theodore Hulen, son of Mr. and Mrs. C. W. Hulen; brother of Charles Hulen and Mrs. Muriel Brisco.
Services at the chapel of Bresee Brothers & Gillette, Friday, 11 a.m.

JOBES, ERNEST H. JOBES, at his late residence, 2323 South Arlington, beloved husband of Hais E. Jobes.
Services Saturday, September 9, at 3 p.m., under the auspices of University Lodge, No. 394, F.&A.M. from the RUPPE Mortuary, 1001 West Washington. Interment, Rosedale.

JOHNSON, Albert A. Johnson.
Remains at the chapel of W. A. Brown, 1815 South Flower street.

JONAS, The funeral services of Peter Jonas will be held today at 10:30 a.m., from the chapel of W. A. Brown, 1815 South Flower street.

KAHLE, Caroline Kahle.
Forest Lawn Mortuary in charge.

KINDBLAD, Services for Frieda Kindblad today, 10 a.m., from the Little Church of the Flowers. Forest Lawn. Graham & Isbell, directors.

KINDRED, September 5, Arthur W. Kindred, beloved husband of Ella J. Kindred, father of Louise A. Kindred.
Services 2 p.m. today at chapel of Turner, Stevens & Turner, 259 E. Main St., Alhambra.

KIRWIN, James Leon Kirwin, September 5 at Veterans' Hospital, Livermore, Cal., born December 7, 1888 in Hawleyville, Ct.; member of American Legion, 40 at 8 Honor Societe and past president of Pasadena chapter, Reserve Officers Association; husband of M. Elizabeth Kirwin, father of David Sage Kirwin, son of Mrs. Anna M. Kirwin of Litchfield, Ct.; stepfather of Richard B. and Anne H. Pember of Hartford, Ct.
Services at Sawtelle Chapel, Friday, September 8, at 11 o'clock.

KLEIGER, Services for Penny Kleiger today, 2 p.m., at Glasband & Co.

MACHON, Alfred H. Machon, beloved husband of Eleanor Machon.
Services today at 2 p.m. at chapel of Norquist & Anderson.

MARSHALL, Mrs. Eva M. Marshall.
Interment, Flanataff, Ariz. W. A. Brown, funeral director.

MARSHALL, Harry W., husband of Grace D. Marshall and son of Mrs. Elizabeth J. Marshall and brother of Leslie H. Marshall.
Services 9 a.m. today at Pierce Brothers.

MARSHALL, Thomas B. Marshall, father of Mrs. Maude M. McGowan and Mrs. Jessie M. Setman; grandfather of Virginia M. McGowan, Dorothy A. and Marshall L. Setman.
Services today at 12:30 p.m. in the Wee Kirk o' the Heather.
Forest Lawn Mortuary in charge.

MATHIESON, Willa C. Mathieson.
Services today, 2 p.m., from the Wilshire Methodist Church, Plymouth and Wilshire Boulevards. Reed Bros., Tapley & Geiger, directors.

MCDOWELL, The funeral services of Mrs. Ethel I. McDowell will be held Friday at 1:30 p.m. from the chapel of W. A. Brown, 1815 South Flower street.

MENNEY, Eddie Menney.
Remains will be forwarded today to San Francisco for services and interment by Graham & Isbell.

MINOR, Jennie Luella.
Services 2 p.m. Saturday at Pierce Brothers.

MOSELEY, David H. Moseley.
Forest Lawn Mortuary in charge.

MURPHY, William J. Murphy.
Edwards Brothers' Colonial Mortuary.

POLLON, Services for Cecil J. Pollon today, 2:30 p.m., at Armstrongs Family.

PRESTON, Thomas C. Preston, beloved husband of Alice W. Preston.
Services Friday, 2 p.m., at the Little Church of the Flowers. Glendale, Francis V. Hall & Son, Ltd., directors. (Chicago papers please copy.)

RAY, Samuel A. Ray, beloved husband of Mary Ray, father of Mrs. Frances Ray Fells and Joseph A. Ray; brother of Mrs. Frances E. Hampton and Harry Wilhoit.
Services Friday, 2:30 p.m., at Edwards Brothers.

RETZLAFF, Lena, beloved mother of Lydia and Emiel Williams.
Services 3 p.m. Saturday at Pierce Brothers.

RICE, George Edward Rice.
Remains may be viewed until 4 p.m. today at the chapel of Wallace E. White & Howard J. Callanan.

SHAKSTAD, Porter Oliver.
Services and interment Sioux Falls, S.D. Pierce Brothers, directors.

SHIELDS, Sarah J., loving mother of Maud L. Althouse, Estella S. Flood and Jerry A. Shields of Bay City, Mich.
Services 11 a.m. Friday at Pierce Brothers.

SIBLE, Mrs. Etta Sible, loving mother of Mrs. Jessie Redman, Mrs. Goldie Steeves, Mrs. Gertrude O'Nions, Charles H. and Merlin Sible.
Services at the chapel of Ivy H. Overholtzer, Inc., Friday, September 8, at 10 a.m.

SIRMAY, Morris Sirmay, beloved father of Emery, Georgiana, Elisabeth and Clair Sirmay.
Services today, 2 p.m., at the Hollywood Cemetery Chapel, Malinow & Simons, directors.

SKEEL, Mrs. Mary Skeel, beloved mother of Mrs. Pearl Akina and Ernest Toley; grandmother of Chester Toley and Rheta Akina.
Services today, 2 p.m., at Edwards Brothers.

SMITH, The funeral services of George H. Smith will be held today at 2 p.m., from the German Lutheran Church, corner One Hundred Sixty-third street and Budington avenue. W. A. Brown, funeral director.

SMITH, Services for Mrs. Margaret Jane Smith will be held today, 2 p.m., at Garrett Brothers-Robinson Mortuary, 921 Venice Boulevard.

DEATHS

With Funeral Announcements.

SMITH, Thomas R., husband of Clara Smith, father of Richard Kendall Smith.
Services will be held in the Little Church of the Flowers today at 12 o'clock noon, Ivy H. Overholtzer, Inc., director.

SNEDIKER, Nellie B.
Services 2 p.m. today at Pierce Brothers.

SPEAR, Annie A.
Pierce Brothers, directors.

STANFORD, Italy.
Services 1 p.m. today at Pierce Brothers.

STEVENS, Services for Florence Amelia Stevens at the chapel of Bresee Brothers & Gillette Thursday at 1:30 p.m.

STEVENSON, Thomas Howard.
Pierce Brothers, directors.

STRAUSS, Samuel Strauss.
Remains at Malinow & Simons.

SWARTZEL, Services for Anna K. Swartzel at the chapel of Bresee Brothers & Gillette Friday at 1:30 p.m.

TATAR, Mrs. Mary Tatar.
Forest Lawn Mortuary in charge.

THORNTON, Josephine Thornton.
Armstrongs Family in charge.

VERMEULEN, Fred Willard Vermeulen, husband of Hattie V. Vermeulen of Redondo Beach.
Funeral services at Ralph Wm. Allen Funeral Home, Redondo Beach, Friday morning at 10 o'clock.

WALTON, F. L. Walton of 13235 Wilmington, Compton.
Services from the home, Friday, 10 a.m. Neel's Mortuary, Compton, in charge.

WEBB, Desdemona A.
Services 12 noon, Friday, at Hollywood Cemetery Chapel, Pierce Brothers, directors.

WEBB, Fred B.
Services 12 noon, Friday, at Hollywood Cemetery Chapel, Pierce Brothers, directors.

WEITBRECHT, Robert B., beloved husband of Winifred M. Weitbrecht, father of Robert H. and George M. Weitbrecht of Tustin, Cal.
Services at chapel of Veterans Administration, West Los Angeles, Friday, 2 p.m. (St. Paul, Minn., papers please copy.)

WELHING, Clara Welhing.
Cunningham & O'Connor, directors.

WILSON, At 1236 West Fifty-second street, Mrs. Mary A. Wilson, beloved mother of George A. Wilson of Chicago, Ill.
Funeral services Friday at 10 a.m. from the chapel of W. A. Brown, 1815 South Flower street.

WRIGHT, Charles N., loving husband of Mary A.; uncle of Kay, Jack and Donald Wright.
Services 3 p.m. Friday at Pierce Brothers.

IN MEMORIAM

In loving memory of Franklin A. Rauscher, who passed away one year ago today.

"It is the personality behind the dead that makes the dead unforgettable."

IN MEMORIAM

In loving memory of Willis Charles Sharon who entered into rest September 7, 1925.

OBITUARY

OFFICIAL OF ADVERTISING AGENCY PNEUMONIA VICTIM

William Fiske Hannaford, 47 years of age, secretary of the Dan B. Miner Company, advertising organization, died yesterday of pneumonia in Ventura.

Born in Michigan, he came to California in 1907, affiliated with the Imperial Water Company for a short time, entered Occidental College, whence he graduated in 1914.

He joined the Dan B. Miner Company in 1922, where he has served as secretary, member of the board of directors, office manager and head of the media department.

A member of the Los Angeles Chamber of Commerce, Los Angeles Athletic Club and Pasadena Young Men's Christian Association, he served as superintendent of Sunday-school and deacon of the Holliston Methodist Church, Pasadena, and was at one time president of the Pa-

cific Association of Advertising Agencies.

He leaves besides his widow a daughter, a son, his father, Rev. W. H. Hannaford; a brother and a sister.

Mrs. Coulter Taken by Death

Octogenarian Widow of Merchant Passes at Home Here

Mrs. B. F. Coulter, 86-year-old widow of B. F. Coulter, founder of the Los Angeles dry goods store which bears his name, died yesterday at her home, 18 Berkeley Square. Coulter preceded her in death by twenty-six years. She had been a resident here for fifty-eight years.

Her remains are at the Pierce Brothers funeral parlors and services will be conducted tomorrow at 2:30 p.m. from the Coulter Memorial Church, Pico Boulevard and Arlington avenue, which Mr. Coulter also founded.

Mrs. Coulter leaves her daughter, Mrs. A. McReynolds, and three grandchildren, Mrs. Edwin Harbach, Robert McReynolds and James McReynolds, who is in the East.

Louis G. LeSage

Louis G. LeSage, diocesan secretary of the St. Vincent de Paul Society, Roman Catholic charitable organization, eleven years, and secretary of the Los Angeles Pioneers' Society thirty-five years, died last night of cerebral meningitis. Mr. LeSage, 69 years of age, was active in the Knights of Columbus and Holy Name Society, as well as in the St. Vincent de Paul group's work with the poor. He had lived here since 1887. He leaves three brothers and two sisters. His uncle is Joseph Mesmer, pioneer society president. Rosary will be recited in the Cunningham & O'Connor chapel at 8 p.m. tomorrow. Solemn requiem mass will be celebrated in St. Vincent's Church at 10 a.m. Saturday.

John J. Peterson

Funeral services for John J. Peterson, lieutenant of the Seventy-second Battalion, Canadian Expeditionary Forces, during the World War, and real estate broker in Los Angeles since 1920, will be conducted at 2 p.m. tomorrow from Brown Brothers mortuary. Interment will be in the British soldiers' plot in Inglewood Cemetery. Mr. Peterson died Monday at the age of 49 years. For the last three years he had been connected with the Pomona Mutual Building and Loan Association and resided at 510 North St. Andrews Place. He leaves his widow, a son, three sisters and a brother.

Thomas J. Condon

Funeral services for Thomas J. Condon, 53 years of age, registrar for the United States government and father of Natalie Condon, investigator for the Department of Justice in Washington, will be conducted at 9 a.m. today at St. Basil's Catholic Church. Interment will be in Calvary Cemetery. He died Tuesday of heart disease. A native of Lawrence, Mass., he leaves his widow and two daughters.

Daniel S. Setnan

Funeral services for Daniel Stanley Setnan, 52 years of age, secretary-treasurer of the Wellington Oil Company, Ltd., will be conducted at 11:30 a.m. Saturday at the Wee Kirk o' the Heather. Interment will be in Forest Lawn Memorial Park. He died Monday in San Antonio of pneumonia. Born in Minneapolis, he came to Los Angeles in 1904. He leaves his widow, two children and a sister.

Initial Payment is Authorized on Oil Shares

Payment of an initial dividend of 5 cents a share has been ordered by the directors of the Wellington Oil Company, operating in the Huntington Beach field. Notices have been mailed to stockholders by D. S. Setnan, secretary, stating that the dividend is payable May 15, to stock of record May 1. It is hoped to continue the payment on a quarterly basis.

Wellington Oil was organized in 1920, and is producing about 400 barrels daily from its acreage at Huntington Beach. A lease of forty acres recently was acquired at Artesia, in New Mexico.

Officers of the company are: T. B. Marshall, president; H. H. Koons and E. W. Peck, vice-presidents; D. S. Setnan, secretary; W. R. Flood, G. D. Broaded, W. H. Clune, F. A. Hartwell and H. F. Messer, directors.

ROMANCE WOVEN IN OIL

Los Angeles Company Turns Failure Into Success; Records Reveal Picturesque Incidents

BY K. W. SMITH

Through the kaleidoscopic life of the Texas oil booms in which a Negro girl buys a big, red automobile before she owns a pair of shoes and a ranch woman insists on a supply of tobacco before she signs leases on her lands, the prosaic records of a Los Angeles oil company run into fields of real romance.

Twelve years ago a group of Los Angeles and Hollywood citizens organized the Wellington Oil Company to take a flyer in oil in Texas. The original capital of \$50,000 was sunk in an abortive effort to strike oil on the Parks ranch in Goliad county.

Undaunted by this failure the directors turned back to California and with the issuance of additional stock and the advance of \$40,000 from the directors sufficient capital was obtained to bring in a 1500-barrel well in the Huntington Beach field.

SOLD FOR MILLION

From then the production of the company in Huntington Beach and Long Beach was built up to approximately \$50,000 a month at the time these properties were sold in 1929 for \$1,050,000. The company turned to Maricopa Flats, where it now has three producing wells.

A deal with John T. O'Neil brought the company back to Texas, where it has holdings in the East Texas field and interests in leases scattered through other parts of the State.

Twenty-five miles from where the company failed twelve years ago to get a well, oil was struck recently in a new field. Wellington owns an interest in leases covering 130 acres adjoining the discovery well. It would have had a few additional acres if a Texas ranch woman hadn't insisted on enjoying a little tobacco before she signed leases on all her land.

John O'Neil, now a director of the company and its Texas representative, went after the tobacco. By the time he returned some other oil men had talked the woman into believing it wasn't fair to sign up all her land to one outfit.

BAREFOOT DRIVER

The colored girl enriched by oil found on her land in the East Texas field is still driving her big red automobile and prefers to drive without the incumbrance of shoes, according to O'Neil.

During the twelve years of its existence the company has returned its original stockholders their entire investment plus \$3.75 per share, or 375 per cent of the par value. Of the group of men who organized the company there remain T. B. Marshall, who has been president since the company started; W. C. Shelton, attorney for the company; E. W. Peck, E. B. Fish and D. S. Setnan, secretary-treasurer. These men comprise the present board with H. C. Williams, John T. O'Neil, P. H. O'Neil, Secondo Guasti, Jr., Thomas J. Tobin and J. W. Clune, who succeeded his father, the late W. H. Clune, an original member of the board.

WELLINGTON OIL GAINING

Annual Meeting Held

Monthly Income From Texas Production Reported in Sharp Increase

Income from production of Wellington Oil Company, Ltd., in its Texas operations is increasing at the rate of between \$1200 and \$1500 a month as new wells are completed, D. S. Setnan, secretary, told stockholders at the annual meeting yesterday.

T. B. Marshall, president, estimated that by the end of this year the company should be receiving at the annual rate of \$500,000 from the sale of oil. He recalled that stockholders last year were promised a dividend which was later postponed due to heavy development costs in Texas. Wisdom of the policy of using the company's cash for this development work is currently reflected in the market price of the stock, he said. Mr. Marshall added that Wellington Oil today has substantial assets, is on a sound basis and has no debts.

OPERATIONS REVIEWED

Mr. Marshall revealed that no action had yet been taken in respect to issuing stock rights.

Reviewing the company's operations in Texas, John T. O'Neil, vice-president, stated that within the next eighteen months Wellington expects to have between 150 and 200 producing wells in Duval and Nueces counties with a daily average allowable of fifty barrels per well in which it will have a participation of around 37½ per cent. The company now holds interests in 60,000 acres in this State.

The company has made four new discoveries during the past twelve months in these counties which cost only \$1852, carried on the company's books at that figure, said Mr. O'Neil. He estimated that production in these areas will balance with expenses by next December.

DAILY OUTPUT HIGH

Currently Wellington has forty-five producing wells in Texas with a daily potential output of 100,000 barrels in which it holds approximately a 37½ per cent interest. With the completion by next January of the drilling campaign in Duval county the company will have a participation in 104 wells in that area, Mr. O'Neil said. Completions are being made at the rate of eight wells a month. Last week two additional wells were brought in and two more were completed Sunday.

Mr. Setnan revealed that the company received \$4200 in cash from the sale of acreage last month.

Retiring directors were re-elected for the ensuing year. Due to the inability of W. C. Shelton, counsel, to attend, the organization meeting was postponed until tomorrow.

OIL NEWS

BY HOWARD KEGLEY

The outstanding wildcat of this week will be the Amerada Petroleum Corporation's new gas and oil play in the Rio Vista district, twenty-five miles southwest of Sacramento, on Section 26, 4-2, in Solano county.

This is an entirely new prospecting venture, the territory being virgin so far as petroleum possibilities are concerned. Geographically the area is perhaps twenty-five miles north by slightly west from Amerada's big Tracy gas field, discovered last year.

The wildcat will be known as Emigh No. 1, and will be alongside the Sacramento River, three miles west of the town of Rio Vista. Amerada blocked up several thousand acres of big ranches there for the test, and made a careful geophysical study. Standard Oil holds substantial leases thereabout, which it obtained three or four years ago.

Material for derrick was being delivered on the ground yesterday, and a crew will begin drilling as soon as the company completes its FDL No. 5 gasser, now drilling at 5955 feet in the Tracy field, with 150 feet more to go for the second zone. Its completion for a time will wind up the company's work in that area.

Acquires Lease Control

The O. C. Field Gasoline Company of Huntington Beach has completed a deal with the Union Annex Oil Company through which Field obtains possession of a 300-acre lease in the old Purisima oil field near Lompoc.

On this parcel, in which Field has been interested for several years, there are three old pumper wells, yielding up to 1200 barrels of crude per month. The output ranges from 16 to 21 deg. gravity. On an adjoining eighty acres, known as the McLean lease, Field has an old pumper which is to be reconditioned.

The Union Annex lease embraces portions of the old Rancho Mission, La Purisima and Todos Santos y San Antonio. Fields has several leases and some fee holdings in the old Casmalia oil field, where it has a refinery. The oil from the Purisima leases is trucked to this plant, where it is converted into asphaltum and road oil. The company plans no new field work at present.

Oil Field Notes

The Santa Carla Oil Company is planning an extensive program of development of its holdings on Section 7, 26-28, at Poso Creek. The company's initial test of this area is reported down 1560 feet with occasional oil showings in shale bodies.

Formerly drilled by the Mohawk Petroleum Corporation, Luther T. Mayo's No. 1 well on Section 21, 39-27, in the Fruitvale field, is ready for a production test at 4098 feet.

Postoffice Growth Necessitates Move to Large Quarters

In 1866 the Wilmington post-office was moved into Cremer & Co.'s Store with H. Jacoby acting as postmaster. This store, at 240 Canal street, was about 200 feet square and had two windows. Here the office remained until 1921. On February 11, 1920, Miss M. Elizabeth Woods became postmaster. The official census showed the population at that time to be 3,250 when she took the position. Today, the population, according to the last census is nearly 16,000. In 1921 the discovery of oil in the neighboring communities in the development of the harbor, made it necessary to move to larger quarters. The postoffice was moved to 306 Canal street. The population at this time was estimated at 2500. In November 1923 single delivery service was given with three carriers. In November, 1924, the postoffice was again moved, to 329 Broad avenue. In November, 1929, the office was moved once more to larger quarters in the Citizens National Bank building.

Heinley-Waterman Audit Co.

Accountants, Auditors, In-
come Tax Consultants, Mul-
tigraphers, Notary Public

347 West Sixth Street

Tel. 1820-J

San Pedro, Cal.

Say it With

FLOWERS

From

**ANDREWS
FLORAL
CO.**

**Fresh Cut and
Dry Flowers**

**WHOLESALE
and
RETAIL**

**259 West 6th
Street**

PHONE 1521

**WE DELIVER
ANYWHERE**

426

WILMINGTON DIRECTORY

CLUBS

California Yacht Club, ft Canal av
Los Angeles Motor Boat Club, ft Canal av, Saml Hall sec

FIRE DEPARTMENT

Engine Co No 38 (L A F D), 124 East I

MISCELLANEOUS ORGANIZATIONS

L A Harbor Chamber of Commerce, Henry F Lembke pres,
Lou W Johnson sec, 327 Canal av

POLICE DEPARTMENT

Wilmington Police Dept Station 5, 123 West B

POST OFFICE DEPARTMENT

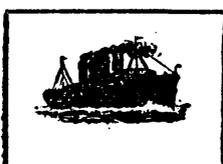
Wilmington Post Office, 304 Canal av, Mrs M E Woods post-
master

PUBLIC LIBRARY

Wilmington Public Library, 832 Canal av

SOCIETIES—SECRET AND FRATERNAL

Harbor Temple No 108 Pythian Sisters, meets 1st and 3d
Thursdays of each month, 225½ Canal av
Service League, meets every Friday 225½ Canal av
Wilmington Lodge Knights of Pythias No 327, meets every
Wednesday, 225½ Canal av
Wilmington Masonic Lodge No 198 F and A M, meets 1st
Tuesday each month Masonic Bldg, 225½ Canal av



CUNARD LINE—Anchor Line, Anchor Donaldson Line
FRENCH LINE—Fabre Line, Italian Line and Mediterranean Service
WHITE STAR LINE—White Star Dominion, Red Star Line
Swedish America Line, Baltic America Line, Holland America Line, etc.
CALIFORNIA EXCHANGE CO.
M. SOKOLOVICH, Manager 116 W. 7th St., San Pedro, Calif.

**PHONE
San Pedro
1332**

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT: 4, BLK: 12, TRACT: Range 12 New San Pedro Tract, DIST MAP: [blank]
2. BUILDING ADDRESS: 301-05 N. Avalon Blvd., APPROVED: [blank], ZONE: [blank]
3. BETWEEN CROSS STREETS: Broad AND Marine, FIRE DIST: [blank]
4. PRESENT USE OF BUILDING: Store & Apt., NEW USE OF BUILDING: Same, INSIDE KEY: [blank]
5. OWNER: S. M. Cope, PHONE: [blank], COR. LOT: [blank], REV. COR.: [blank]
6. OWNER'S ADDRESS: 307 Avalon Blvd., Wilmington, P.O.: [blank], ZONE: [blank], LOT SIZE: [blank]
7. CERT ARCH: [blank], STATE LICENSE: [blank], PHONE: [blank]
8. LIC. ENGR: [blank], STATE LICENSE: [blank], PHONE: [blank], REAR ALLEY: [blank], SIDE ALLEY: [blank], BLDG. LINE: [blank]
9. CONTRACTOR: E.W. McCoy, STATE LICENSE: [blank], PHONE: [blank]
10. CONTRACTOR'S ADDRESS: 4771 S. Main St., L.A., P.O.: [blank], ZONE: 37, AFFIDAVITS: [blank]
11. SIZE OF EXISTING BLDG.: 60 x 75, STORIES: 2, HEIGHT: 9, NO. OF EXISTING BUILDINGS ON LOT AND USE: one

3

301-05 N. Avalon Blvd. s.p.

DISTRICT OFFICE

12. MATERIAL EXT. WALLS: [] WOOD [] METAL [] CONC. BLOCK [] STUCCO [x] BRICK [] CONCRETE, ROOF CONST.: [x] WOOD [] STEEL [] CONC. [] OTHER, SPRINKLERS REQ'D SPECIFIED: []
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1200.00, BLDG. AREA: [blank]
14. SIZE OF ADDITION: [blank] STORIES: [blank] HEIGHT: [blank], VALUATION APPROVED: [blank], DWELL UNITS: [blank]
15. NEW WORK: (DESCRIBE) EXT. WALLS: [blank] ROOFING: [blank], APPLICATION CHECKED: [blank], PARKING SPACES: [blank]
Parapet correction on Avalon & "C" St. elevations.
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
PLANS CHECKED: [Signature]
CORRECTIONS VERIFIED: [Signature]
PLANS APPROVED: [Signature]
APPLICATION APPROVED: [Signature]
GUEST ROOMS: [blank]
FILE WITH: [blank]
CONT. INSP: [blank]
PINS REATPRE T'S RM. 225

SIGNED

Table with 9 columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., B.P., I.F., O.S., C/O. Row 1: III-A, G-1, [blank], 3.00, [blank], 6.60, [blank], [blank], [blank]

VALIDATION

CASHIER'S USE ONLY

Validation table with 5 columns: Validation Number, Date, Amount, Units, Fee. Row 1: LA 31516, MAY-75, 30168, B - 2 CK, 3.00. Row 2: [blank], MAY-75, 30169, B - 1 CK, 6.60

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

APPLICATION FOR INSPECTION — ADDITION-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

BAS 8-3-68 73

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

AC-1

1. LEGAL DESCR.	LOT 576 of 1st 4	BLK 4	TRACT 1312 New San Pedro & Wilmington	DIST. MAP 4668
				CENSUS TR. 2988.00
2. PRESENT USE OF BUILDING	(13) Office	NEW USE OF BUILDING	(13) Same	ZONE M2-1
3. JOB ADDRESS	301 N. Avalon Blvd.			FIRE DIST. II
4. BETWEEN CROSS STREETS	"C" Street	AND	"D" Street	LOT (TYPE)
5. OWNER'S NAME	Magana, Cathcart & Pierry		PHONE 834-2691	LOT SIZE
6. OWNER'S ADDRESS	301 N. Avalon Blvd.		CITY Wilmington ZIP 90744	
7. ENGINEER	Gary Chang	ACTIVE STATE LICENSE No. SE1519	PHONE	ALLEY
8. ARCHITECT OR DESIGNER	Kenneth Darling	ACTIVE STATE LICENSE No. 03295	PHONE 833-2231	BLDG. LINE
9. CONTRACTOR	Not Subscribed Harry Rose		ACTIVE STATE LICENSE No. 1476576784694	PHONE
10. BRANCH LENDER	ADDRESS		CITY	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	WIDTH 57' LENGTH 72'	STORIES 2	HEIGHT 20'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1
12. CONST. MATERIAL OF EXISTING BLDG.	EXT. WALLS Masonry	ROOF Wood	FLOOR Conc/Wood	
13. JOB ADDRESS	301 N. Avalon Blvd.			DIST. OFFICE S.P.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000.00			CRIT. SOIL
15. NEW WORK: (Describe)	Remodel-partitions, new toilet fixtures, circular stairway, new fireplace, new ceiling & lighting			GRADING
				HIGHWAY DED. No
NEW USE OF BUILDING	OFFICES		SIZE OF ADDITION	STORIES 2 HEIGHT 20'
TYPE IIIA	GROUP OCC. G-1	PLANS CHECKED	CONS.	
BLDG. AREA	MAX OCC.	TOTAL	PLANS APPROVED	ZONED BY Breskovich
DWELL. UNITS 0	GUEST ROOMS 0	PARKING REQ'D PROVIDED	APPLICATION APPROVED	FILE WITH
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR
P.C. 107.95	S.P.C.	B.B. 127.04	P.M.	I.F.
			G.P.I.	C/O
			O.S.	TYPIST C&K

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

107-25-76 04796 R - 6 CK 107.95

476 54805 4-76 07362 R - 1 CK 127.00

CASHIER'S USE ONLY

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		M. GROSSMAN 4/22/76
	SEWERS	<input checked="" type="checkbox"/> SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		NO SEWER/PLUMBING REQ'D.	
		SFC NOT APPLICABLE	M. GROSSMAN
	DRIVEWAY		
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/>	NO FILE <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		Carl E. Wilson 4-8-76
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		

3

APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY Earthquake Safety Division

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

027-205

Form with fields 1-15: LOT, BLOCK, TRACT, COUNCIL DISTRICT NO., DIST. MAP, PRESENT USE OF BUILDING, JOB ADDRESS, BETWEEN CROSS STREETS, OWNER'S NAME, OWNER'S ADDRESS, ENGINEER, ARCHITECT OR DESIGNER, ARCHITECT OR ENGINEER'S ADDRESS, CONTRACTOR, SIZE OF EXISTING BLDG., CONST. MATERIAL, JOB ADDRESS, VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING, NEW WORK (Describe).

Form with fields 16-18: NEW USE OF BUILDING, TYPE, GROUP OCC., DWELL UNITS, GUEST ROOMS, MAX OCC., PARKING REQD, TOTAL, PARKING PROVIDED, PLANS CHECKED, APPLICATION APPROVED, INSPECTION ACTIVITY, ZONED BY, FILE WITH, TYPIST, INSPECTOR, F.P. WELDS, CASHIER'S USE ONLY, PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID.

DECLARATIONS AND CERTIFICATIONS

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.

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).

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.).

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 Law of this State.

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

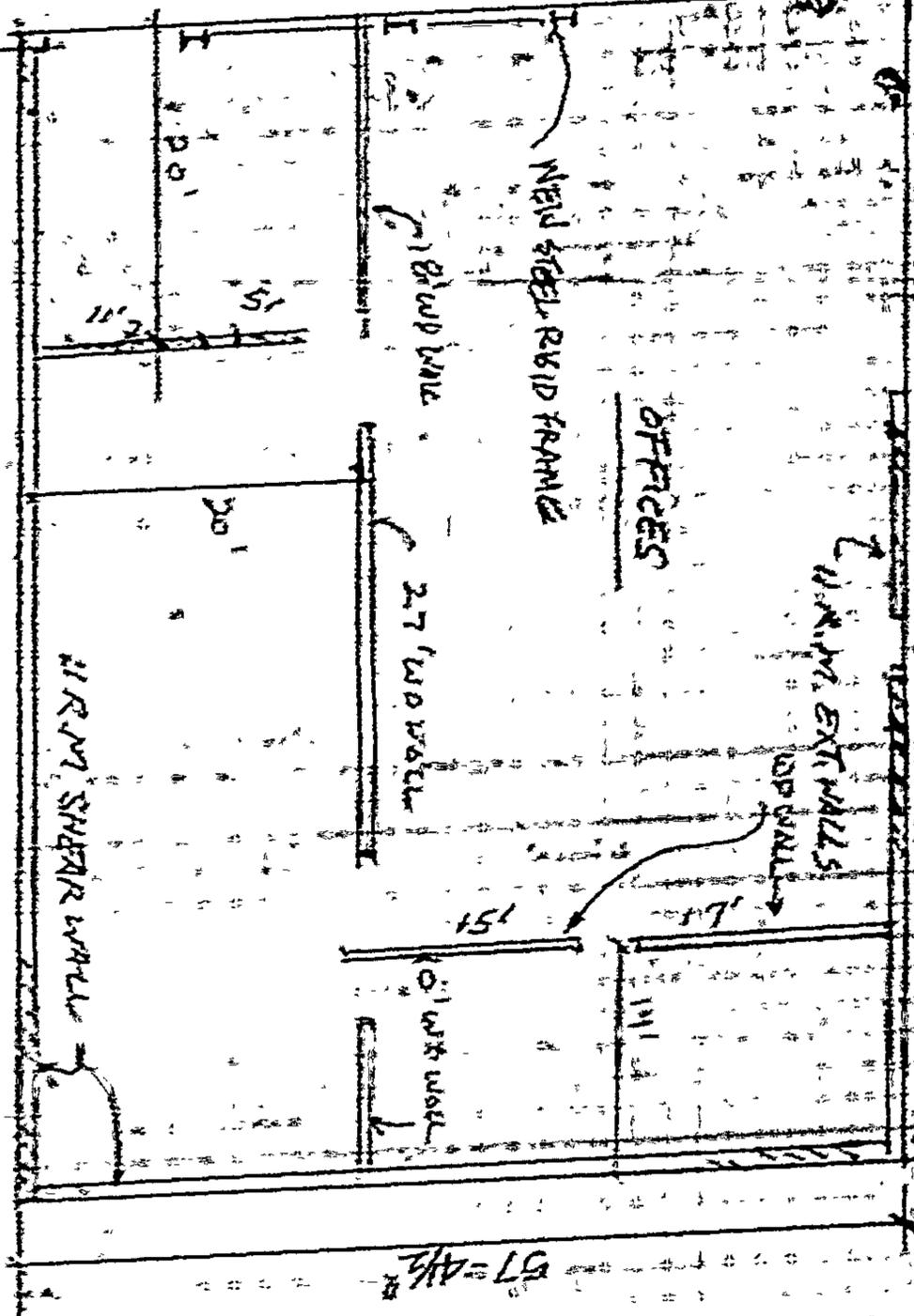
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection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

Signed: [Signature] Position: [Blank] Date: [Blank]

17000539321

ANALON BLVD.

STREET 79E



3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY
 300 N. GARDEN ST. LOS ANGELES, CALIF. 90012

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	4	2. BLOCK	12	3. LOT	Range 4 San Pedro	4. COUNCIL DISTRICT NO.	15	5. EAST MAP	4668
6. OWNER'S NAME	Magana, Cathcart & Pierry				7. ZIP	90744		8. CENSUS TRACT	2948
9. OWNER'S ADDRESS	301 N. Avalon Blvd.				10. CITY	Wilmington		11. ZONE	M2-1-0
12. ENGINEER	Gary Chang				13. BUS. LIC. NO.	S1519		14. PHONE	325-0883
15. ARCHITECT OR DESIGNER					16. BUS. LIC. NO.			17. PHONE	
18. ARCHITECT OR ENGINEER'S ADDRESS	24719 Narbonne Ave.				19. CITY	Lomita		20. ZIP	90717
21. CONTRACTOR	Not Selected				22. BUS. LIC. NO.			23. ACTIVE STATE LIC. NO.	
24. SIZE OF EXISTING BLDG.	WIDTH 57.5	LENGTH 73	STORIES 2	HEIGHT 30'	25. NO. OF EXISTING BUILDINGS ON LOT AND USE				
26. CONST. MATERIAL	Concrete		27. EXT. WALLS	28. URM	29. ROOF	30. Wood		31. FLOOR	32. Flood & Slab
33. JOB ADDRESS	301 N. Avalon Blvd.				34. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 70,000 DG.			

35. NEW WORK (Describe)	Plans rechecked for extension				36. HWY. DED.	37. CONS.
38. FULL COMPLIANCE WITH DIV 88					39. ZONED BY	G GRAFFIN
40. NEW USE OF BUILDING	n/c		41. SIZE OF ADDITION			42. FILE WITH
43. TYPE III	44. GROUP	45. FLOOR AREA	46. TOTAL	47. PLANS CHECKED		48. TYPIST
49. DWELL UNITS	50. MAX OCC.	51. PARKING PROVIDED	52. STD.	53. DUMP.	49. APPLICATION APPROVED	
54. GUEST ROOMS	55. PARKING REQ'D	56. CONT. INSP.	57. torquetest		58. INSPECTION ACTIVITY	
59. PERMITS	60. EPL	61. F.P. Welds	62. F.P. Welds		63. GEN.	
64. SEC.	65. P.M.	66. 6.86	67. 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. (Sec. 22.223 & 22.23 LAMC.)		68. WAYS	
69. SF.	70. EL	71. 10.50	72. DIST. OFFICE		69. CONS.	
73. LF.	74. FH	75. 154.00	76. DIST. OFFICE		70. EQ.	
77. SD	78. OSS	79. 583	80. DIST. OFFICE		71. EQ.	
81. DIST. OFFICE	82. SESS	83. 10-79	84. DIST. OFFICE		72. EQ.	
85. PERMITS	86. CIO	87. no	88. DIST. OFFICE		73. EQ.	
89. PERMITS	90. CIO	91. no	89. DIST. OFFICE		74. EQ.	

SEE BOARD FILE #881267 C.O. 15 6-28-88
 START CONSTRUCTION NO LATER THAN 11-1-88 AND
 MUST BE COMPLETED BY 10-15-89

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 _____ Lic. Class _____ Lic. Number _____ 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 7/10/88 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. 3200, Lab. C.).

Policy No. _____ Insurance Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date 7/10/88 Applicant's Signature _____

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 _____

CONSTRUCTION LENDING AGENCY

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

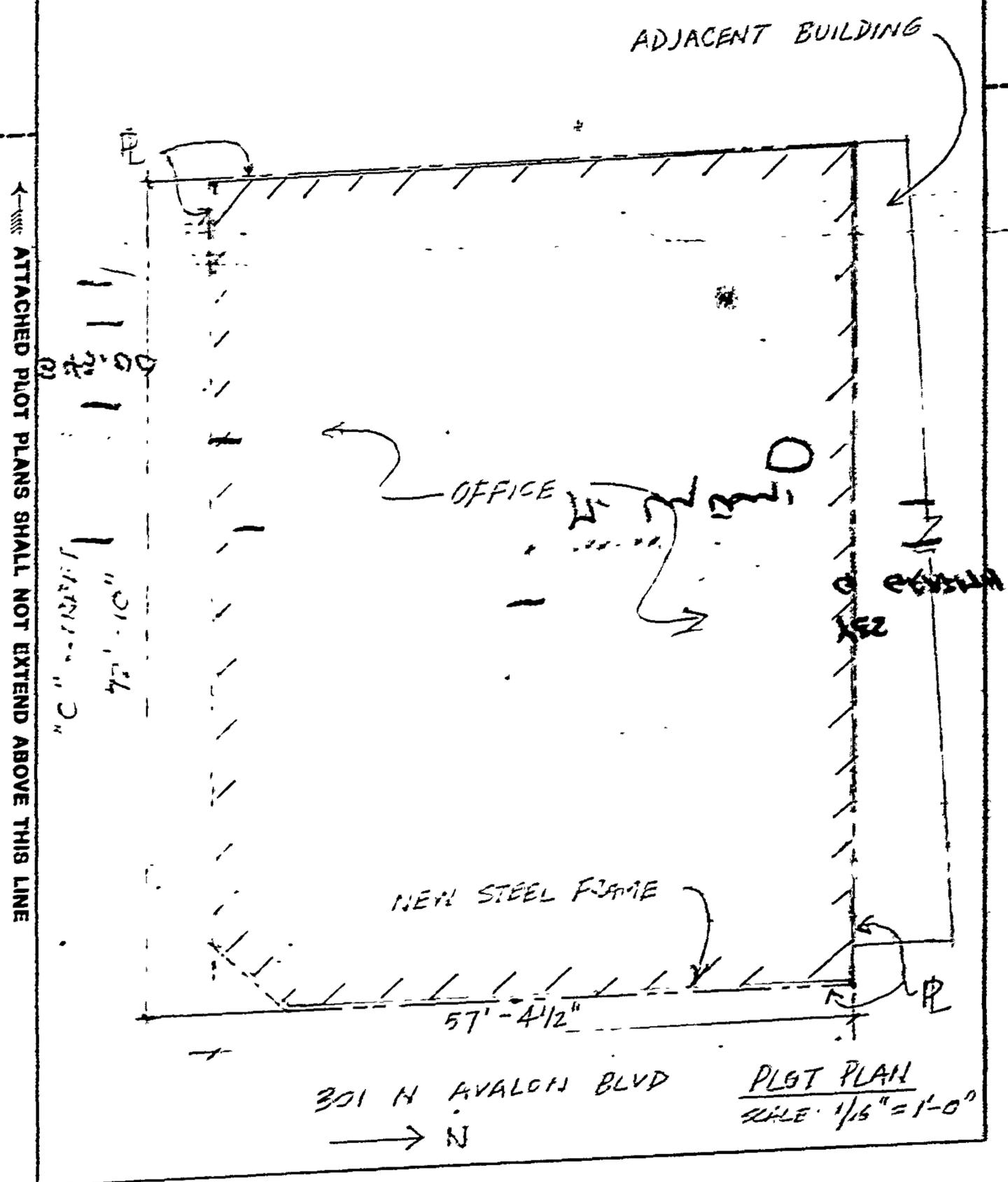
21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, and I do not authorize or permit any violation of orders 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 deemed 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. 57.0202 LAMC.)
 Signed _____ Position _____ Date 7/10/88
 (Owner or agent having property owner's consent)

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

LEGAL DESCRIPTION

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

START CONSTRUCTION NO LATER THAN
 NOVEMBER 15, 1988 AND MUST BE
 COMPLETED BY OCTOBER 15, 1989.
 SEE BOARD FILE #881267 C.O. 15
 C-28-88



Earthquake Safety Division 37
460-Y

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 4	BLOCK 12	TRACT of 35 Acres Range 4 DM 6-66/67	COUNCIL DISTRICT NO. 15	DIST. MAP 27 B205	CENSUS TRACT 29408
2. PRESENT USE OF BUILDING	Office			NEW USE OF BUILDING	Same	
3. JOB ADDRESS	303 N. Avalon Blvd					FIRE DIST. Two
4. BETWEEN CROSS STREETS	D St. (DM 6-66/67)	AND	C ST.	PHONE	Corner	
5. OWNER'S NAME	Magana, Cathcart, MacCarthy					LOT TYPE
6. OWNER'S ADDRESS	301 N. Avalon Wilmington 90744					SEE MAP
7. ENGINEER	Babak Aknavan					ALLEY
8. ARCHITECT OR DESIGNER	Same					Yes
9. ARCHITECT OR ENGINEER'S ADDRESS	5400 Van Nuys Bl, Van Nuys 91401					BLDG. LINE
10. CONTRACTOR	BMP 489282					AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES 2	HEIGHT 29	NO. OF EXISTING BUILDINGS ON LOT AND USE 1			
12. CONST. MATERIAL OF EXISTING BLDG.	URM	EXT. WALLS	WOOD	ROOF	WOOD	P.C. REQ'D No (e)
13. JOB ADDRESS	303 N. Avalon Blvd					DISTRICT OFFICE L.A.
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 41000.00					SEISMIC STUDY ZONE
15. NEW WORK (Describe)	Full compliance with division 88 RGA Method					GRADING FLOOD
NEW USE OF BUILDING	Same	SIZE OF ADDITION	N/C	STORIES	HEIGHT	ZONED BY D G
TYPE III N	GROUP OCC. B2	FLOOR AREA N/C	PLANS CHECKED	Dina Guirquis		
DWELL UNITS	MAX OCC. N/C	TOTAL	APPLICATION APPROVED	Dina Guirquis		
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	COMB GEN MAJS CONS (E)		
P.C.	G.P.I.	CONSP. INSP.	WELDING			
S.P.C.	P.M.	Torque Test				
B.P.	E.I.	Claims refund of fees paid on permits must be made: 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.				
I.F.	F.H.	SPRINKLERS REQ'D SPEC. -				
S.D.	O.S.S.	ENERGY -				
DIST. OFFICE LA	S.O.S.S. 4.82	CASHIER'S USE ONLY				
P.C. NO. D9274	C/O	<p>194.22 EQWP</p> <p>6.00 P.C.M</p> <p>6.16 E.I.C</p> <p>4.81 O.S.S</p> <p>228.56 O.S.S</p> <p>304/13/89 246.46 CHTD</p>				

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 4/13/89 Lic. Class B Lic. Number 489282 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. 1001734 89 Insurance Company STATE FUND
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety
Date 4/13/89 Applicant's Signature
Applicant's Mailing Address 5400 VAN NUYS #1507 91401

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. 91.0203 LAMC)

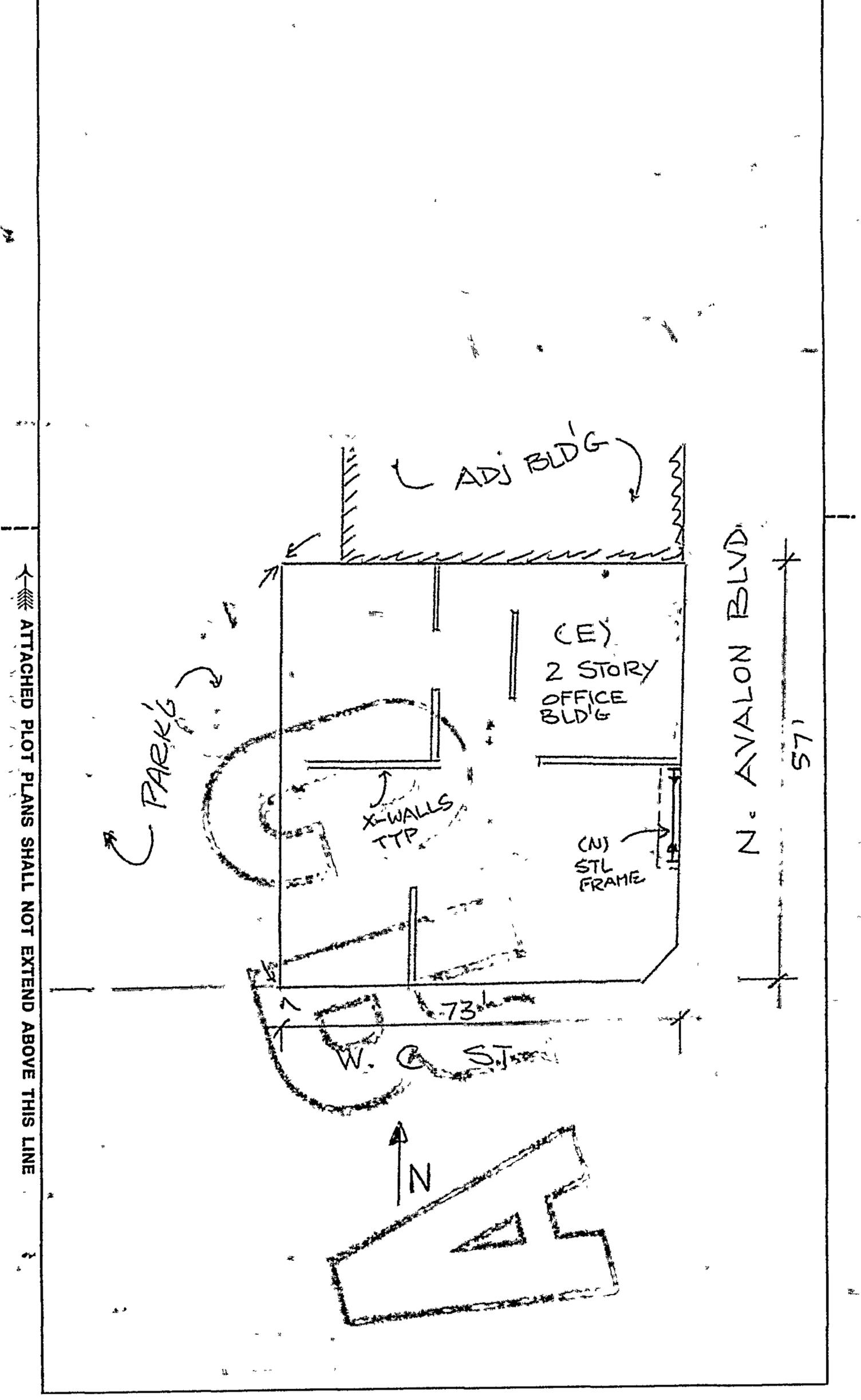
Signed (Owner or agent having property owner's consent) Contractor 4/13/89 Date

LA 29255

Bureau of Engineering	2 3 3 0 0 1	ADDRESS APPROVED 8	
		DRIVEWAY	
		HIGHWAY DEDICATION	REQUIRED COMPLETED
		FLOOD CLEARANCE	
SEWERS		SEWERS AVAILABLE	
		NOT AVAILABLE	
		SFC PAID	
		SFC DUE	
	SFC NOT APPLICABLE		
Grading	PRIVATE SEWAGE SYSTEM APPROVED		
Conservation	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
Construction Tax	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

CRA SAID ~~NOT~~ THAT BLDG IS OUTSIDE CRA AREA
 ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH PER J. LAWSON P.C.P.



REVISIONS TO ADDITION

14. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)863-5175.

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

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) South West Roofing Co.	15428 Elmcroft Ave, Norwalk, CA 90650	C39	826921	3238033386

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: **C39** Lic. No.: **826921** Contractor: **SOUTHWESTROOFING CO.**

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **STATE FUND** Policy Number: **497-0000635**

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

20. CONSTRUCTION LENDING AGENCY DECLARATION

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

Lender's name (if any): _____ Lender's address: _____

21. FINAL DECLARATION

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

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **GERARDO GONZALEZ** Sign: **Internet e-Permit System Declaration** Date: **03/15/2011** Contractor Authorized Agent

EXPRESS PERMIT INSPECTION RECORD



For use by cashier only

Payment Date: 03/15/11
Receipt No: IN0501230955
Amount: \$208.20
Method: Credit Card

PERMIT #: 11016 - 90000 - 04623
ADDRESS: 301 N Avalon Blvd
OWNER: Cordova Investment Llc
929 2nd St 101
LOS ANGELES CA 90012

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Reroof with 40 sqrs BUILT UP roofing. Existing solid sheathing.

INSPECTION RECORDS MUST BE AVAILABLE WHEN REQUESTED

GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Gas Piping		
Heating & Refrigeration		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Framing		
Insulation		
Elevator		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
Exterior Lathing		
Interior Lathing		
Drywall		
OK to Cover Walls		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
FINAL INSPECTIONS		
Electrical		
Plumbing		
Gas		
Gas Test		
Heating & Refrigeration		
Elevator		
Fire Sprinkler		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
PROJECT FINAL		

**FOR INSPECTION REQUESTS, PLEASE CALL
(888) LA-4BUILD (524-2845)
Outside LA County, call (213) 482-0000**

SUPPLEMENTAL NOTES: _____

IMPORTANT NOTICE

- * Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).
- * Inspection(s) may be requested anytime via the Internet or touch tone phone. To request an inspection via the Internet, go to www.ladbs.org and click the "Inspection" link. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for the Automated Inspection Request System. To request an inspection via the Customer Call Center between 7:00 a.m. and 5:00 p.m., select option 2. Outside LA County, call (213) 482-0000.
- * When requesting an inspection, the following information may be requested: job address, type of inspection, use of building, 15 digit permit number and a contact phone number of the person who can be reached on the day of the inspection. Inspection request(s) received by the Customer Call Center before 2:00 p.m. or Internet or Automated Inspection Request System before 3:00 p.m. can be requested for the following business day. An automated system will attempt to telephone the contact phone number before 10:00 a.m. on the day of the inspection.
- * Permit fees provide for a limited number of inspections. A re-inspection fee may be assessed when the work for which an inspection was requested is not ready, when inspection records are not available, or where no site access is made available.
- * **No person shall perform any construction or repair work between the hours of 9:00 p.m. (6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling, hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A.M.C.).**
- * No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
- * Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting, or demolition.
- * Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The Department reserves the right to expire any permit where work has been suspended for a period of 180 days.
- * Inspection services will not be provided when there is an unleashed dog on the premises.

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

11048 - 10000 - 00830

- (P) # 325839: # of Faces: +1 Faces / 1 Faces (P) # 325839: Sign Width: +1.5 Feet / 1.5 Feet
- (P) # 325840: # of Faces: +1 Faces / 1 Faces (P) # 325839: Street Frontage: 75 Feet
- (P) # 325840: Height from Grade: +10.33 Feet / 10.33 Fe (P) # 325840: Street Frontage: 75 Feet
- (P) # 325839: Height from Grade: +9.5 Feet / 9.5 Feet
- (P) # 325840: Illuminated Sign
- (P) # 325839: Sign Area: +11.5 Sqft / 11.5 Sqft
- (P) # 325840: Sign Area: +37.5 Sqft / 37.5 Sqft
- (P) # 325840: Sign Length: +12.5 Feet / 12.5 Feet
- (P) # 325839: Sign Length: +8 Feet / 8 Feet
- (P) # 325840: Sign Width: +3 Feet / 3 Feet

14. APPLICATION COMMENTS

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15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE #
(C) Superior Electrical Advertising Inc	1700 W Anaheim,	Long Beach, CA 90813	C45 271598	5624953808

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

17. LICENSED CONTRACTOR'S DECLARATION

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

License Class: C45 Lic. No.: 271598 Contractor: SUPERIOR ELECTRICAL ADVERTISING INC

18. WORKERS' COMPENSATION DECLARATION

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

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

Carrier: Travelers Indemnity Co. of IL Policy Number: PEUB2772N06A10

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

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

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

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21. FINAL DECLARATION

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

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

Print Name: Tony Reader Sign: 5/18/11 TONY READER Date: 5/18/11 [Signature] Contractor [] Authorized Agent

Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B11LA05042

Initiating Office: METRO

Printed on: 05/11/11 15:19:01

PLOT PLAN ATTACHMENT

10109020115704

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

N. AVALON BLVD.

LA HARBOR
MEDICAL
CENTER

A

B

WC STREET

Pr

Pr

[Handwritten signature]



City of Los Angeles Department of City Planning

4/15/2022 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

303 N AVALON BLVD
301 N AVALON BLVD
105 W C ST

ZIP CODES

90744

RECENT ACTIVITY

None

CASE NUMBERS

CPC-7102
CPC-2018-6402-CPU
CPC-2015-1462-CA
CPC-2010-1238-CRA
CPC-2005-8252-CA
CPC-2005-3351-ICO
CPC-2003-2505-ICO
CPC-1997-50-CPU
CPC-1986-833-GPC
ORD_162741
ORD-184246
ORD-176859
ORD-175384
ORD-172853-SA102
ORD-167220-SA1
ORD-166001
ORD-164960
ORD-163420
ORD-107512
ZA-13958
CHC-2022-1485-HCM
ENV-2022-1486-CE
ENV-2019-3379-EIR
ENV-2017-2502-CE
ENV-2015-1463-ND
ENV-2005-8253-ND
ENV-2005-3352-CE
ENV-2003-2506-CE

Address/Legal Information

PIN Number	027B205 135
Lot/Parcel Area (Calculated)	4,205.3 (sq ft)
Thomas Brothers Grid	PAGE 794 - GRID E7
Assessor Parcel No. (APN)	7418023004
Tract	NEW SAN PEDRO
Map Reference	RANGE 4 DM 6-66/67
Block	12
Lot	FR 4
Arb (Lot Cut Reference)	2
Map Sheet	027B205

Jurisdictional Information

Community Plan Area	Wilmington - Harbor City
Area Planning Commission	Harbor
Neighborhood Council	Wilmington
Council District	CD 15 - Joe Buscaino
Census Tract #	2948.30
LADBS District Office	San Pedro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]CM-1VL-O-CUGU
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2458 Clean Up Green Up (CUGU): Wilmington
	ZI-2130 State Enterprise Zone: Harbor Gateway
	ZI-1192 Border Zone Property: 2000 ft. Buffer Zone (210 South Avalon Boulevard)
General Plan Land Use	Limited Industrial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	Wilmington
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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.

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	Low
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	7418023004
Ownership (Assessor)	
Owner1	LA HARBOR MEDICAL CENTER LLC
Address	301 N AVALON BLVD WILMINGTON CA 90744
Ownership (Bureau of Engineering, Land Records)	
Owner	CORDOVA INVESTMENT, LLC C/O NORMAN S. SOLOMON
Address	929 E 2ND STREET #101 LOS ANGELES CA 90012
APN Area (Co. Public Works)*	0.107 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$172,271
Assessed Improvement Val.	\$532,620
Last Owner Change	07/01/2011
Last Sale Amount	\$9
Tax Rate Area	400
Deed Ref No. (City Clerk)	9-386 9-257 7-297 268547 2667642-3 1197892
Building 1	
Year Built	0
Building Class	C55A
Number of Units	14
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	8,419.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 7418023004]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	2000 ft. Buffer Zone for BZP Site (210 South Avalon Boulevard)
Methane Hazard Site	Methane Zone
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)	1.77948336
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	3.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.30000000
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	None
Hubzone	Qualified
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	HARBOR GATEWAY 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: 7418023004]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No

Public Safety

Police Information	
Bureau	South
Division / Station	Harbor
Reporting District	525
Fire Information	
Bureau	South
Batallion	6
District / Fire Station	49
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2018-6402-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPTION OF COMMUNITY PLAN POLICY DOCUMENT; GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE:CODELA ZONING.
Case Number:	CPC-2015-1462-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	CPC-2010-1238-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Descriptions(s):	PRELIMINARY PLAN FOR A PROPOSED AMENDMENT TO THE LOS ANGELES HARBOR INDUSTRIAL CENTER REDEVELOPMENT PLAN.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2005-3351-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY
Case Number:	CPC-2003-2505-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY
Case Number:	CPC-1997-50-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE FOR WILMINGTON-HARBOR CITY WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING, REVIEWS POLICIES AND PROGRAMS, AS WELL AS REVISING AND UPDATING THE PLAN MAP AND TEXT
Case Number:	CPC-1986-833-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILMINGTON-HARBOR CITY-COMMUNITY WIDE ZONE AND GENERAL PLAN CHANGES TO BRINGTHE PLAN AND ZONING INTO CONSISTENCY. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN HILLSIDE FEDERATION LAWSUIT (TAYLOR-PARKER)
Case Number:	CHC-2022-1485-HCM
Required Action(s):	HCM-HISTORIC CULTURAL MONUMENT
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE WILMINGTON POST OFFICE
Case Number:	ENV-2022-1486-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	HISTORIC-CULTURAL MONUMENT APPLICATION FOR THE WILMINGTON POST OFFICE
Case Number:	ENV-2019-3379-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT FOR HARBOR GATEWAY AND WILMINGTON-HARBOR CITY COMMUNITY PLAN UPDATE
Case Number:	ENV-2017-2502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENTAL CLEARANCE
Case Number:	ENV-2015-1463-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A CODE AMENDMENT TO CREATE A CLEAN UP GREEN UP (CUGU) SUPPLEMENTAL USE DISTRICT AS AN OVERLAY AND IMPLEMENT IT OVER PARTS OF PACOIMA/SUN VALLEY, BOYLE HEIGHTS, AND WILMINGTON IN ADDITION TO TWO CITYWIDE AMENDMENTS.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2005-3352-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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.

Project Descriptions(s): ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY

Case Number: ENV-2003-2506-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): ICO TO RESTRICT OPEN STORAGE USES IN THE AREA BOUNDED BY LOMITA BLVD., ALAMEDA STREET, HARRY BRIDGES BLVD., 110 FREEWAY

DATA NOT AVAILABLE

CPC-7102

ORD_162741

ORD-184246

ORD-176859

ORD-175384

ORD-172853-SA102

ORD-167220-SA1

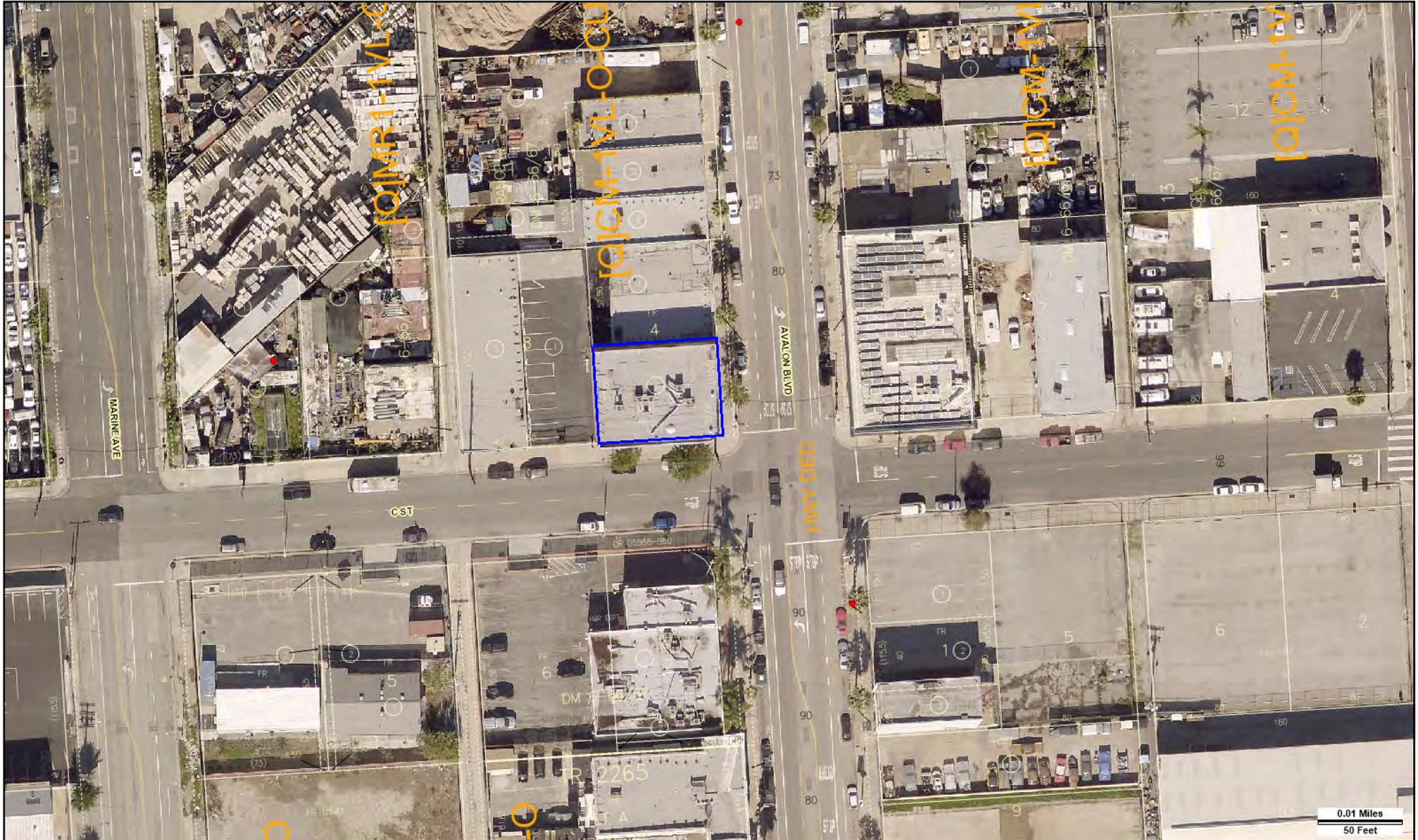
ORD-166001

ORD-164960

ORD-163420

ORD-107512

ZA-13958



Address: 301 N AVALON BLVD

APN: 7418023004

PIN #: 027B205 135

Tract: NEW SAN PEDRO

Block: 12

Lot #: FR 4

Arb: 2

Zoning: [Q]CM-1VL-O-CUGU

General Plan: Limited Industrial

