3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard Los Angeles, California Historic Resource Evaluation

October 30, 2019

Submitted by:

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Table of Contents

Executive Summary and Purpose	1
Summary of Research and Field Methodology	1
Regulatory Framework	2
Project Location and Setting	6
Development History of 3400 block W. 8th Street/700 block S. Harvard Ave.	10
Property Histories and Descriptions	20
Review of Previous Surveys	33
SurveyLA Citywide Historic Context Statements	35
Evaluation of Significance	41
CEQA Analysis	55
Conclusion	57
References	58

Attachments

Attachment A: Photographs

Attachment B: Maps

Attachment C: Building Permits

Attachment D: Historic Aerials and Sanborn Insurance Maps

Attachment E: SCCIC Report Attachment F: DPR Records Attachment G: Project Drawings

EXECUTIVE SUMMARY AND PURPOSE

This report, completed by Kaplan Chen Kaplan, presents the findings of the historic resource evaluation conducted for the properties at 3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard located in the Wilshire Center/Koreatown Community Redevelopment Project area which is in the Wilshire Community Plan Area of the City of Los Angeles.

The purpose of this evaluation is to determine whether these properties contain historical resources as defined by the California Environmental Quality Act (CEQA). The subject properties are proposed to be demolished.

There is no evidence that any historic persons or events are associated with any of the subject properties. None of the buildings are excellent examples of their architectural styles. While one of the buildings, 3431-3445 W. 8th Street was designed by master architect Stiles Clements, it is not an excellent example of his work. None of the other buildings were designed by a master architect. None of the buildings possess excellent craftsmanship or materials and none of the buildings are the work of a master builder.

The findings of this report are the result of thorough research, field observations and building evaluations using current technical guidance from national, state, and local historic preservation agencies. Based on this, the properties at 3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard do not meet the criteria to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a City of Los Angeles Historic-Cultural Monuments as individual resources. There is no eligible historic district that includes the subject properties or the 3400 block of W. 8th Street/700 block of S. Harvard Avenue.

SUMMARY OF RESEARCH AND METHODOLOGY

A comprehensive methodology for researching the development history of properties and evaluation of the research to determine potential historic eligibility included conducting the following activities:

- Field review of subject properties in September 2019
- Field review of adjacent area in September 2019
- Photography of subject properties and adjacent area
- Building Permit Research
- Assessor data research
- ZIMAS records research
- Research online databases and sources
- Research Los Angeles Public Library online resources
- Review of City Directories
- Review of aerial and topographic maps
- Research online photographic databases
- Research historic newspaper databases
- Review of SurveyLA findings and HistoricPlacesLA.org

- Review of Wilshire Center/Koreatown Community Redevelopment Project Historic Resources survey
- Review of SurveyLA Historic Contexts
- Records search South Central Coastal Information Center
- Evaluation of properties in accordance with federal, state and local eligibility criteria

All of the field data and research data were analyzed and evaluated by an architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for Historic Preservation and by an architect who meets the Professional Qualification Standards for Historic Architect.

REGULATORY FRAMEWORK

The importance of historic resources has been recognized by federal, state, and local governments through programs and legislation that identify and recognize buildings, structures, object, landscapes and districts that possess historic significance.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) considers historical resources part of the environment. A project that may cause a substantial adverse effect on the significance of an historical resource may have a significant effect on the environment. A property that is eligible for listing in the California Register of Historical Resources, is listed in a local register of historical resources, or has been identified as historically significant in an historic resources survey that meets specific criteria is considered a historical resource under CEQA. In order to determine if a property is a potential historical resource it must be evaluated for its eligibility for inclusion on the National Register of Historical Resources and/or as a local historical resource.

National Register of Historic Places

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (National Register) as an authoritative guide "used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance at the national, state or local level in American history, culture, architecture or archeology, and in general, are over 50 years old. Significance is evaluated using established criteria:

- A. Are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Are associated with the lives of persons significant in our past; or

Kaplan Chen Kaplan 2 October 30, 2019

¹36 Code of Federal Regulations, Section 60.

- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Significance of Association National Register Bulletin 32, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, provides guidance on evaluating potential historic association with people who have "made contributions or played a role that can be justified as significant." For association with leaders or prominent families it is necessary "to explain their significant accomplishments" and they "must be compared to those of others who were active, successful, prosperous, or influential in the same field." Most properties nominated for associations with significant persons also are nominated for other reasons and a majority of properties nominated under the association criterion are also significant in the area of architecture or for the area in which the individual(s) achieved recognition.

National Register Bulletin 32 adds that the fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property. The contribution must be distinctive: it is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a significant achievement in the community in comparison with the activities and accomplishments of others.

Integrity. Properties may be eligible for inclusion on the National Register as individual resources and/or as contributors to an historic district. National Register Bulletin 15: How to Apply National Register Criteria for Evaluation states that in addition to meeting at least one of the four criteria, a resource should be evaluated to assess its integrity. For individual resources to qualify for inclusion they must represent an important aspect of an area's history and possess integrity. An historic district must retain integrity as a whole, "the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished."

The seven aspects of integrity are location, design, feeling, association, setting, workmanship and materials. To "retain historic integrity a property will always possess several, and usually most, of the aspects." For a resource to be evaluated as significant for its design, a "property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."

Historic Context. A resource must also be significant within an historic context. National Register Bulletin 15 states that an historic context explains "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear." To be determined eligible for listing on the National Register a property must possess significance within a historic context and possess integrity.

Historic District. According to National Register Bulletin 15, an historic district derives its importance from being a unified entity whose identity as a district "results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment." An historic district is "a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations...the boundaries must be based upon a shared relationship among the properties constituting the district."²

California Register of Historical Resources

The California Register, based on the National Register, is the "authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and indicate which properties are to be protected." A building, site, structure, object, or historic district may be eligible for inclusion on the California Register if it meets one or more of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States
- 2. It is associated with the lives of persons important to local, California, or national history
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that in addition to meeting one of the criteria of significance, a resource must "retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance" and "integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. "Historical resources that "have been rehabilitated or restored may be evaluated for listing."

Series 6 Guidance also states, "Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance." Historical resources that do not retain sufficient integrity to qualify for the National Register may still be eligible for listing in the California Register: "a resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data."

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² National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, pp. 5-6, https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf

³California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison, p. 3.

City of Los Angeles Historic-Cultural Monument

A City of Los Angeles Historic-Cultural Monument is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles. A proposed Monument may be designated by the City Council upon the recommendation of the Commission 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, or local history;
- 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.

City of Los Angeles Historic Preservation Overlay Zone (HPOZ)

Historic District in the City of Los Angeles are known as an Historic Preservation Overlay Zone (HPOZ), a significant concentration, linkage, or continuity of sites, buildings, structures, objects, landscape or natural feature united historically or aesthetically by plan or physical development. The criteria for the designation of an HPOZ are:

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

An HPOZ boundary and its contributing resources are identified through a Historic Resources Survey conducted for the HPOZ.

PROJECT LOCATION AND SETTING

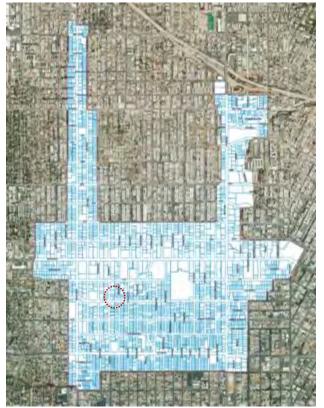
The subject properties are located in the southeast section of the Wilshire Community Plan Area of the City of Los Angeles. They are also located in the center of the Wilshire Center and Koreatown Recovery Redevelopment Area.





Wilshire Community Plan Area

Southeast section of Wilshire CPA



Wilshire Center and Koreatown Recovery Redevelopment Area



Location within Wilshire Center and Koreatown Redevelopment Area



Location Map (Google Maps, c 2019)



Satellite view of area (Google Earth, c 2019)

The subject properties are located along the 3400 block of W. 8th Street and the 700 block of South Harvard Avenue. West 8th Street runs east-west through much of the City of Los Angeles from the East side of the City to the border of Beverly Hills. In the Koreatown area W. 8th Street is an arterial street with two lanes of traffic in each direction and one parking lane on each side of the street and is primarily commercial and residential buildings including newer high-rise residential housing. The 3300-3500 blocks of W. 8th Street have Ficus trees planted along W. 8th Street. South Harvard Avenue runs north-south starting on the north at Los Feliz Boulevard and running intermittently through the City of Los Angeles into the South Bay cities.

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Portion of W. 8th Street through Koreatown (Google Earth, c2019)



North side of 3400 Block of W. 8th Street (Google Earth, c 2019)



South side of 3400 Block of W. 8th Street (Google Earth, c 2019)

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Oblique view of W. 8th Street subject properties looking northwest (Google Earth, c2019)



Oblique view of rear of W. 8th Street subject properties looking southwest (Google Earth, c2019)



East side of 700 block of S. Harvard Avenue (Google Earth, c 2019)



West side of 700 block of S. Harvard Avenue (Google Earth, c 2019)

DEVELOPMENT HISTORY OF 3400 BLOCK OF W. 8th STREET/700 BLOCK OF S. HARVARD AVENUE

Tract History

The subject parcels are located in two tracts with the east half of the 3400 block of W. 8th Street and S. Harvard Avenue in the Wilshire Harvard Heights Tract and the west half of the 3400 block of W. 8th Street in Tract No. 2189.

The Wilshire Harvard Heights Tract was subdivided in 1905 for its owner, the Title Guarantee Trust Company, The Tract is four blocks long with its north border the south side of Wilshire Boulevard and its south border the north side of San Marino Street. It is also four blocks wide with both sides of Harvard Street as its west border and both sides of Irolo Street as the east border. The intervening east-west streets are 7th, 8th and 9th Streets and the north-south streets also include today's Kingsley, Ardmore and Irolo Streets.

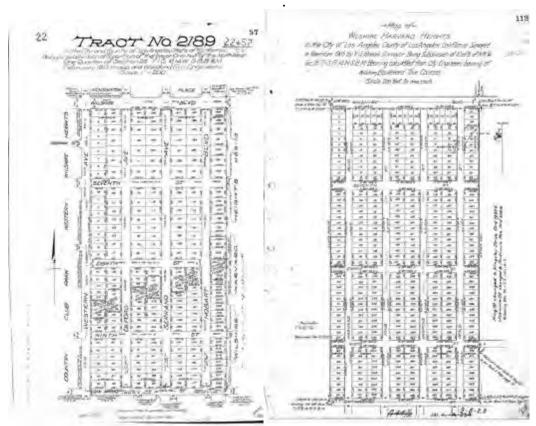
The parcels along Wilshire Boulevard are oriented north/south with corner parcels 60 feet wide and interior parcels 50 feet wide and all with a depth of 145 feet. The rest of the parcels in the Wilshire Harvard Heights Tract, including those along the other east-west streets, are oriented east-west. The east-west running streets, including the now commercially developed W. 8th Street, have their long side parallel to the east-west street. This includes the commercial buildings in the tract along W. 8th Street. Most of these parcels are 50 feet wide with a few parcels up to 60 feet wide; all parcels are 135 feet deep.

The subject buildings 3431-3445 W. 8th Street, 765 S. Harvard Avenue, 767 S. Harvard Avenue and 749 S. Harvard Avenue are in the Wilshire Harvard Heights Tract.

Tract 2189 was subdivided in 1913 for its owner, the Title Guarantee Trust Company. This tract is 3 ½ blocks wide and four blocks long. Its north border is the south side of Wilshire Boulevard and the south border it the north side of San Marino Street. The east border includes both sides of Hobart Boulevard and the west border is the east side of Western Avenue. The intervening east-west streets are 7th, 8th and 9th Streets and the north-south streets also include Oxford and Serrano Avenues.

There is a former right-of-way that angles from southwest to northeast through the tract from west of 9th Street to 8th Street on the east. The parcels in the tract are oriented eastwest and are larger than those of the Wilshire Harvard Heights Tract. with the majority 150 feet deep with widths that vary from 75 feet to 95 feet wide with some at 100 feet to 115 feet wide north of 8th Street; south of 8th Street the widths varying from 50 feet to 77 feet wide.

The subject buildings at 3447-3453 W. 8th St and 3455 W. 8th Street are in Tract 2189.



Tract No. 2189 ⁴

Wilshire Harvard Heights Tract



Tract maps Image excerpt showing tracts combined



Satellite image excerpt showing tracts combined (c2019 (Google Earth)

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⁴ Lager images of maps in Attachments

THACT NO 2-80

WL 3-HPE HARMAGI (SECHTL)

WL 3-HPE HARMAGI (SECHTL)

WL 3-HPE HARMAGI (SECHTL)

WE 3-H

Los Angeles County Assessor Map

The Assessor Parcel Numbers and tracts for the subject properties are:

		1 _ .	
Address	Assessor	Tract	Lots
	Number		
3431-3445 W. 8 th St.	5093-018-020	Wilshire Harvard	113 and 114
765 S. Harvard Ave.		Heights	
767 S. Harvard Ave.			
749 S. Harvard Ave.	5093-018-017	Wilshire Harvard	111 and 112
		Heights	
3447-3453 W. 8 th St.	5093-018-009	Tract No. 2189	East portion of
			201 and 202
3455 W. 8 th St.	5093-018-008	Tract No. 2189	West portion of
			201 and 202



Subject Properties

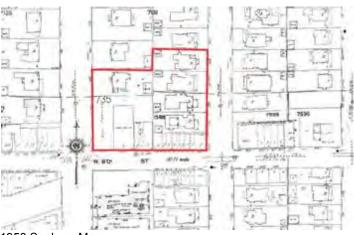
Kaplan Chen Kaplan 12 October 30, 2019

Development History

The first Sanborn Map for the area is from 1921. The Wilshire Harvard Heights Tract had been subdivided 16 years earlier in 1905 and by 1921 most of the 700 and 800 blocks of S. Harvard Avenue had been developed with modest-sized single-family dwellings including 749 S. Harvard Avenue. The parcels on the north side of the 3300 and 3400 blocks of W. 8th Street had not been developed; on the south side some of the parcels had been developed with single-family dwellings. The adjacent Tract No. 2189 was subdivided in 1913, eight years earlier than the Sanborn Map. By 1921, the 700 block of S. Hobart Boulevard had larger lots and over half of the parcels on the 700 block of S. Hobart Boulevard had been developed with single-family dwellings including the subject parcel at the northeast corner of S. Hobart Boulevard and W. 8th Street.



By 1950 the parcels on the both sides of the 3400 block of W. 8th Street and the west half of the 3300 block of W. 8th Street, in both tracts, had been developed with commercial buildings, one- and two-story retail. All four corners of the intersection of W. 8th Street and S. Harvard Avenue had been developed with commercial retail buildings. All the parcels on the 700 block of S. Harvard Avenue had been developed primarily with single-family dwellings.



1950 Sanborn Map

1954 Sanborn Map

The 1954 Sanborn Map shows that the dwellings on the three parcels to the north of the subject corner parcel along S. Harvard Avenue had been demolished. The Sanborn Map also shows that the corner parcel had consolidated one parcel to the north and had developed two buildings: one building, 765 S. Harvard Avenue faced the street; the other, 767 S. Harvard Avenue, was internal to the site. This configuration remained the same in 1961 as shown on the 1961 Sanborn Map. The 1961 Sanborn Map also shows that six of the parcels along the 700 block of S. Harvard Avenue had been redeveloped with multi-story, multi-family apartment buildings.



The 1970 Sanborn Map shows that an additional dwelling on S. Harvard Avenue behind the corner commercial building had been demolished. The single-family dwelling at 749 S. Harvard Avenue was the first residential building to the north of the commercial buildings. To its north all the parcels on that side of the 700 block of S. Harvard Avenue but one had been redeveloped with multi-family, multi-residential apartment buildings.

Construction History

The four corners of the intersection of W. 8th Street and S. Harvard Avenue were developed as commercial properties in the late 1930s and early 1940s with additions constructed in the early 1950s.



1970 Sanborn Map



Satellite image showing four corners at intersection of W. 8th St and S. Harvard Blvd. (Google Earth (c2019)⁵

Kaplan Chen Kaplan 15 October 30, 2019

⁵ As there are multiple storefronts and offices in the studied buildings, the addresses used in this report are based on building permits, Assessor records, Zimas and observation.

The first building to secure a building permit, in 1938, was 3411 W. 8th Street, located on the northeast corner. The owner was Anton Tutter of 1135 Van Nuys Building. The architect was Stiles O. Clements and the engineer was Edwin F. Rudolph. The permit was for a 65 foot by 135 foot, one-story store building. Tutter owned the building until at least 1953.





3411 W. 8th St, west and south elevations 3411 W. 8th Street, south elevation

The commercial building with stores and offices located on the northwest corner at 3431-3445 W. 8th Street began construction later in 1938. The permit was for a two-story building, 42 feet by 135 feet. The owner, the Permoid Process Company, had offices in downtown Los Angeles and Van Nuys. The Van Nuys office was in the 1135 Van Nuys Building. Stiles O. Clements was the architect and the engineer was Edwin F. Rudolph.



3431-3445 W. 8th Street, south and east elevations



3431-3445 W. 8th Street, south elevation

A residential building on the southeast corner of W. 8th Street and S. Harvard Avenue at 3416 W. 8th Street was converted into stores in 1939. The owner was M. A. Dovle and the architect A.E. Harvey. The building on this parcel was recently demolished. Five

⁶ Larger imagpes of photographs are in the Attachments

parcels including the corner parcel have been consolidated and a new building with the address of 800 S. Harvard Boulevard is under construction.



800 S. Harvard Avenue

The building on the southwest corner of W. 8th Street and S. Harvard Avenue at 3428 W. 8th Street was built in 1940 as stores and offices, two stories and 38 feet by 135 feet. The owner was the Permoid Process Company of 3445 W. 8th Street. There was no architect listed on the building permit; the engineer was John Mackel.



3428 W. 8th Street, east and north elevations



3428 W. 8th Street, north elevation

On the north side of the 3400 block of W. 8th Street another building was constructed for the Permoid Process Company mid-block at 3447-3453 W. 8th Street in 1940. The building is a one-story, 50 feet wide by 70 feet deep store building. The architect is listed as "none" with John E. Mackel as the engineer.



3447-3453 W. 8th Street, south elevation

Another building was constructed at the west end of the 3400 block of W. 8th Street in 1940 at 3455 W. 8th Street. The one-story store was constructed for owner Robert A. Campbell with Harold S. Johnson as architect and William D. Coffey as engineer.



3455 W. 8th Street, south elevation

The last buildings constructed on the 3400 block of W. 8th Street were two buildings constructed at the rear of 3431-3445 W. 8th Street after parcels to the north were consolidated to the corner lot by owner, the Permoid Process Company. The existing dwellings were demolished in 1951.

The first building constructed was 765 W. 8th Street with its front façade sited at the S. Harvard Avenue property line. The two-story building is 28 feet wide in front (facing S. Harvard Avenue) and 80 feet long. The long elevation faces a paved surface parking lot. The building permit lists "none" as the architect with John E. Mackel as the engineer.

On the same consolidated parcel, another building was constructed in 1951 to the west (rear) of 765 S. Harvard Avenue and to the north (rear) of 3431-3445 W. 8th Street. The building's "front" elevation faces the surface parking lot to the north and is known as 767 S. Harvard Avenue. The building permit is for the addition of a two-story addition of 24 foot by 42 foot building to the 3431-3445 W. 8th Street Building. The owner of the addition was the Permoid Process Company then located at 3142 Wilshire Boulevard. The architect is listed as "none" and the engineer was John E. Mackel.







767 S. Harvard Avenue, north elevation

History of the Permoid Process Company

The building at 3431-3445 W. 8th Street and the buildings behind it at 765 S. Harvard Avenue and 767 S. Harvard Avenue were constructed for the Permoid Process Company. The buildings at 3428 W. 8th Street and 3447-3453 W. 8th Street were also constructed for the Permoid Process Company.

Limited information was found regarding the Permoid Process Company. The company was owned by Robert M. Lawson. The first listing identified for Lawson was in the 1938 City Directory where he was identified as "Building Manager" at 8th and Figueroa. The 1942 City Directory lists Lawson as in Real Estate with a business address of 3445 W. 8th Street. An advertisement in the *Los Angeles Times* in 1948 lists offices for lease in the Wilshire Ambassador District by Robert M. Lawson. Another citation listed Robert M. Lawson as owner of the Talmadge Apartment Building in 1952. Also, in 1952 an article in the *Los Angeles Times* identified Lawson as one of the members of the Board of the Wilshire Center association. A reference from May 1965 lists Robert M. Lawson Company in the real estate business located at 3445 W. 8th Street.

City and telephone directory listings for the buildings owned by the Permoid Process Company on W. 8th Street show that Robert Lawson, Real Estate occupied an office in some of these buildings between 1942 into the 2000s, but there are no listings for the Permoid Process Company located in any of the buildings that it owned. City and telephone directories show many small retail businesses and offices located in the W. 8th Street buildings owned by the Permoid Process Company. No further biographical information was found for Robert M. Lawson.

Stiles O. Clements

Stiles O. Clements was born in Centerville, Maryland in 1883. His architectural education included a Bachelor of Architecture degree from the Drexel Institute of Technology in Philadelphia, a Master's degree in Architecture from the Massachusetts Institute of Technology and coursework at the Ecole des Beaux Arts in Paris, France. After working for a few firms in New York City, Clements moved to Los Angeles around 1911 and joined the firm, then known as Morgan, Walls and Morgan as their principal designer. The firm was renamed Morgan, Walls and Clements in 1923. In 1937

Clements established his firm as Stiles O. Clements Associate Architects where he continued until his retirement in 1965; he passed away a year later.

Clements was responsible for the design of buildings in a variety of styles including Spanish Colonial Revival, Beaux Arts, period revival styles, art deco, zigzag modern and other contemporary designs. From the 1920s through the 1960s, Clements produced a number of important designs including: the Richfield Building; the Assyrian inspired Sampson Tire and Rubber company factory complex in Commerce; Security First National Bank in Santa Monica for which he won AIA awards; the Wiltern (Pellissier) Building; the Mayan, Belasco, and Music Box theaters. Other Clements' designs include: Adamson House, Malibu; Chapman Park Market; Chouinard Art Institute; Coulter's Department Store; Dominguez-Wilshire Building; El Capitan Theater and Office Building; Thomas Jefferson High School; La Fonda Restaurant. Clements designed dozens of commercial buildings in Los Angeles including many along the portion of Wilshire Boulevards known as the Miracle Mile including the "Monkey Building": Mullen and Bluett's Miracle Mile Department Store, and Ralph's Market Miracle Mile store. Clements was involved in civic affairs serving on the Los Angeles County Regional Planning Commission and was a founder of Los Angeles Beautiful and initiate the Los Angeles Trees-in-the-Streets Program.

PROPERTY HISTORIES AND DESCRIPTIONS

3431-3445 W. 8th Street

The building at 3431-3445 W. 8th Street was constructed in 1938 for the owner, the Permoid Process Company. The 42 foot by 135 foot store and office building was designed by architect Stiles O. Clements with Edwin F. Rudolph as the engineer. There is no contractor listed on the building permit. In early 1939 another building permit was taken out to eliminate two posts and change the entrance detail. The architect is listed as "none" and the engineer was E. F. Rudolph.



3431-3445 W. 8th Street, satellite view (Google Earth, c2019)

The parcel is an east-west oriented parcel with its long side parallel to W. 8th Street which features the primary façade. The commercial building is Colonial Revival in style and consists of two major sections. The east section of the building, at the corner of W. 8th Street and S. Harvard Avenue, is one-story; the west section of the building is two-stories.



3441-3445 W. 8th St., south and east elevations 7



3441-3445 W. 8th St., south elevation



Corner detail



Entry door detail



Entry door detail

The one-story section at the east end is designed as offices. It is brick and stucco clad with a hipped roof with boxed eaves and a wide cornice band. A chimney pops up at the east end of the ridge of the hipped roof. This portion of the building is clad with painted brick; the brick at the base is not painted. There is a non-original entry door with a door assembly featuring a classical broken pediment design. The door is an offset single panel door. A signage course that runs above the windows the length of this section; this area is stucco-clad. There is one window to the east of the door and two windows to the west of the door. One window is on the S. Harvard Avenue side of the building. Windows are slightly recessed with a concrete sill and have security screens. There are fluted columns at the corner between the signage band and ground level; one of these has been damaged and partially removed. On the S. Harvard Avenue elevation, the window detail and signage band return for a single bay; the rest of the S. Harvard Avenue elevation is stucco clad and without fenestration or architectural details.



3441-3445 W. 8th St., east elevation

Kaplan Chen Kaplan 21 October 30, 2019

⁷ Larger images of photographs in Attachments

The next section of the building features a series of retail storefronts. The roof along this section is a side gable with boxed eaves. The wide cornice band continues from the corner to the two-story section of the building. Two vent dormers are located along this section of the roof.

The signage band continues above the storefront windows the length of the one-story section. The area between the signage band and the cornice band is stucco clad and is also used for display of signage. There is one entry door with a triangular pediment above at the west end of the building. Most of the bulkheads are brick. All the other storefronts and doors are varied having undergone numerous tenant changes over the decades.



3441-3445 W. 8th St., south elevation



3441-3445 W. 8th St.,, south elevation

The two-story section of the building has a hipped roof. The signage band of the one-story section of the building continues along the two-story section. This two-story section has a symmetrically arranged elevation with an entry door with a classical door assembly with broken pediment located at each end of the section. In between are several storefronts which have undergone a variety of adaptations over the decades. The upper portion of this section is clad with wide clapboard. A series of double hung windows with wood surrounds are arranged along the second story. A slightly projecting sill runs the length of the building.

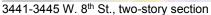


Storefronts at east end of one-story section.



Storefronts at west end of one-story section







3441-3445 W. 8th St., two-story section

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding occupants of the commercial building at 3431-3445 W. 8th Street.

3431-3445 W. 8th Street

Year	Name	Occupation/Use
1942-1990	Robert M. Lawson, Real Estate	Business
1942	Howard B & Jane Lawson, Real Estate	Business
1942	William E & Lucille C. Ferguson, Real	Business
	Estate	
1942-1958	Curries Ice Cream Co	Business
1942	Louis Sinoff, Tailor	Business
1942	Walter Neill, Real Estate	Business
1942	Elmer Richards, Real Estate	Business
1942	Belem Products Co	Business
1942-1971	Harvard Beauty Shop	Business
1942	R. W. Miller, Florist	Business
1942	Marilyn & Genevieve Moore, women's	Business
	clothes & cleaners	
1942-1967	Charles Wagner, MD	Business

Kaplan Chen Kaplan 23 October 30, 2019

1958 Harvard Barber Shop **Business** 1958 Los Angeles Stores Business 1962 Michael Malin No Business Listed 1962 The L & J Jewelry Business 1962 **Evelyn Cleaners** Business 1962 Lucille's Beauty Salon Business 1962 Harvard Gift and Card Shop Business 1962 Western Ins Service Co Business 1962 Pratt Henry Company Business 1962 Abe Richman, Attorney Business 1962-1971 Sidney Unickel, Attorney Business 1962-1985 Industrial Market Research Business 1971 Gordon Stanley, Public Accountant Business 1971-1981 Meier Line Auto Air Conditioning Business 1971 A & A Beauty Salon Business 1971 Harvard Income Tax Service Business 1971 **Grandmas Basket** Business 1981 AD IV Advertising, Graphics **Business** 1981 Bora Hair Fashions Business 1981 **Grace Boutiques** Business 1981 Westron Business 1981-1990 HO S Office of Translation Business 1986 **Jullys Cosmetics** Business 1986 Al-Anon Family Group Central Non-Profit Organization Chinusa Herbs & Acupuncture 1986-1990 Business

3447-3453 W. 8th Street

A building permit was taken out by owner, the Permoid Process Company in 1940 for the one-story building at 3447-3449 W. 8th Street. The building permit lists "none" as architect with John E. Mackel as the engineer. No contractor is listed. The building was one-story and 50 feet by 70 feet.

The one-story building is a one-part commercial building with Neoclassical Revival influences. It is rectangular in plan with a front shed roof and rear flat roof. There are three dormer vents with curved caps arranged across the front of the roof. Below the boxed eave is a band of rectangles each containing a small centered medallion. A fluted column is located at each end of the building. The upper level of the building is stucco clad and provides space for signage; one of the storefronts has an awning attached to that area. There is another simple panel that runs along the top of the storefront assemblies. The bulkheads are brick. There are three storefronts of varying widths; over the decades a variety of tenants occupied the storefronts and made tenant improvements/changes to the storefronts.

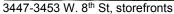




Satellite view

3447-3453 W. 8th St, south elevation







3447-3453 W. 8th St, storefronts



3447-3453 W. 8th St, storefronts

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial building at 3447-3453 W. 8th Street.

3447-3453 W. 8th Street

Year	Name	Occupation/Use
1942	Frank Rose, Baker	Business
1958	Graphics Process Group	Business/Office
1962	Lord Baltimore Press	Business
1962	Muirson Label Co.	Business
1962	Rowell E. N Co Inc	Business
1962	Copenhagen Bakery	Business
1971	Pizza Man	Business
1971	Evans Specialty Co	Business
1975-1991	Al-Anon Family Group Central	Non-Profit
1981	Renaissance Design Studio	Business
1981-1986	Tiffany Boutique	Business
1981	Lee Brothers Custom Home	Business
	Cleaning Co	

3455 W. 8th Street

The building at 3455 W. 8th Street was constructed in 1940 as a one-story store, 50 feet by 110 feet. The owner was Robert A. Campbell and the architect was Harold S. Johnson with the engineer as William D. Coffey. The contractors were the Jackson Brothers-Le Sage. Another permit from 1940 was for installation of tile to the storefront with the owner listed as Jackson Brothers-Le Sage and the contractor being the Tile Seal Manufacturing Company. Later in 1940 the store was acquired by Safeway Stores, Inc. a grocery store chain and improvements such as installation of cooling tower were undertaken. In 1947 Safeway Stores made some changes including installing plate glass windows and new doors and a two foot ceramic tile bulkhead.

In 1970 the building was converted into a Bridge Club by the owner, the R.M. Lawson Company. In 1978 owner was Rickey Park converted the bridge club into a restaurant. The exterior of the building was changed to a design with oriental references.







3455 W. 8th Street, south elevation

Kaplan Chen Kaplan 26 October 30, 2019





Window and door detail

3455 W. 8th Street, west elevation

The one-story building is rectangular in plan and stucco clad. Originally built as a store, display windows have been removed and replaced with a row of smaller windows with double horizontal and vertical muntins along the front façade. The window bays are slightly recessed and enframed. At each end of the building's front elevation are a pair of fluted pilasters. The entry door is located at the east end of the front façade. Below the cornice of the flat roof is a slightly projecting canopy below which is a band of wood creating a decorative row. Below that band is a side area for signage. There is a short brick planter at the base of the building. The west side elevation is visible as it faces a surface parking lot. The design of the front elevation wraps around and decorates the southernmost bay; the five bays to the north are stucco clad separated by flat piers with limited fenestration.

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial building at 3455 W. 8th Street.

3455 W. 8th Street

Year	Name	Occupation
1940	Safeway Grocery Market	Business
1971	Kingsley Bridge Club	Business
1981-2014	Dong II Jang Restaurant	Business

765 S. Harvard Boulevard

The office building at 765 S. Harvard Avenue was constructed in 1951 for the Permoid Process Company. The building permit identifies the building as two stories in height with a street frontage (facing Harvard Avenue) of 28 feet and a length, facing a surface parking lot to the north, as 80 feet. The building permits lists "none" as the architect; John E. Mackel was the engineer and the owner was the contractor. Later owner, the Oriental Medical Center added signs in 1975.



Satellite View (Google Earth c2019)

The building at 765 S. Harvard Avenue is a two-story office building in the Neoclassical Revival architectural style. The front elevation is narrow and faces Harvard Avenue while its long side faces the surface parking lot for it and the 3431-3445 W. 8th Street building. The building has a front facing gable with boxed eaves and a band at the base of the gable. The building's front façade is symmetrical in design with a centered doorway with a classical door assembly with broken pediment in the central bay. To each side of the centered bay is a fluted pilaster with capital; similar pilasters are at each enc of the front façade. There is a window on each side of the central bay on both the upper and lower stories of the building. The windows are four over four windows with narrow surround. There is a marble band at the base of the front of the building which turns into the recessed entry door. There is a tile floor and marble like wall in the recessed doorway.



765 S. Harvard Avenue, east elevation



765 S. Harvard Avenue, east elevation







Window on east elevation



765 S. Harvard Ave., entry door



765 S. Harvard Ave., north elevation



765 S. Harvard Ave., north elevation

The side elevation (north) has the side gable with three curved capped vents projecting upward. There is a wide cornice band. On the first floor a series of three by four windows are organized along the elevation. At the upper lever are widows with vertical sliders.

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial building at 765 S. Harvard Boulevard.

765 S. Harvard Boulevard

Year	Name	Occupation
1951	Thalco Glass Fiber Products	Business
1970	Dictaphone Corporation	Business
1975-2019	Oriental Medical Center	Business
1986-1990	Eva Gabor International	Business

767 S. Harvard Boulevard

The office building at 767 S. Harvard Avenue was constructed in 1951 for the Permoid Process Company. The building permit lists the building as a rear addition to the building to the south that faces West 8th Street. The addition's north elevation faces the rear surface parking lot. The building is two-stories and 24 feet by 42 feet built as offices and retail stores. The building permit lists "none" as the architect with John E. Mackel the engineer and the Jackson Brothers as the contractors.



Satellite view (Google Earth, c2019)







East elevation

This building is sited behind the 3431-3445 W. 8th Street building and has no elevation that faces a street; rather one elevation, the north, faces the surface parking lot. This

Kaplan Chen Kaplan 30 October 30, 2019

elevation of the stucco-clad building has four windows on the upper level. Three of the windows have a window surround with broken lintel, One other window has no surround. There are two multi-pane windows on the first level and an entry door with a classical assembly with broken pediment.

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial building at 767 S. Harvard Boulevard.

767 S. Harvard Boulevard

Year	Name	Occupation
1970-1995	AA Alcoholics Anonymous	Non-Profit/Service
	Central LA	

749 S. Harvard Boulevard

According to City of Los Angeles building permits, the single-family seven room dwelling at 749 S. Harvard Avenue was constructed in 1912 for owner Paul Wagner. The architect was A. W. Stibolt. No contractor was listed on the permit. In 1928 owner Max Hartfield added a room and bath onto the building.



Satellite view (Google Earth, c2019)

The building is a one-story, Craftsman style bungalow with a cross gable roof. A broad pitched front gable roof faces the street. A partial porch is a front gable is slightly offset under the main front gable and has a lattice work triangular brace with projecting purlins and is supported by large concrete piers. The building is clad with shingles. Two steps lead up to the base of the porch. The entry door is centered, and multi-paned windows are located to each side of that door.



749 S. Harvard Ave., east elevation

A cross gable with wide overhand projects out on each side of the building. Windows are positioned along the side elevations but there are no other architectural details on the elevations. A driveway is located on the north side of the property.







749 S. Harvard Ave., east elevation



749 S. Harvard Ave., south elevation



749 S. Harvard Ave., north elevation

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the residential building at 749 S. Harvard Boulevard.

749 S. Harvard Boulevard

Year	Name	Occupation
1912	Paul Wagner	No occupation listed
1924-1933	Max Hartfield	Paules & Hartfield
	Elizabeth Hartfield	Milliner
1937-1962	Charles De Brell	Assistant Cashier
	Mary De Brell	Stenographer
1964	Volunteer Bureau	Unknown
1976	Lawrence Edwards	No occupation listed

Kaplan Chen Kaplan 32 October 30, 2019

REVIEW OF PREVIOUS SURVEYS

The parcels at are located in the Wilshire Center and Koreatown Recovery Redevelopment Area in the Wilshire Community Plan Area. The subject properties are located at the southeast corner Redevelopment Area.

In 2015 the SurveyLA historic resources survey project conducted a survey of the Wilshire Community Plan Area which includes the Wilshire Center and Koreatown Redevelopment Project Area. However, the 2015 SurveyLA study did not resurvey the Redevelopment Area. In 2009 the Los Angeles Community Redevelopment Agency (CRA) had commissioned a historic resources survey for the Wilshire Center and Koreatown Redevelopment Project Area, the 2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey. The CRA had previously commissioned a historic resources survey of the area in 1995.

The 2009 survey evaluation report noted all properties that had been identified as eligible resources in the 1995 survey. None of the subject properties were included on the list of resources previously evaluated as eligible.

In the 2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey, the subject buildings at 3447-3453 W. 8th Street, 3455 W. 8th Street and 749 S. Harvard Boulevard were evaluated as "not eligible"



Wilshire Center and Koreatown Recovery Redevelopment Area Map8

Kaplan Chen Kaplan 33 October 30, 2019

⁸Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area. June 2009, p. 5,

http://preservation.lacity.org/files/Wilshire_Center_Koreatown_Recovery_Redevelopment_Area_Report_June_2009_2_of_2.pdf

However, none of the buildings on the corners of the intersection of W. 8th Street and S. Harvard Avenue including the subject buildings at 3411-3445 W. 8th Street, 765 S. Harvard Boulevard, and 767 S. Harvard Boulevard were evaluated in the *2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey*. All of the buildings were over 50 years of age at the time of the 2009 survey.



Intersection of W. 8th St. & S. Harvard Ave.



Legend

According to the Evaluation Methods section of the 2009 CRA survey, "properties 45 years of age or older with a high-level of significance and integrity were identified, photographed, studied in the field, notes were taken, and data entered into the survey database." Then "properties possessing sufficient physical integrity to be included in the survey were evaluated within their applicable associated thematic context using the national, state and local evaluation criteria." Most of the buildings over 45 years of age in the survey area were evaluated; there is no specific explanation provided in the 2009 survey as to why some of the over 45 years old properties, including some of the subject buildings, were not evaluated.

The 2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey identified an eligible historic district that includes the nearby 800 and 900 South blocks of Hobart Avenue, south of w. 9th Street, as eligible in the 1995 survey. The district was given a California Historical Resource Status Code of 2D2 "Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the California Register."

The 2009 survey identified another nearby eligible historic district located four blocks to the east of the subject properties. That eligible district includes the 800 blocks of Normandie Avenue and Mariposa Avenue.

No eligible historic district was identified in either the 1995 or the 2009 surveys that included the 3400 block of W. 8th Street or the 800 block of S. Harvard Avenue.

Kaplan Chen Kaplan 34 October 30, 2019

⁹ Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area. June 2009. p. 4.

¹⁰Intensive Historic Resources Survey Wilshire Center and Koreatown Recovery Redevelopment Area. June 2009, p. 6.

SURVEYLA CITYWIDE HISTORIC CONTEXT STATEMENTS

Los Angeles' citywide historic context statements provides the framework for identification and evaluation of historic resources. Each of the following historic contexts will be applied to the subject building it relates to.

Context 1: Individual Resource Evaluation, Neighborhood Commercial Development—Arterial Commercial Development, 1875-1980

This historic context applies to the buildings at 3431-3445 W. 8th Street, 3447-3453 W. 8th Street, 765 S. Harvard Avenue, 767 S. Harvard Avenue.

Context: Commercial Development 1850-1980

Theme: Neighborhood Commercial Development, 1875-1980

Sub-Theme: Arterial Commercial Development, 1880-1950

Property Type: One-Story Building; One-Story Commercial Strip/Storefront Block

Mixed-Use Building; Mixed-Use Commercial Strip Business Block

Commercial District

Eligibility Standards:

- Was constructed during the period of significance
- Located on streets served by modes of transportation other than streetcars, in particular by automobiles

Character Defining/Associative Features:

- Retains most of the character defining features from the period of significance
- May also be significant under themes within the Architecture and Engineering context
- Sited along corridors of transit without streetcar lines
- Contains features that reflect trends in neighborhood commercial design
- Associated with activities typical of neighborhood economic and social life
- Examples may be set to the sidewalk or may have some accommodation for the automobile
- May accommodate one or multiple tenants
- Typically, one to four stories in height
- May be located on a prominent corner
- Storefronts with large display windows; may have awnings or arcades
- For Multi-story, Mixed-Use Buildings:
 - Was historically used for both commercial and office/residential uses
 - Ground floor with storefronts and display windows
 - Ground floor exterior entrance to upper floor units
 - Fenestration on upper floor may be residential in character and remains intact
- For Commercial Districts:
 - District as a whole retains most of the essential character features from the period of significance

- District as a whole conveys a strong visual sense of overall historic environment from the period of significance
- Linear grouping with a significant concentration of one- to fourstory commercial buildings which may be set to the sidewalk limit as near the street as possible
- Buildings have large storefront display windows on the ground floor
- Commercial uses may include retail, office, banking
- May include some multi-family residential and institutional buildings
- Historically served as the commercial core of a neighborhood

Integrity Considerations

- Should retain integrity of Location, Design, Materials, Feeling and Association
- Window and storefront openings remain intact
- Applied decoration is mostly intact; some decoration may be missing
- Relationship to sidewalk is maintained
- Setting may have changed (surrounding buildings and land uses)

Context 2: Individual Resource Evaluation, Neighborhood Commercial Development—Markets and Supermarket, 1910-1975

This historic context applies to the building at 3455 W. 8th Street.

Context: Commercial Development 1859-1980

Theme: Neighborhood Commercial Development, 1880-1980

Sub-Theme: Markets, 1910-1975

Associated Property Type: Commercial Retail – Neighborhood Market

Commercial Retail -- Supermarket

Eligibility Standards:

- · Was constructed during the period of significance
- For neighborhood markets, features pedestrian orientation
- For supermarkets, features automobile orientation, including parking
- Contains design features that reflect trends in neighborhood commercial design

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Of a style or mixture of styles typical of the 1920-1975 period
 - May also be significant under themes within the Architecture and Engineering context (particularly supermarkets)
- May reflect prototype or corporate designs associated with particular supermarket chains
- May be associated with noted architects/designers
- Features site plans that locate the primary entrance off the sidewalk for

Kaplan Chen Kaplan 36 October 30, 2019

neighborhood markets and off a parking lot for supermarket

Associated with activities typical of neighborhood economic and social life

Integrity Considerations:

- Should retain integrity of Design, Materials, Location, Feeling and Association
- Original use may have changed (surrounding buildings and land uses)
- Setting may have changed (surrounding buildings and land uses)
- Should maintain if possible original relationship to the street and to neighboring structures
- Architectural integrity should be intact, retaining original massing, significant features, and identifying details
 - o Some original materials may have been altered, removed, or replaced

Context 3: Individual Resource Evaluation—Commercial Merchants, Leaders, and Builders, 1850-1980

This historic context applies to the buildings at 3431-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Avenue, 767 S. Harvard Avenue.

Context: Commercial Development, 1850-1980

Theme: Commercial Merchants, Leaders, and Builders, 1850-1980

Eligibility Standards:

- Is associated with a person who made important individual contributions to commercial growth and development
 - Individual must be proven to have made an important contribution to commercial development

Character-Defining/Associative Features:

- Retains most of the essential physical features from the
- Directly associated with the productive life of the individual in the area of commercial development
- May be associated with individuals important in ethnic, cultural, LGBT, and/or women's history
- For residential property types, the individual must have resided in the property during the period in which he/she achieved significance
- For the National Register, properties associated with individuals whose significant accomplishments date from the last 50 years must possess exceptional significance

Integrity Considerations:

- Should retain integrity of Feeling, Association, Location, and Design from its period of significance
- Some original materials may be altered or removed, particularly in cases where a property is not also evaluated for significance under Criterion C/3/3
- Setting may have changed (surrounding buildings and land uses)

Context 4: Individual Resource Evaluation, Early Single-Family Residential Development, 1880-1930

This historic context applies to the building 749 S. Harvard Avenue.

Context: Residential Development and Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930 Property Type: Residential/Property Sub-Type, Single-Family Residence

Eligibility Standards:

- Dates from the period of significance
- Represents a very early period of settlement/residential development in a neighborhood or community
- Is a rare surviving example of the type in the neighborhood or community

Character-Defining/Associative Features:

- Retains most of the essential physical and character-defining features from the period of significance
- Has an important association with early settlement or residential development within a neighborhood or community
- May also be significant for its association with important early settlers
- May be within an area later subdivided and built out
- Often sited in a prominent location

Integrity Considerations:

- Should retain integrity of Location, Feeling, Design and Association
- Some original materials may be altered or removed
- For very early examples, which are increasingly rare, there may be a greater degree of alterations or few extant features
- Setting may have changed (surrounding buildings and land uses)

Context 5: Individual Resource Evaluation, Early American Colonial Revival Architecture

This historic context applies to the building 3431-3445 W. 8th Street.

Context: Architecture and Engineering, 1895-1960
Theme: American Colonial Revival, 1895-1960
Sub-Theme: Early American Colonial Revival, 1900-1940

Property Type: Commercial – Retail Building

Resources significant under this sub-theme are excellent examples of the Early Colonial Revival style of architecture in Los Angeles

Eligibility Standards:

Clapboard or brick exteriors

- Exhibits quality of design through distinctive features
- Is an excellent example of Early American Colonial Revival architecture
- Was constructed during the period of significance

Character-Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Typically, one or two stories in height
- Simple building forms
- Simple classical detailing, sometimes with exaggerated proportions
- Symmetrical façade with entryway as the primary focus
- Hipped or gabled roofs, typically with boxed eaves
- May display multiple roof dormers
- Details may include pediments; columns or pilasters; paneled front door, sometimes with sidelights and transoms; multi-paned double-hung sash windows; and fixed shutters

Integrity Considerations:

- Should retain integrity of Location, Design, materials, Workmanship, and Feeling from the period of significance
- If it is rare surviving examples of its type, or is a rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable
- Replacement of some windows and doors may be acceptable if the openings have not been resized and original fenestration patterns have not been disrupted
- Security bars may have been added
- When a property type is situated within a grouping of similar residences, it may also be significant as a contributor to a residential district

Context 6: Individual Resource Evaluation, Craftsman Architecture

This architectural style historic context applies to the building at 749 S. Harvard Avenue.

Context: Architecture and Engineering, 1850-1980 Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman

Property Type: Residential Associated Property Type:

Residential – Single-Family and Multi-Family Residence

Resources significant under this sub-theme are excellent examples of the Craftsman style of architecture in Los Angeles

Eligibility Standards:

- Exemplifies the tenets of the Arts and Crafts movement and the Craftsman style
- Was constructed during the period of significance, 1905-1930
- Exhibits quality craftsmanship

Character Defining/Associative Features:

- Retains most of the essential character-defining features of the type from the period of significance
- One or two stories in height
- Building forms that respond to the site
- Shingled exteriors, occasionally clapboard or stucco
- Low-pitched gabled roofs
- Broad, overhanging eaves with exposed structural members such as rafter tail, knee braces, and king posts
- Broad front entry porches of half or full-width, with square or battered columns, sometimes second-story sleeping porches
- Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
- Casement windows situated in groups
- Represents and early or rare example of the style in the community where located

Integrity Considerations:

- Should retain integrity of Design, Workmanship, Feeling, Setting, and Materials from the period of significance
- Craftsman style buildings that have been stuccoed are excluded from individual listing under C/3/3, if they were originally shingled or clapboarded
- The most common alteration is the replacement of windows and the enclosure of porches
- Some window replacement may be acceptable if the openings have not been resized, particularly windows associated with kitchens and bathrooms on rear and side elevations
- The enclosure of porches is an acceptable alteration so long as the features such as piers and posts have not been removed
- Brick or stonework may have been painted; acceptable as it is reversible
- Building may have been moved for preservation purposes
- Original use may have changed

Context 7: Individual Resource Evaluation, Neoclassical Revival Architecture

This architectural style historic context applies to the building at 34447-3453 W. 8th Street and 765 S. Harvard Avenue.

Context: Architecture and Engineering, 1850-1980

Theme: Beaux Arts Classicism, Neoclassicism, and Italian Renaissance

Revival Architecture, 1895-1950

Sub-Theme: Neoclassical Revival, 1895-1940

Property Type: Commercial – Various including: Office Building, Bank

Institutional – Various including: Clubhouse, Church

Industrial -- Various

Resources significant under this sub-theme are excellent examples of the neoclassical

Kaplan Chen Kaplan 40 October 30, 2019

Revival style of architecture in Los Angeles

Eligibility Standards:

- Exemplifies the tenets of the later Victorian era and the Neoclassical style
- Exhibits quality of design through distinctive features
- Was constructed during the period of significance

Character Defining/Associative Features:

- Retains most of the essential character-defining features from the period of significance
- Formal arrangement of architectural elements
- May range from to two to fourteen stories in height
- Monumental in scale, often with pedimented porticos
- Parapets incorporating balustrades
- Represents an early or rare example of the style in the community in which it is located
- Smooth stone or masonry exteriors; stucco and clapboard in residential buildings
- Windows and doors typically linteled

Integrity Considerations:

- Should retain integrity of Location, Design, Workmanship, Materials, and Feeling
- Setting may have changed (surrounding buildings and land uses)

EVALUATION OF SIGNIFICANCE

3431-3445 W. 8th Street

National Register of Historic Places

The property at 3431-3445 W. 8th Street is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Wilshire Harvard Heights Tract was subdivided in 1905. The building at 3431-3445 W. 8th Street was constructed in 1938, 33 years after the Tract was subdivided. During those intervening years the majority of the tract was developed with residences, In the 1920s major boulevards, such as the nearby Wilshire Boulevard, were developed as commercial corridors to serve adjacent neighborhoods. It was not until the late 1930s and early 1940s that this section of W. 8th Street evolved into a commercial arterial street. There is no evidence that the building at 3431-3445 W. 8th Street was influential in stimulating the street's commercial development.

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Master architect Stiles O. Clements designed the building as well as designing the building directly across Harvard Avenue to the east. However, by the time of the development of these properties, Clements as partner in the firm of Morgan, Walls and Clements and in his own firm had designed scores of commercial buildings along commercial corridors west of downtown Los Angeles. A study of the buildings designed by Morgan, Walls and Clements sampled neighborhoods west of downtown Los Angeles and found that all of their buildings "were built when the commercial districts were 30 to 60 percent developed." The building at 3431-3445 W. 8th Street was not a seminal building design or property type for the W. 8th Street commercial block or in the area.

The building is one of three buildings on the parcel that were constructed for its owner the Permoid Process Company. The other buildings on the parcel and the subject building to the west at 3447-53 W. 8th Street was also built for the Permoid Process Company as was the building at 3411 W. 8th Street, on the northeast corner of W. 8th Street and S. Harvard Avenue. While the ownership is the same, there is no physical or architectural relationship or other coordination that relates the buildings to each other. The fact that several parcels were developed by the same owner over a period of time does not rise to the threshold of historic significance.

No information was found regarding the Permoid Processing Company, While its owner, Robert M. Lawson, had offices in the 3431-3445 W. 8th Street building, all the other retail spaces and offices in the buildings owned by the Permoid Processing Company were leased to other businesses. It appears that the Permoid Processing Company was the name for Lawson's real estate business.

There is no evidence that any significant historic event occurred at the property.

The property at 3431-3445 W. 8th Street does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history.

The building is one of several on the block developed and owned by businessman Robert M. Lawson. Lawson was a real estate agent and investor who was active between the late 1930s and into the 21st Century. He owned other properties in the region and was a member of a business improvement district association. However, there is no evidence that Lawson's real estate business or the Permoid Processing Company made a significant contribution to the commercial development of the area or City.

Kaplan Chen Kaplan 42 October 30, 2019

¹¹ Hlava, Diane Williams. *Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls & Clements*, 1920-1940." P. 171.

There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The property at 3431-3445 W. 8th Street does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building was designed in the American Colonial Revival architectural style. The building is not an excellent example of a commercial building in the style. The American Colonial Revival details are applied to the w. 8th Street elevation. However, on the S. Harvard Avenue elevation, except for the short return at the corner, the majority of that elevation, which faces the street, is devoid of architectural details. Most of the storefronts have undergone alterations based on tenant needs and style preferences over the decades and doors located under the classical door surrounds have been replaced with incompatible assemblies and doors.

The building was designed by master architect, Stiles O. Clements. Clements body of work in the City of Los Angeles includes major projects such as the Richfield Building, the Wiltern (Pellisser) Building, Thomas Jefferson High School and the El Capitan Theater.

The building is not a rare surviving example of the work of Clements. The firms of Morgan, Walls & Clements and Clements and Stiles O. Clements, Associated Architects designed hundreds of commercial buildings. A study of their body of work in neighborhood commercial corridors concluded that "the quantity of existing commercial development also indicates that Morgan, Walls & Clements' designs did not shape the visual appearance of the neighborhood commercial districts. Instead they were planned to integrate with the existing buildings in terms of the established maximum building height and the appearance of the area." 12

The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman. The building at 3431-3445 W. 8th Street is not an excellent or rare example of the Early Colonial Revival architectural style.

The building at 3431-3445 W. 8th Street does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Kaplan Chen Kaplan 43 October 30, 2019

¹² Hlava, Diane Williams. *Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls & Clements*, 1920-1940." P. 173.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 3431-3445 W. 8th Street under this criterion.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 3431-3445 W. 8th Street, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 3431-3445 W. 8th Street evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

3447-3453 W. 8th Street

National Register of Historic Places

The property at 3447-3453 W. 8th Street is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

Tract No. 2189 was subdivided in 1913. The building at 3447-3453 W. 8th Street was constructed 37 years after the Tract was subdivided. During those intervening years most of the tract was developed with residences, In the 1920s major boulevards, such as the nearby Wilshire Boulevard, were developed as commercial corridors to serve nearby neighborhoods. It was not until the late 1930s and early 1940s that this section of W. 8th Street evolved into a commercial arterial street. There is no evidence that the building at 3447-3453 W. 8th Street was influential in stimulating the street's commercial development.

The building is one of four buildings on two of the subject parcels that were constructed for its owner the Permoid Process Company. Three subject buildings to the east on the parcel at 3431-3445 W. 8th Street were also built for the Permoid Process Company as was a building at 3411 W. 8th Street on the northeast corner of W. 8th Street and S. Harvard Avenue. While the ownership is the same, there is no physical or architectural

continuity, relationship or other coordination that relate the buildings together. The fact that several parcels were developed by the same owner over a period of time does not rise to the threshold of historic significance.

There is no evidence that any significant historic event occurred at the property.

The building at 3447-3453 W. 8th Street did not influence the development of the block or the Tract. There is no evidence that any significant event occurred at the property.

The property at 3447-3453 W. 8th Street does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that the property is associated with important early businesses or merchant. There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The building is one of several on the block developed and owned by businessman Robert M. Lawson. Lawson was a real estate agent and investor who was active between the late 1930s and into the 21st Century. He owned other properties in the region and was a member of a business improvement district association. However, there is no evidence that Lawson's real estate business or the Permoid Processing Company made a significant contribution to the commercial development of the area or City.

There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The property at 3447-3453 W. 8th Street does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 3447-3453 W. 8th Street is not a rare surviving example of a commercial building with Neoclassical Revival style influences. The simple one-story building was constructed in the last year of the period of significance for the style. The building does not exemplify the tenets of the later Victorian era or the Neoclassical style. The Neoclassical details are limited to narrow frieze under the cornice and the pilasters at the two ends of the building.

The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman. The building at 3447-3453 W. 8th Street is not an excellent or rare example of the Neoclassical Revival architectural style.

The building at 3447-3453 W. 8th Street does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 3447-3453 W. 8th Street under this criterion.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 3447-3453 W. 8th Street, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 3447-3453 W. 8th Street evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

3455 W. 8th Street

National Register of Historic Places

The property at 3455 W. 8th Street is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

Tract No. 2189 was subdivided in 1913. The building at 3447-3453 W. 8th Street was constructed 37 years after the Tract was subdivided. During those intervening years most of the tract was developed with residences, In the 1920s major boulevards, such as the nearby Wilshire Boulevard, were developed as commercial corridors to serve nearby neighborhoods. It was not until the late 1930s and early 1940s that this section of W. 8th Street evolved into a commercial arterial street. There is no evidence that the

building at 3447-3453 W. 8th Street was influential in stimulating the street's commercial development.

The building was constructed for owner Robert Campbell but shortly after construction was acquired by Safeway stores, a grocery chain and the building was adapted as a small supermarket. Supermarkets evolved in the mid-1930s from neighborhood grocery stores. The supermarket was self-service and had provided a parking lot for customers. Architect Stiles O. Clements created an iconic new look for the supermarket around 1937 for the Ralph's grocery store chain. Safeway "was slower to move toward the supermarket, but by 1937 was constructing a chain of somewhat smaller outlets, all with a standardized design, and all with a side parking lot." 13

The subject building is not an early or notable example of a supermarket and this building did not influence the design of supermarkets. There is no evidence that any significant historic event occurred at the property.

The property at 3455 W. 8th Street does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history.

There is no evidence that the property is associated with important businesses or merchants. There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The property at 3455 W. 8th Street does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 3455 W. 8th Street was initially constructed as a store and soon after its construction was adapted to a supermarket. Architect Stiles O. Clements had created an iconic new look for supermarkets a few years earlier for the Ralph's grocery store chain. Safeway "was slower to move toward the supermarket, but by 1937 was constructing a chain of somewhat smaller outlets, all with a standardized design, and all with a side parking lot." It is unclear if the subject property used that later standardized

Kaplan Chen Kaplan

¹³LA Citywide Historic Context Statement, Commercial Development/Neighborhood Commercial Development, p. 61.

¹⁴LA Citywide Historic Context Statement, Commercial Development/Neighborhood Commercial Development, p. 61.

design as the building has undergone significant exterior alterations; it was subsequently renovated into a bridge club and then a restaurant. All original windows and doors are no longer extant, nor any original design features.

The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman. The building at 3455 W. 8th Street is not an example of any architectural style and is not an early example of the supermarket property type.

The building at 3455 W. 8th Street does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 3455 W. 8th Street under this criterion.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 3455 W. 8th Street, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 3455 W. 8th Street evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

765 South Harvard Boulevard

National Register of Historic Places

The property at 765 South Harvard Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Wilshire Harvard Heights Tract was subdivided in 1905. The building at 765 S. Harvard Avenue was constructed in 1951 almost 50 years after the Tract was subdivided. During those intervening years the majority of the tract was developed with

Kaplan Chen Kaplan 48 October 30, 2019

residences, In the 1920s major boulevards, such as the nearby Wilshire Boulevard, were developed as commercial corridors to serve nearby neighborhoods. It the late 1930s and early 1940s this section of W. 8th Street developed into a commercial arterial street. As the subject building was constructed long after the Tract was subdivided and two decades after the parcel and 3400 block of W. 8th Street developed into commercial use, the building at 765 S. Harvard Avenue was not influential in stimulating the area or the street's commercial development.

The building is one of three buildings on the parcel that were constructed for its owner the Permoid Process Company. The subject building is sited on the same parcel as the 3431-3445 W. 8th Street building, to the rear of that building. The 765 S. Harvard Ave building has a narrow front elevation facing S. Harvard Avenue; its long north elevation faces a surface parking lot. Other nearby buildings developed by the Permoid Process Company include the subject building at 3447-3453 W. 8th Street and the building at 3411 W. 8th Street. While the ownership is the same, there are no physical or architectural relationships or other coordination that relate the buildings to each other. The fact that several parcels were developed by the same owner over a period of time does not rise to the threshold of historic significance.

No information was found regarding the Permoid Processing Company, While its owner, Robert M. Lawson, had offices in the 3431-3445 W. 8th Street building, all the other retail spaces and offices in the buildings owned by the Permoid Processing Company were leased to other businesses. It appears that the Permoid Processing Company was the name for Lawson's real estate business.

There is no evidence that any significant historic event occurred at the property.

The property at 765 South Harvard Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that the property is associated with important early settlers of the area. There is no evidence that anyone who lived on the property would be considered a person of historic significance.

The building is one of several on the block developed and owned by businessman Robert M. Lawson. Lawson was a real estate agent and investor who was active between the late 1930s and into the 21st Century. He owned other properties in the region and was a member of a business improvement district association. However, there is no evidence that Lawson's real estate business or the Permoid Processing Company made a significant contribution to the commercial development of the area or City.

There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The property at 765 South Harvard Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The office building was constructed in the Neoclassical Revival architectural style in 1951, well after the period of significance of this architectural style. The building does not exemplify the tenets of the later Victorian era having been constructed over a half Century after the Victorian era.

The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman.

The building at 765 South Harvard Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 765 South Harvard Boulevard under this criterion.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 765 South Harvard Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 765 South Harvard Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

767 South Harvard Boulevard

National Register of Historic Places

The property at 767 South Harvard Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Wilshire Harvard Heights Tract was subdivided in 1905. The building at 765 S. Harvard Avenue was constructed in 1951 over 50 years after the Tract was subdivided. During those intervening years the tract was developed with residences, In the 1920s major boulevards, such as the nearby Wilshire Boulevard, were developed as commercial corridors to serve nearby neighborhoods. It the late 1930s and early 1940s this section of W. 8th Street developed into a commercial arterial street. As the subject building was constructed long after the Tract was subdivided and two decades after the parcel and 3400 block of W. 8th Street developed into commercial use, the building at 765 S. Harvard Avenue was not influential in stimulating the area or the street's commercial development.

The building is one of three buildings on the parcel that were constructed for its owner the Permoid Process Company. The subject building is internal to the parcel. It is sited behind the building at 3441-3445 W. 8th Street which was the first building constructed for the Permoid Process Company; the company also constructed the building subject building at 3447-3453 W. 8th Street and 3411 W. 8th Street, on the northeast corner of W. 8th Street and S. Harvard Avenue. While the ownership is the same, there are no physical or architectural relationships or other coordination that relate the buildings to each other. The fact that several parcels were developed by the same owner over a period of time does not rise to the threshold of historic significance.

No information was found regarding the Permoid Processing Company, While its owner, Robert M. Lawson, had offices in the 3431-3445 W. 8th Street building, all the other retail spaces and offices in the buildings owned by the Permoid Processing Company were leased to other businesses. It appears that the Permoid Processing Company was the name for Lawson's real estate business.

The property at 767 South Harvard Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history. There is no evidence that the property is associated with important early settlers of the area. There is no evidence that anyone who lived on the property would be considered a person of historic significance.

The building is one of several on the block developed and owned by businessman Robert M. Lawson. Lawson was a real estate agent and investor who was active between the late 1930s and into the 21st Century. He owned other properties in the region and was a member of a business improvement district association. However, there is no evidence that Lawson's real estate business or the Permoid Processing

Company made a significant contribution to the commercial development of the area or City.

There is no evidence that anyone who worked at the property would be considered a person of historic significance.

The property at 767 South Harvard Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building is sited to the rear of the 3431-3445 W. 8th Street building and to the rear of the 765 S. Harvard Avenue building. As such, there is no elevation that faces a public street. The north elevation faces a surface parking lot. The commercial building is of no architectural style. The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman.

The building at 767 South Harvard Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 767 South Harvard Boulevard under this criterion.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 767 South Harvard Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 767 South Harvard Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

749 South Harvard Boulevard

National Register of Historic Places

The property at 749 S. Harvard Boulevard is evaluated for eligibility for inclusion on the National Register of Historic Places under the four National Register criteria for significance.

Criterion A.

To be eligible for inclusion on the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Wilshire Harvard Heights Tract was subdivided in 1905. The subject dwelling was constructed in 1912, seven years after the tract was subdivided. The 1919 Sanborn map shows the block was almost half developed with dwellings. There is no evidence that the bungalow at 749 S. Harvard Avenue stimulated or influenced the development of the block or the area. There is no evidence that any significant event occurred at the property.

The property at 749 S. Harvard Boulevard does not meet Criterion A and is not eligible for the National Register of Historic Places under this criterion.

Criterion B

To be eligible for inclusion on the National Register under Criterion B, a property must be associated with the lives of persons significant in the past who have made an important impact on national, state or local history.

The building was constructed for its owner, Paul Wagner. Nothing is known about this owner. The Hartfield family lived in the building from 1924-1933 and then another family lived in the building for 25 years, the De Brell family. There is no evidence that any of these occupants achieved historic significance. There is no evidence that anyone who lived in the buildings would be considered a person of historic significance.

The property at 749 S. Harvard Boulevard does not meet Criterion B and is not eligible for the National Register of Historic Places under this criterion.

Criterion C

A property is eligible under Criterion C if it embodies the distinguishing characteristics of an architectural type, specimen, inherently valuable for study of a period style or method of construction. A property also is eligible if it represents notable work of a master builder, designer or architect or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.

The building at 749 S. Harvard Boulevard was constructed as a modest single-family bungalow in the Craftsman style. The building does not exemplify the tenets of the Arts and Crafts movement and the Craftsman style of architecture. The building is sited on a

modest parcel with no natural features and the building form does not respond to the site in any significant way. There are no natural materials such as stone or bricks used for columns, chimneys, or retaining walls or elsewhere on the building. There is no significant landscaping on the property.

The building is not a rare surviving example of the Craftsman style. The building was not designed by a master architect. The materials are unremarkable, and the workmanship does not reflect that of a skilled builder/craftsman. The building at 749 S. Harvard Boulevard is not an excellent or rare example of the Craftsman architectural style.

The building at 749 S. Harvard Boulevard does not meet Criterion C and is not eligible for the National Register of Historic Places under this criterion.

Criterion D.

This criterion applies to archaeological resources. The property was constructed during historic times, so the building on the property will not yield information important to the prehistory or early history of the area, state or nation. Thus, Criterion D is not applicable to 749 S. Harvard Boulevard.

California Register of Historical Resources

Because the California Register criteria are based on the National Register criteria, the property at 749 S. Harvard Boulevard, evaluated above, is ineligible for listing to the California Register for the same reasons explained under the National Register evaluation.

City of Los Angeles Historic-Cultural Monument

Because the City of Los Angeles Historic-Cultural Monument (HCM) criteria are based on the National Register criteria, the property at 749 S. Harvard Boulevard evaluated above, is ineligible for designation as a City of Los Angeles HCM for the same reasons explained under the National Register evaluation.

Historic District Evaluation

According to *National Register Bulletin 15*, *How to Apply the National Register Criteria for Evaluation*" a district derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." In addition, "a district must be significant, as well as being an identifiable entity. It must be important for historical architectural...values." Also "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity." And "the number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity." ¹¹⁵

¹⁵https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf, p. 5.

The 700 block of S. Harvard Avenue was developed as a block of single-family dwellings beginning in the first decade of the 20th Century and was completely built out with single-family dwellings in 1950. In the second half of the 20th Century half of the parcels were redeveloped, some on consolidated lots, with multi-story, multi-family residential buildings. There is no concentration of early 20th Century residential buildings to form an historic district that includes the 700 block of S. Harvard Avenue.

The 3400 block of W. 8th Street was developed as a block of commercial buildings including offices, retail and a market. This commercial development occurred as W. 8th Street evolved into a commercial arterial corridor in the late 1930s and early 1940s. Two buildings at the intersection of W. 8th Street and S. Harvard Avenue were designed by master architect Stiles O. Clements. The building at 3428 W. 8th Street has undergone significant alterations of all of the storefronts on both the W. 8th Street and S. Harvard Avenue sides of the building and would no longer qualify as a contributing building.

In recent years new development, including large multi-story mixed use buildings, have been and are being constructed along this portion of the W. 8th Street corridor. Many commercial buildings in the area have undergone significant alterations such as 3455 W. 8th Street and 3411 W. 8th Street. As a result, there is no concentration of commercial buildings from the 1930s and 1940s to form an historic district that includes the 3400 block of W. 8th Street.

The 2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey identified a nearby eligible historic district that includes the nearby 800 and 900 South blocks of Hobart Avenue, south of w. 9th Street, as well as another nearby eligible historic district that includes the 800 blocks of Normandie Avenue and Mariposa Avenue. The 2009 Wilshire Center and Koreatown Recovery Redevelopment Area Survey did not identify any eligible historic district that includes the 3400 block of W. 8th Street or the 800 block of S. Harvard Avenue.

There is no cohesive pattern of development on the 3400 block of W. 8th Street/700 block of S. Harvard Avenue to meet eligibility criteria as an historic district. There is no eligible historic district that includes the 3400 block of W. 8th Street/700 block of S. Harvard Avenue.

CEQA ANALYSIS

The California Environmental Quality Act (CEQA) requires evaluation of historical resources to determine if a proposed project would have any significant adverse impact on the historic resource. Any proposed project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource, would be considered to have a significant adverse impact on the historical resource. Potential impacts to an historical resource include demolition, relocation, conversion, rehabilitation, alteration, or new construction on the site or in the vicinity of the resource.

The impacts of a proposed project are evaluated to determine if they impact a designated historical resource or an eligible historical resource (structure or site). The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects that

propose to alter and/or add to an existing historic structure or site. If the proposed project meets these Standards, then the proposed project will not result in any adverse impact to an historical resource. Demolition of an historical resource or an eligible historical resource will result in an adverse impact that cannot be mitigated.

Significance Thresholds

The State of California CEQA Guidelines (defined in §15064_5) and the City of Los Angeles CEQA Thresholds Guide provide technical guidance regarding evaluation of impacts to historical resource. Any project that would physically detract, either directly or indirectly, from the integrity and significance of an historic resource such that its eligibility for inclusion on the National Register of Historic Places, the California Register of Historical Resources or as a City of Los Angeles Historic-Cultural Monument, such that the resource would lose its historic eligibility, would be considered to be a significant adverse impact on that historical resource.

CEQA Guidelines

The State of California *CEQA Guidelines* (§15064_5(b)) states that a substantial adverse change to the historical significance of a resource occurs in the following situations:

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

City of Los Angeles CEQA Thresholds Guide

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The City of Los Angeles *CEQA Thresholds Guide* states that a project would have a significant impact on a significant historical resource if the project would cause a substantial change in the significance of the historical resource as defined in Section 15064.5 of the State of California *CEQA Guidelines* when one or more of the following occurs:

- Demolition of a significant resource that does not maintain the integrity and significance of a significant resource;
- Relocation that does not maintain the integrity and significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity of significance of important resources on the site or in the vicinity.

CEQA Analysis

Based on the research and analyses presented in this report, there are no eligible historic resources on the subject parcels at 3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard. As there is no eligible historic district that includes the subject parcels, there will be no adverse impacts to historic resources from the demolition of the existing buildings or from construction of a new building.

CONCLUSION

Based on the facts presented above, the properties at 3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard are not eligible for the National Register of Historic Places, the California Register of Historical Resources, as City of Los Angeles Historic-Cultural Monuments, or as contributors to any eligible historic district as they:

- are not associated with any historic events or patterns of history;
- are not associated with any historic persons;
- are not excellent examples of their architectural styles:
- are not the work of a master architect except for 3431-3445 W. 8th Street which was designed by a master architect but is not a significant example of that master's work;
- do not possess high quality workmanship or materials;
- are not contributing buildings to an eligible historic district.

Therefore, the properties at 3411-3445 W. 8th Street, 3447-3453 W. 8th Street, 3455 W. 8th Street, 765 S. Harvard Boulevard, 767 S. Harvard Boulevard, and 749 S. Harvard Boulevard are not historical resources as defined by CEQA and there will be no adverse impacts as a result of their demolition.

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A. NEIGHBORHOOD CONTEXT PHOTOGRAPHS

Intersection of West 8th Street and South Harvard Boulevard



1. New construction at southeast corner of W. 8th Street and Harvard Boulevard



2. 3428 W. 8th Street building on southwest corner of W. 8th Street and Harvard Boulevard

Kaplan Chen Kaplan i October 30, 2019



3. 3411 W. 8th Street at northeast corner of W. 8th Street and Harvard Boulevard



4. 3431 W. 8th Street at northwest corner of W. 8th Street and Harvard Boulevard

Kaplan Chen Kaplan ii October 30, 2019

East side of 700 Block of South Harvard Boulevard



5. 3431 W. 8th Street, east elevation along S. Harvard Boulevard



6. 765 S. Harvard Boulevard



7. Surface parking lot on 759 S. Harvard Blvd parcel & south & east elevations of 749 S. Harvard Blvd



8. 749 S. Harvard Boulevard

Kaplan Chen Kaplan iv October 30, 2019



9. 743 S. Harvard Boulevard



10. 735 S. Harvard Boulevard

Kaplan Chen Kaplan v October 30, 2019





11. 3429 W. 8th Street, west elevation along S. Harvard Boulevard



12. 3429 W. 8th Street, west and north elevations from S. Harvard Boulevard

Kaplan Chen Kaplan vi October 30, 2019



13. Surface parking lot on 758 S. Harvard Boulevard parcel



14. 742 S. Harvard Boulevard, south and west elevations

Kaplan Chen Kaplan vii October 30, 2019



15. 742 S. Harvard Boulevard



16. 715 S. Harvard Boulevard

Intersection of West 8th Street and South Hobart Boulevard



17. 3461 W. 8th Street on northwest corner W. 8th Street and Hobart Boulevard



18. 3460 W. 8th Street on southwest corner W. 8th Street and Hobart Boulevard

Kaplan Chen Kaplan ix October 30, 2019



19. 808 S. Hobart Boulevard on southeast corner W. 8th Street and Hobart Boulevard



20. 3455 W. 8th Street on northeast corner W. 8th Street and Hobart Boulevard

Kaplan Chen Kaplan x October 30, 2019



21. 3429 W. 8th Street, west and south elevations



22. 3429 W. 8th Street, south elevation

Kaplan Chen Kaplan xi October 30, 2019



23. 3417, 3421, 3423 W. 8th Street, south elevation



24. 3415 and 3411 W. 8th Street, south and east elevations

Kaplan Chen Kaplan xii October 30, 2019



25. 3428 W. 8th Street east and south elevations



26. 3428, 3430, 3432 W. 8th Street

Kaplan Chen Kaplan xiii October 30, 2019



27. 3432, 3436, 3438, 3442, 3444 W. 8th Street



28. 3428-3444 W. 8th Street building, west elevation

Kaplan Chen Kaplan xiv October 30, 2019

B. PHOTOGRAPHS OF SUBJECT BUILDINGS

3431-3445 W. 8th Street Building, one-story section, south elevation



29. 3431 W. 8th Street, south and west elevations



30. 3431 W. 8th Street, south elevation

Kaplan Chen Kaplan xv October 30, 2019



31. 3431 W. 8th Street, east elevation



32. 3431 W. 8th Street, west and north elevations

Kaplan Chen Kaplan xvi October 30, 2019



33. 3431 W. 8th Street, south elevation at corner



34. 3431 W. 8th Street, corner detail



35. 3431-3445 W. 8th Street building



36. 3433, 3435, 3437, 3439 W. 8th Street

Kaplan Chen Kaplan xviii October 30, 2019



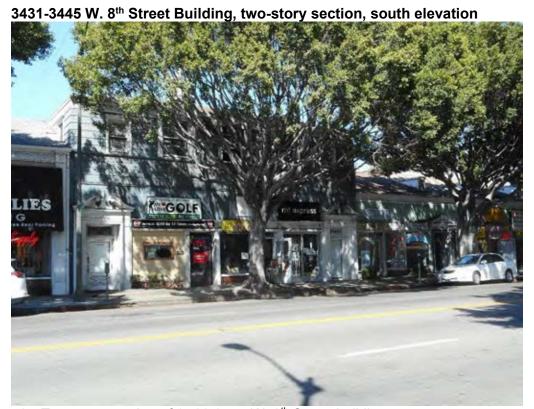
37. 3431, 3433, 3435 W. 8th Street



38. 3435, 3437 W. 8th Street, door detail



39. 3435, 3437, 3439 W. 8th Street



40. Two-story section of 3411-3445 W. 8th Street building

Kaplan Chen Kaplan xx October 30, 2019



41. Upper story of two-story section of 3411-3445 W. 8th Street. building



42. 3441, 3443 and 3445 W. 8th Street two-story section of 3411-3445 W. 8th Street building

Kaplan Chen Kaplan xxi October 30, 2019



43. 3441 and 3443 W. 8th Street



44. 3445 W. 8th Street



45. 3447-3453 W. 8th Street



46. 3447-3453 W. 8th Street

Kaplan Chen Kaplan xxiii October 30, 2019



47. 3447, 3451, 3453 W. 8th Street



48. 3453 W. 8th Street



49. 3447-3453 W. 8th Street, rear, north elevation

3555 W. 8th Street



50. 3455 W. 8th Street



51. 3455 W. 8th Street, entry door detail



52. 3455 W. 8th Street, west and south elevations and window details

Kaplan Chen Kaplan xxvi October 30, 2019



53. 3455 W. 8th Street, west elevation



54. 3455 W. 8th Street, north elevation

Kaplan Chen Kaplan xxvii October 30, 2019



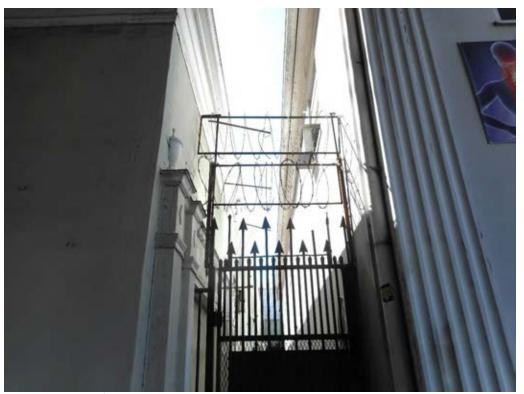
55. 3455 W. 8th Street, north and east elevations

765 S. Harvard Boulevard



56. 765 S. Harvard Boulevard, east elevation

Kaplan Chen Kaplan xxviii October 30, 2019



57. 3431 W. 8th St, east & north elevations & 765 S. Harvard Blvd, south and east elevations



58. 765 S. Harvard Boulevard, east and north elevations

Kaplan Chen Kaplan xxix October 30, 2019



59. 765 S. Harvard Boulevard, north elevation



60. 765 S. Harvard Boulevard, east elevation



61. 765 S. Harvard Boulevard, window detail



62. 765 S. Harvard Boulevard, entry door



63. 765 S. Harvard Boulevard, upper story details



64. 765 S. Harvard Boulevard, east and north (side) elevations

Kaplan Chen Kaplan xxxii October 30, 2019



65. 765 S. Harvard Boulevard, north (side) and west elevations

767 S. Harvard Boulevard



66. 765 S. Harvard Blvd & 767 S. Harvard Blvd with portion of rear of 3431-3445 W. 8th St building in center of photographs

Kaplan Chen Kaplan xxxiii October 30, 2019



67. 767 S. Harvard Boulevard, north and west elevations

749 S. Harvard Boulevard



68. 749 S. Harvard Boulevard, front (east) elevation

Kaplan Chen Kaplan xxxiv October 30, 2019



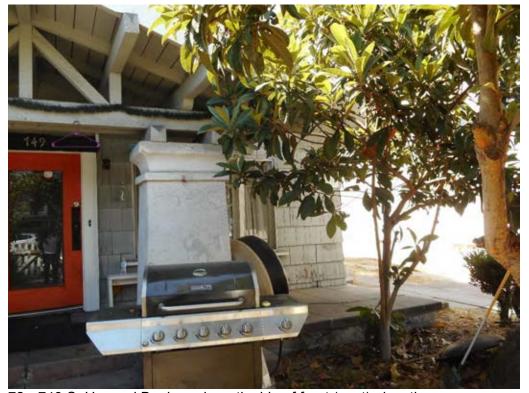
69. 749 S. Harvard Boulevard, front (east) elevation



70. 749 S. Harvard Boulevard, front porch, east elevation



71. 749 S. Harvard Boulevard, front porch, east elevation



72. 749 S. Harvard Boulevard, north side of front (east) elevation

Kaplan Chen Kaplan xxxvi October 30, 2019



73. 749 S. Harvard Boulevard, south side of front (east) elevation



74. 749 S. Harvard Boulevard, east and north elevations

Kaplan Chen Kaplan xxxvii October 30, 2019



75. 749 S. Harvard Boulevard, south elevation

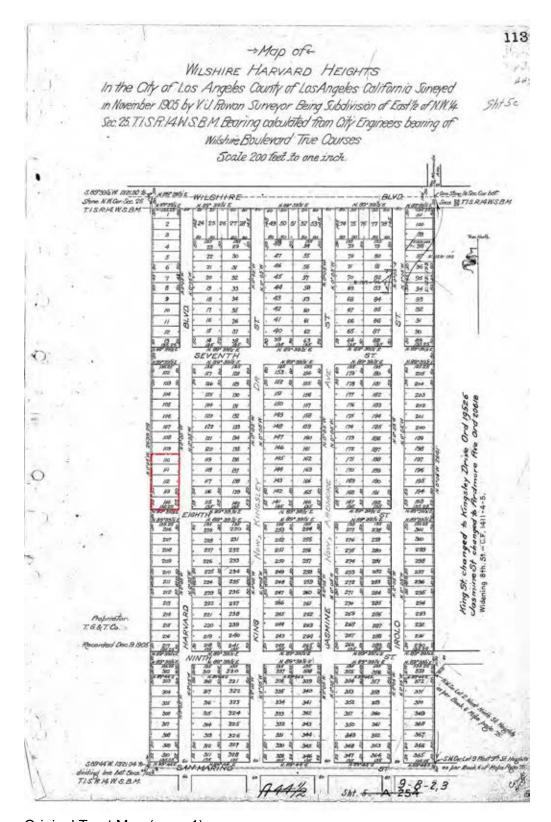
Attachment B: Maps



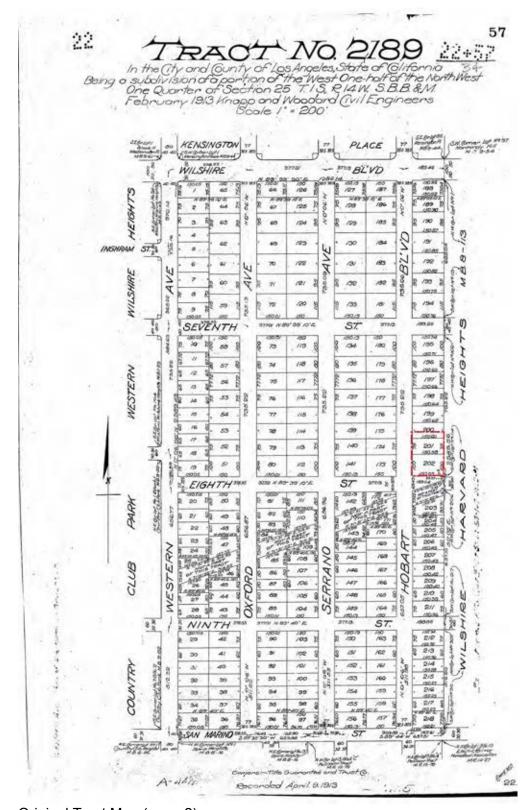
Aerial photograph (ca. 2018)



Los Angeles County Assessor's Map



Original Tract Map (page 1)



Original Tract Map (page 2)

ATTACHMENT C: Building Permits

Kaplan Chen Kaplan October 30, 2019



Page 1

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1st Floor, Room 110	Record Counter
Record Counter	Van Nuys,CA 91401
Los Angeles, CA 90012	

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BILL DING PERMIT	BLDG-ALTER/REPAIR	12/29/1950	1950 00137	HIST: P1436 002 0969	
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Metro	Van Nuys
201, N. Figueroa St.	6262 Van Nuys Blvd
1st Floor, Room 110	Record Counter
Record Counter	Van Nuys, CA 91401
Los Angeles, CA 90012	

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Page 2

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Page 4

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	Reel Batch Frame	HIST: M1368 003 0215	HIST: M1368 003 0215 thru M1368 0219
	Document Number		
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	Sub Type	MISCELLANEOUS	MISCELLANEOUS
	Document Type	RANGE FILE	RANGE FILE

Document Search: Summary Report

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All applications must be filled on by applicant.

WARD #

Applicant must indicate the Building Line or Lines clearly and distinctly on the drawings.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for Erection of Frame Buildings

CLASS "D" Application is hereby made to the Chief Inspector of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the erection of the building herein described. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified herein or not. (SIGN HERE) Los Angeles, Cal Block TAKE TO ROOM NO 6. FIRST FLOOR ASSESSOR PLEASE VERIFY District No TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY PURPOSE OF BUILDING Number of rooms Owner's address Architect's name CONTRACTOR'S NAME Contractor's address ENTIRE COST OF PROPOSED BUILDING, Size of building Size of lot Will building be erected on front or rear of lot? NUMBER OF STORIES IN HEIGHT Height to highest point of 10. Height of first floor joist above curb level? 11, Character of ground: rock, clay, sand, filled, etc. 12, Of what material will FOUNDATION and cellar walls be built? GIVE depth of FOUNDATION below the surface of ground. 14. GIVE dimensions of FOUNDATION and cellar wall feetings. 15. GIVE dimensions of FOUNDATION and cellar walls at top. 16. NUMBER and KIND of chimneys Number of flues 17. Number of intels to each flue 18. Give sizes of following materials: MUDSILLS EXTERIOR STUDS. ___Roof rafters__ Ceiling jois ______ SECOND FLOOR-JOIST. Third floor joist Will the roof be peak, flat or mansard? McCon oan Material of roofing.

Permit No. 10121

OVER

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21.	Will cellar or basement ceiling be plastered? TA Metal or wood lath W
22.	Of what material will floors be constructed?
	How many thicknesses?
24. 25.	What kind of fireproofing? How will hall and soffils of stairs be plastered?
26,	How many fire escapes will be provided? Where placed?
27.	Are any buildings to be demolished? How many?
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All applications must be filled out to applicant.

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

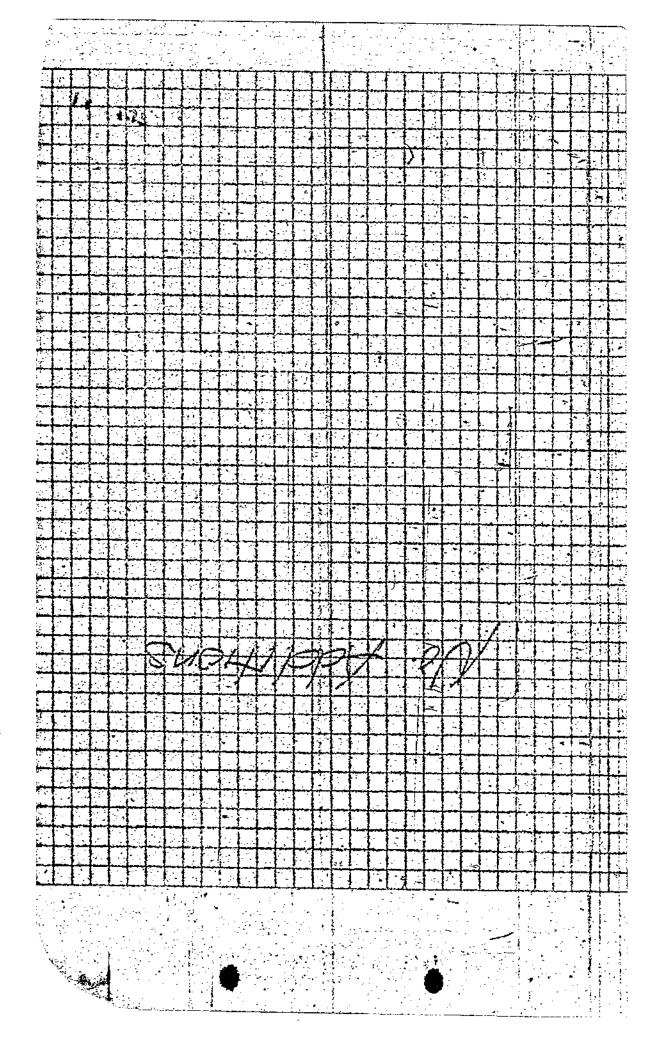
DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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APPLICATION TO . CITY OF LOS ANCIDLES DEPARTMENT alter, repair, or demolish BUILDING AND SAFETT Certificate of Occupancy BUILDING DIVISION Lot No. arvas Approved by City Engineer Location of Building Between what cross streets Decuty. DEE INK OR INDELIBLE PENCIL 'L Present use of building. 2 State how long building has been used for present 1. Use of building AFTER alteration or moving P.O. S. Owner's Address . Curtificated Architect State Licen 7. Licensed Engineer State 1. Contractor Wille 2. Contractor's Address 4.2 14. VALUATION OF PROPOSED WORK 11. State bow many buildings NOW on lot and give use of each. 12 Size of existing building 30 x 66 Number of stories high II Material Exterior Walls 16/00 NEW CONSTRUCTION 14 Size of Addition Ik Pooting: Width 17. Size of Study Material of Floor. Type of Roofing I hereby certify that is the best of my knowledge and belief the above application is correct and that the hullding or construction work will comply with all laws, and that in the doing of the work author will not ampley any person is violation of the Labor Code of the State of California relations's Compensation Insurance. DISTRICT FOR DEPARTMENT USE ONLY HAN CHICKING Change of Occupancy Bidg. Per FEES Cest of Receipt No. 30 Corner Lat Keyed PERMIT No



PARTE YORKUM

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July 1964

APPLICATION TO ALTER, REPAIR OR DEMOLISH

CITY OF LOS ANGELS! DEPARTMENT

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APPLICATION TO ERECT A NEW BUILDING

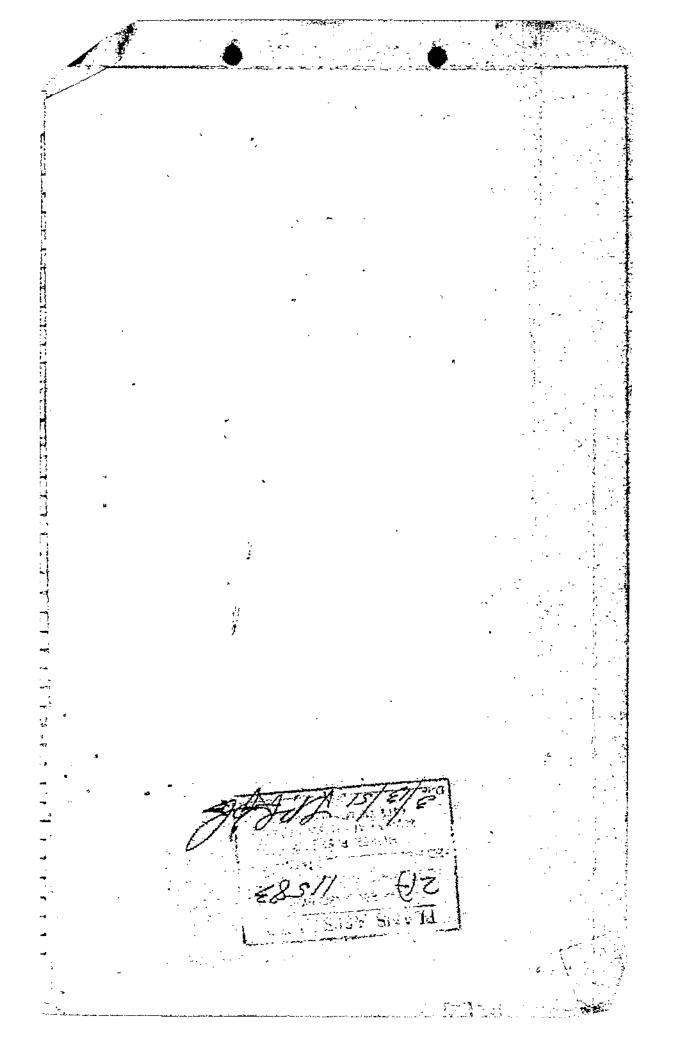
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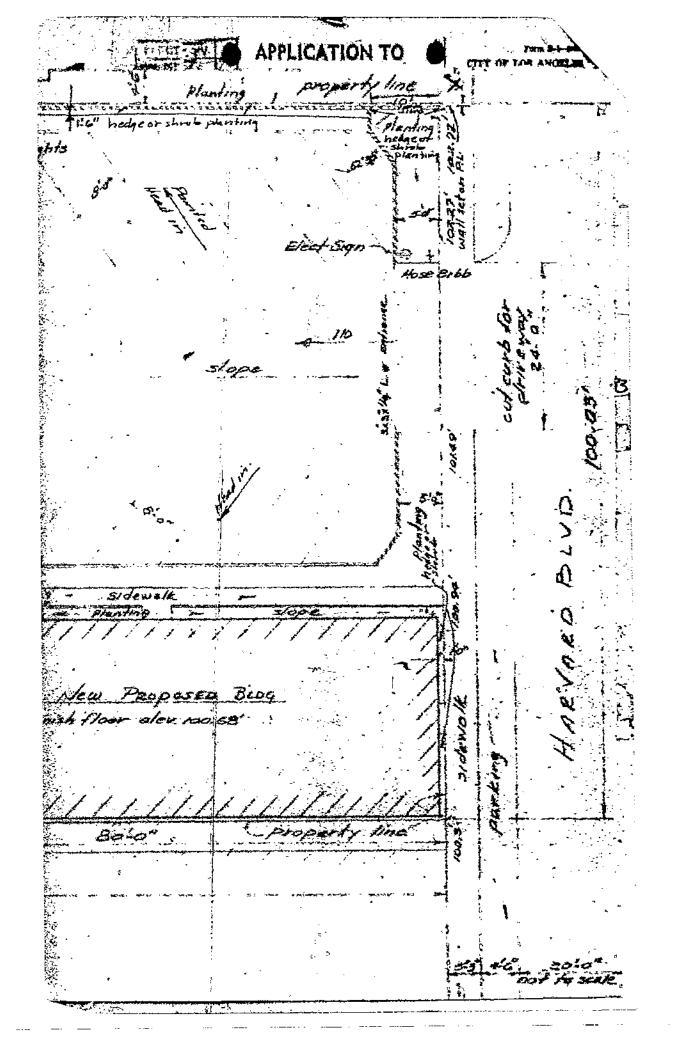
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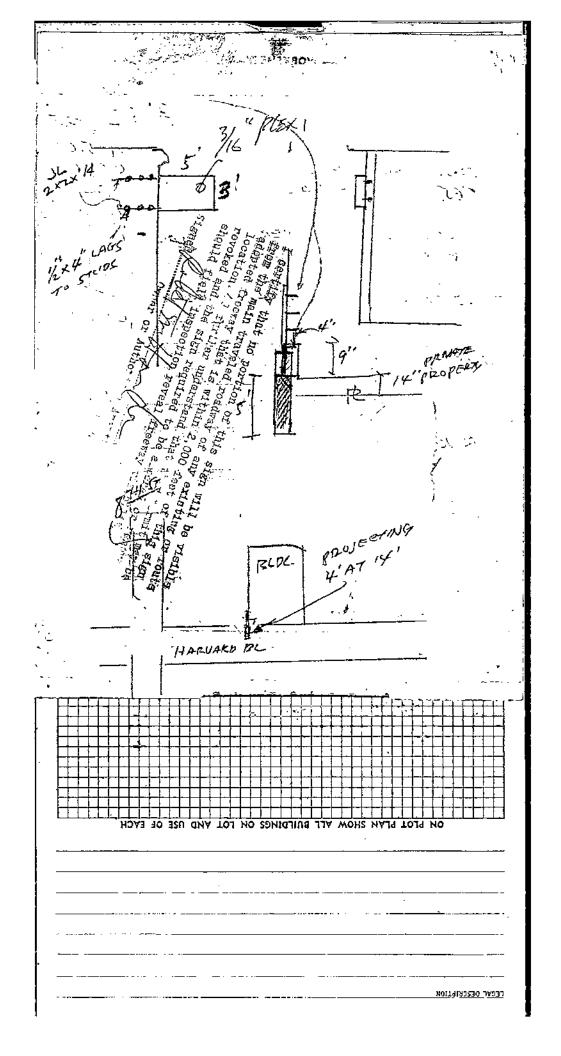
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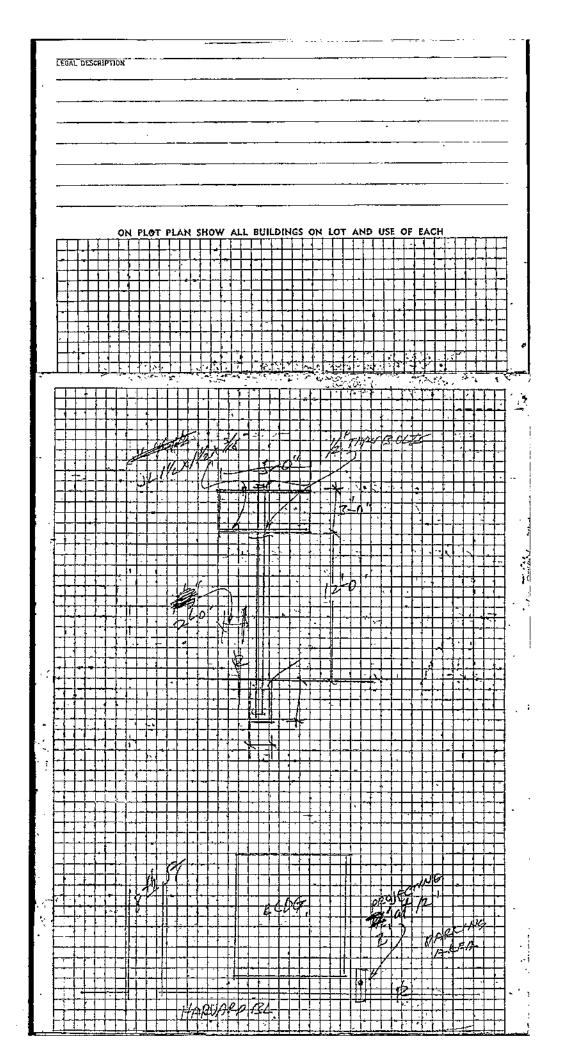
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INSTRUCTIONS: 1 2.	Applicant to Complete h Plot Plan Required on Ba	Numbered Item ack of Original	is Only. •		5-1
r. Lor	BLK. TRA				DIST. MAP 7285 ·
EGAL 113 DESCR.	-	Wilshi	re Bl		CENSUS TRACT
2. TYPE OF SICY OR NEW V	VORK	☐ RÉSIO	ENTIAL E	COMMERCIAL	2125.00
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705 S. Har	vard Bl	<u> </u>	<u>. 1</u>		2 LOT (TYPE)
4. BETWEEN CROSS STREET 7th St	AND	8th St		vent of	int
oriental M	edical Center	r		HONE	irreg
6. OWNER'S ADDRESS Same		CITY	Z	IP	
A APCHITECT OR ENGINEE	BALON & ACTIVE	STATE LICENSE	NO. 1	F8-019	ALLEY
6. QUALIFIED INSTALLER three_Star	ACTIVI	E STATE LICENSE	NO.	HONE	BLDG. LINE
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	STATEM	ENT OF RESI	PONSIBILITY	~	
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Code of the State of	f California relating to	workmeл's с	ompensation	insurance,	
iszation of the work :	an application for insp specified herein. This pe	ermit does not	authorize or	permit, nor sh	all it be construed
of Los Angeles, nor .	ermitting the violation any board, department,	officer or em	ployee thereof	make any wa	rrantly or shall be
or soil upon which si	performance or results uch work is performed.	or any work o	escribed nerei Sec. 91.0202	n, or the condit L.A.M.C.)	ion of the property
· Signed AL	Overfor Agent)	<u> </u>	Sianatura /Da		
Sureau of Engineering	ADDRESS APPROVED		Signature/Da	ee LA405	50/75
Conservation	APPROVED FOR ISSUE	NO FILE			
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Addressand 759-65 S. Harryard Blvd.

Permit NNo. and Year I.A... 5505.-... 1951......

and Yearr LA 9709 - LY94 Certificatte Issued Tebruary 7

Must be approved by the Department of

Building and Safety.

19.52

NOTE: Any change of use or occupancy

CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

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

22 Story, Type V, 28x80 Office Building;

Permoid Process
3142 Wilshire Boulevard
Los Angeles 17, California

Owner's's Addresss

Owner

G. E. MORRIS, Superintendent of Building Form B-955a-20M-10-51

JOHN D. MILLER

mal.

DEPARTMENT OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFRIY NOTE: Any change of use or occupancy. Must be approved by the Department of Building and Safety. CERTIFICATE OF OCCUPANCY 19 52 Address of 7431-51 W. 8th 8t. Building 767 S. Harvard Blvd. Permit No. LA 15451 - 1951 and Year Certificate February 25

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

2 Story, Type V, 24x42, Retail Store and Office Addition to existing Store, G-1 Occupancy

Owner Owner's Address

Permoid Process Co. 3142 Wilshire Blvd. Los Angeles 5, Califormia JOHN D. MILLER mal

Form B-95a-20M-10-51 G. E.

G. E. Monkels, Superintendent of Buliding By

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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of a Building CLASS "D"

To the feminate to ut the tent of the	Application is hareb of Hullding, for a the following coudil	and Safety Commission y made to the Board building permit in ac- ions, which are bareby they public place or po- they public place or po- trait does not grant a	of Building and fit cordance with the c agreed to by the	ifaly Commissioners Jescription and for t opdersigned applican	of the City of Los he propose bereignf t and which shall be ing or other structures or other structures	Angeles, through ter set forth. This doesned conditions re therein describ- re therein describ-	the office of the Supe a application is made a anteriog into the most ad, or any portion ther d, or any portion ther property described in a	ria- ob- cise eof, eof,
for any	purpose (hat is, or Fairs: That the gra	may bereafter be pro ating of the permit of	hibited by ardinact en not affect of pre	e of the City of Los judice may claim of	Angeles. Litle to, or right of	possession in the	property described in s	ueb
Lot,N	70 <u>P</u> §	ert Lot #11	4,),			****
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Loca	tion of Buildi		rner W. 8	th St. & H	arvard Bly	rd ,	Approved by City Engineer	
Retu	een what er	Street #43	1-41 L	J. 8 The_	54		190	20,
		DELIBLE PEN	CIL					
1.	Purpose of b	ullding Sto	re and of	fice build	ing	Families	Rooms	****
2.	Owner (Print E	men. Permoid	L,Procesa	Co		, X	Phone	
3.	Owner's add	CCBS		vd. 7th &		3 . 	5-6	en in in
4.		Architect St			State License No.	<u> </u>	Phone TR. 769	
б.	Licensed Eng	rineerEdwill	P. Rudol	ph .	State License No	777	Phone 111. 49	26
ð.	Contractor		MY.	***************************************	State License No	**************************************	Phone	
7.	Contractor's	address	MAN	Including all labor	and material and a	ll permanant	10 500	the
B.		N of Proposi	D WORK	Including all labor lighting, heating, vi ing, fire sprintler, equipment therein o	entilating, water au destrical wiring and e thereon.	pply, plumb-	0.000	فرو
9.	State how man on lot and give	y buildings NOW use of each (2.	x 135.0	(Store, Residence,	Apariment Rouse, H	otel, or any other p	e marine pl	35.3
10.	Size of new	building A.A.	9No. St	ries.2Hei	ght to highest	point Sams	ize lot 44 3 "]	
11.	Type of soil.	Sandy loa	MFoundati	on (Material)	. See Deto	Depth in gr	ound	
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fons of Reinforcing Steel	Sign He	Counce or Authoris	ed Agent)
(3) This building will be not less than 10 feet from any other building used for residential purposes on this ot.	(4) The	re will be an unobstrue	rted passageway at least ten my dwelling on lot to a Public feet in width.
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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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4.	Owner's	Addre	s <i>II.</i> 3:	5 NA	M.M	U. 3	cs. B	LD.	G		*
5.											Phone T.R. Z. Z. Z. L.
6.											Phone 101 4934
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Ord Or 79198

PLANS, SPECIFICATIONS, and other data must be filed if required. NÉW CONSTRUCTION Size of Addition. ...Size of Lot......Number of Stories when complete...... Joists: First Floor......x.....Second Floor.....x.......Rafters.....x......Roofing Material...... I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws Sign Here. FOR DEPARTMENT USE ONLY Bldg. Line Termite Inspection. Street Widening Forced Draft Ventil. Construction REINFORCED CONCRETE The building (and, or, addition) referred to in this Appli-cation is, or will be when moved, more than 100 feet from Barrels of Cement..... Tons of Reinforcing Steel..... Sign Here...(Owner or Anthorized Agent) (4) No required windows will be ob-There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. structed. Sign Here... (Owner or Authorised Agent) (Owner or Anthorized Agent) REMARKS: PLAN CHECKING

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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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B. (Contractor's	Address		Including all labor	nd material and all	l permanent	1600.
9.	VALUATIO	N OF PROPOS	ED WORK	Including all labor of lighting, heating, we ling, fre sprinklet, of equipment (bessin of	estrical wiring and therein.	or member P.	
		y bulktings NOW		Stores (Realdmen Hot	l, Apartment Bours	or say other purpo	•••
11. 8	lize of exist	fing building	65 x 135 Nu	mber of stories	high One I	leight to hig	hest point35
12. (Class of bull	dlag	Material of (ellaw griteixe	HRAGKERt	erior framev	vork Conc. (Wester Steel)
	Describe bri	effy and fully	all proposed c	onstruction and	l work:		
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PLANS, SPECIFICATIONS, and other data must be filed if required. **NEW CONSTRUCTION** Joists: First Floor.....x......Second Floor.....x......Rafters....x....Roofing Material........ I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Lays will be compiled with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws. STILES O. CLEMENTS ARCHITECT Sign Here. FOR DEPARTMENT USE ONLY Application Fire Distric Termite Inspection 20ning Forced Draft Ventil REINFORGED CONCRETE The building (and, or, addition) referred to in this Appli-cation is, or will be when moved, more than 100 feet from Barrels of Cement...... Tons of Reinforcing Steel..... Sign Here (Owner or Authorized Agent) No required windows will be ob-There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. structed. Sign Here....(Owner or Authorized Azent) (Owner or Authorized Agent) UEPARTMENT OF HEALTH that there (518ned)

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

Application is hereby made to the Board of Bollding and Bafety Commissioners of the City of Los Angeles, terebulk his onto the straight of Bellding, for a building parant in accordance with the description ad for the purpose bereinster set forth. This application is made subject to the following conditions, which are breedy agreed to by the nederalgned applicant and which shall be desmed conditions entering into the examples of the permits. First That the permit does not grant any right or privilege to effect any building or other structure therein described, or any portion thereof, appear any street, alley or other pumble place or portion thereof, account That the permit foces not great any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose, that is, or may be reather be probleted by ordinance of the City of Los Angeles.

Third: That the grantian of t	he permit does not affect or ;	rejudice cup claim of title to, e	r right of posterilon in, the D	MAD MAIL destained in mace
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	•	ones Number and Street)	· oft	
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1. Purpose of PRESE!	NT building	nce, Apartment House, Molal, or	Families	Rooms.,
2. Use of building Al	FTER alteration or	2-1	S Of Panilies	л.н.
3. Owner (Print Name)	PERI	4010 1	POCSS C	Phone
4. Owner's Address	3431-41	W. DA		
		hone St	ale cense No.	Phone
5. Certificated Archi	FER	2 / 0 / 0 50	ata	
6. Licensed Engineer	,	1	censs No.	
7. Contractor	22000	£ŭ	cense No	OKWMT
B. Contractor's Addr	ess	(Including all labor and ma	terial and all permanent;	10000
9. VALUATION OF	PROPOSED WORK	including all labor and me lighting, heating, restilating, fire aprinkles, electrics againment therein or there	is. water supply, plumbel &	
10. State how many build on lot and give use of o	W.C. WON again	1 <u>Q</u>	tment Aouse, or say other par	1654)
11. Size of existing b	oildingx	Number of stories big	h	ghest point
so Class of building	Material o	existing walls	Exterior frame	work Word
12. Clear of building	nd fully all proposed	construction and wo	rk:	(Wood or Steel)
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PLANS, SPECIFICATIONS, and other data must be filed if required.

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Width Foundation Woll	Size of Redwood Sill	
Size of Exterior Studs	Size of Interior Bearing Studsx.	
	FloorxRaftersxRoofing Material	
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complied with whether herein specified or n o all of the provisions of the Building Ordi		orm
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	OR DEPARTMENT USE ONLY	
Application	Bldg Line Termite Inspection	
Construction Zoning Zoning	Street Widening O Forced Draft Ventil	
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CETY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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Third: That the granting of the permit does not affect or projedies of reports. REMOVED FROM		VED TO
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New location of building		Approved by City Engineer.
Between what Harval + Holan	A	Deputy.
1. Purpose of PRESENT building		miliesRoopts
2. Use of building AFTER alteration of his land	CHARLE MENT	foities 24 - Rooms
	CESS Co.	Phone \$ 1164
4. Owner's Address 3445 W P th St	eest	
nan	State	Phone
- Zan	2State	Phone
6. Licensed Engineer.	License No.	
7. Contractor	NO.	OR WAIT
8. Contractor's Address	ting all inher and mattern's and all p ng, hosting, varifating, which suppl fre sprinkler, electrical wiring and/o mout therein or thereon.	3000°
1116	(re syrickler, alectrical wiring and/or mout therein or Charms.	- LATEROX -
10. State how many buildings NOW con lot and give use of each.	Residence, Hotel, Aperiment House, or	gay other perpose)
11. Size of existing building	of stories high second	concrete
	ing walls lett of testing	(Wood or Steel)
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and treatment women	De Land	I Door
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For Fixe See 29559/38	Valuation Included Com-No.	Orlandon
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PLANS, SPECIFICATIONS and other data must be filed if required.

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Width Foundation Wall				
Size of Exterior Studsx	•			
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	By Ro	ent m. L	awson.	
FOR	DEPARTM	ENT USE ONLY		
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(8) No required windows will be ob- structed.	(4) Th∈ (10) fee	ere will be an unobst	ructed passageway s m any dwelling on lot	it l east t er
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(Owner or Anthopised Agent)	4- 1/2	(Owner or)	Anthorized Amenti	
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To his Beard of Bealting and Safety Camminstaness of the City of Les Angeles;

Application is hereby made to the Board of Building and Safety Comminstances of the City of Les Angeles, through the office at the Superintendent of Building, for a huiding permit in accordance with the description and for the purpose bereignter set forth. This application is made strict to the following conditions, which are hereby agreed to by the andereigned and for the purpose bereignter set forth. This application is made strict be permit does not great any right or privilege to ended any building or other absenture therein described, or any portlen thereof, appeared that the permit does not great any right or privilege to ended any building or other absenture therein described, or any portlen thereof, Second That the permit does not great any right or privilege to use any building or other atrusture therein described, or any perticult thereof.

Second That the permit does not great any right or privilege in use any building or other atrusture therein described, or any perticult thereof. These That the greating of the permit does not affect or privilege any class of tille to, or right of possession in, the property described in such

Personal Laboratory	Thirds That th		MOVED FRO	•	gelien nag elalm od /		operation in, the property described in ea (OVED TO
Lot	++++++++++++++++++++++++++++++++++++++		****		Lot	-14-9-14-1-1	**************************************
P40-11-60	74+	** * * * * * *	********************	,p;=/		****************	554-44845-554-4545-555 (4555-4-25) (479-244-246)
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New	location	}					Approved by
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	ween what a streets	}	*****************		-4-14-7-7+ -1-4-14-1-		Depu
1.	Ритроче (of Pl	RESENT build	ng Flower	Shop		FamiliesRooms
2.				IDMA, MAINERCE	Y WIND AND AND TO A DESCRIPTION OF THE PARTY	Hatel, or one other pur	FamiliesRooms FamiliesRooms
8.			Riv				Phote
4.	Owner's	Add	ress3433	7. OUR SUIG			######################################
5.	Certificat	ted .	Architect	b+++1 p= = L A+ +4 p+ =======		-	Phone
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7.	Contracte	or	Kariing)	ON PAKK A	WNING CU	State License No.	18006 Phone JE 4159
8.	Contract	nr'a	Address SOUT	H GALE, CA	LJP.		374
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9.			OF PROPOS				
10.	on lot and	give I	ne of each		(Besidence, B	otel, Apartment House,	or any other purpose)
11.							Reight to highest point
12.							erior framework(Wooder Bit
	Describe	brie	fly and fully s	all proposed co	oneruction a	na work:	
*****	Ca	י	s awning, net	tel frame, o	ollepsible,	not more thr	n 7 feet from
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-	~~40	<u>, </u>	Corrections verified		Bidg. Lies	Street Widoning	1
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			Plans, Specification rechecked and appre	i krą ybbyrejosa i krą ybbyrejosa	7/27/20	Thit	CIGNE WILLIAM
	PLANS		Yar Plant See	Piled with	17 - (10-7)	FINKTICK CITY	Laspecter
	Rec'd				Required / Valuation inc	halad Paristin	A4000) uner

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

Size of Addition		_x	Number of Storie	s when complete		
Material of Foundation,		idth of Foot	ingDepth of f	ooting below ground		
Width Foundation Wall	Siz	e of Redwoo	d [*] 8i11x	aterial Exterior Walls		
Size of Exterior Stude	X	,	e of Interior Bearing S	Studs,		
Joists: First Floorx	Second Floo	orx	Rafters v Roofi	ng Material		
I have carefully examined hereby certify and agree, if a compiled with whether herein to all of the provisions of the I	and read both ale Permit is issued, specified or not; a Building Ordinan	des of this com that all the p also certify tha ices and State	pleted Application and kno	w the same is true and correct and ordinances and State Laws will be f required to be filed, will conform AWNING CO.		
	•	~./	SPITH STE	WIL SHY HERD		
		Ву	. S. Brack	man.		
	FOR	DEPARTME	NT USE ONLY			
Application	Fire District	off o formation and quantum visualistic	Bldg Line	Termite Inspection		
Construction	Zoning		Street Widening	Forced Draft Ventil		
(I) REINFORCED CONCE	RETE	(2) The	building (and, or, addi	tion) referred to in this Appli- more than 100 feet from		
Barrels of Cement	****	4+nb		Street		
Tons of Reinforcing Steel	######################################	Sign Her	Course of Anti	orized Agent)		
(3) No required windows v structed.	vill be ob-	(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.				
		Street or	Public Alley at least 10	feet in width.		
Sign Here(Owner or An	thorized Agent)		Public Alley at least 10	feet in width.		
		Sign Her	Public Alley at least 10	feet in width.		
REMARKS:		Sign Her	Public Alley at least 10	feet in width.		
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CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Baard of Bulking and Safety Commissioners of the City of Lex Angeles,
Application is hereby made to the Board of Bulking and Safety Commissioners of the City of Les Angeles, through the office of the Separatedam of Bulking permit is approximate with the description and for the Duppose bereinstifer ast forth. This application is used subject to the clickwing condition, which are hereby agreed to by the undereigned applicate and which shall be deemed conditions extering into the scale of the Frost That the permit does not great any right or privilege to erect any building or other structure therein described, or any portion thereof,
Doon any street, allay or other public piace or portion thereof,
Second: That the permit does not great any right or privilege to use any building or other structure therein described, or any portion thereof,
for any purpose that is, or may becoming the privilege by ordinance of the City of Los Angeler.

Third That the granting of the permit does not affect or prajudies any alaim of title to, or right of possession in, the property described in analypermit.

OF MOVERN THORS

REMOVED FROM	REMOVED TO				
Lot // C.					
Tract	Tract				
Present location 3 3431 West 8 of building	The JA				
New location of building	Approved by City Engineer.				
Between what cross streets In Manager	Deputy.				
	ment House Hatel, or any other purpose)				
2. Use of building AFTER alteration or moving	_				
S. Owner (Print Name)	NVISON Phone EX. 1160				
4. Owner's Address 3445 Was	x 8 me 21				
5. Certificated Architect	State				
6. Licensed Engineer	State				
7. Contractor	State License No				
8. Contractor's Address	ding all labor and material and all permanent				
9. VALUATION OF PROPOSED WORK Inch. Inch.	ding all labor and material and all permanent par heating, ventilating, water supply, plumbbine apprinting, destrict witing and/or disvator must therein or thereon.				
	Residence, Molel, Apartment House, or any other purpose)				
11. Size of existing buildingxNumber	of stories highHeight to highest point				
12. Class of building Material of exist	ing walls				
Describe briefly and fully all proposed constr	ruction and work:				
a pention to be in	talend across the sear				
of ston Run from Wa	ee to ware 7 loor to celina				
with 2 dofor and the	me and Document Local Estates				
1) touch of the con-	pul Only				
9.00	wall the con				
Fill in Application on	other Side and Sign Statement (OVER)				
FOR DEPARTMENT	USE ONLY				
PERMIT NO. Flamenting Specifications thicked Zone	Per District Strang here when Permit is leaund				
37749 January Variant	Line Street Widening				
1/8/2011	ication, shucker and approved				
PLANS For Plant See Filed brick	ADDINGTED Inspector				
1	Admitted to 10066 To 1000 The Ville				
	V				

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

	NEV NEV	V CONSTE	RUCTION			
Size of Addition	OSize of Lot.		Number of St	ories when co	mplete	
Material of Foundation		n of Footing	Depth	of facting belo	ow ground	
Width Foundation Wall		Redwood 8	3in x	Material Ex	terior Walls	****
Size of Exterior Studs						
Joists: First Floorx						
I have carefully examined a heroby certify and agree, if a I complied with whether herein s to all of the provisions of the B	nd read both sides fermit is issued, the pecified or not; also wilding Ordinances	of this comple at all the pro- certify that p and State lay	ted Application and disions of the Build lans and specifications.	know the same ing Ordinances a ons, if required i	is true and correct and State Laws will be filed, will confe	entă l be orm
	Sign Here	, حصرب	(Owner	or Authorized Areat	<u> </u>	
	By	, Jul	ېب ـ ۵۰۰۰	ARui	Oa.	
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	FOR DI	EPARTMEN	T USE ONLY	/	····	\dashv
Application	Fire District	17151	Blacktrang	Tern	nite Inspection	[
Construction On L.	Zoning	<u> </u>	Street Widening	Forc	ed Draft Ventil	
REINFORCED CONCE	ete	(2) The by cation is, or	cilding (and, or, will be when me	addition) refe	erred to in this Ar	ppli-
Barrels of Cement				-	St	
Tons of Reinforcing Steel	L	Sign Here)	
No required windows to structed. Sign Here	1	(10) feet v Street or P	will be an uno vide, extending f ublic Alley at les	rom any dwel est 10 feet in v		ten ublic
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of a Building CLASS "D"

CLASS D	
To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Roard of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintenion is blighting, for a building permit in exceedance with the description and for the surpose hersinater set forth. This application is made subject to the following conditions, which are bereby agreed to by the andersigned applicant and which shall be defined cupditions entering into the exercise of the control of the contr	
First That the parmit done not make any wints or reduction to exact my helicity or other atracture therein described, or any portion therein.	
upon any street, alloy or other public piece or portion thereof. Saccond: That the northic does not grant any right or privilege to use any building or other structure therein described, or any portion thereof. For any purpose that is, or may hereofter be probabilised by ordinance of the City of Los Angeles. Third: That the krunting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.	,
202 x 0 1 + 1 201/5/ 4/4	
Lot No. 20 Fact fact fact	
-2/89	
1 FBV tament to the formation of the state o	,
Location of Building 3455 Weet 8 th. St. Approved by City Engineer	
Between what cross streets 5. 6. 6x 8th St. V. Hatait B. W. Depoty.	.,
USE INK OR INDELIBLE PENCIL	
1. Purpose of building Rooms Rooms Rooms Rooms Rooms	••
2. Owner (Point Name) ROBERT AMB BETTER Phone	٠.
3. Owner's address 1001 - analytecta Othy - 1	
4. Certificated Architect HAROLD Software No. State Phone M. 925	₹
5. Licensed Engineer WM: D. COFFEY State License No. 6 Phone 721.808	16
6. Contractors ACKSON BROS - LE VAGE License No. 50.27 Phone yo. 514	4
7. Contractor's address If I along the first FAK (meterial and all presugence)	
8. VALUATION OF PROPOSED WORK Highling, Sealing, weather supply, pluming inc., control of the supply of the supp	
9. State how many buildings NOW Court of the local House, Hotel, or any other purpose) on lot and give use of each, (Store, Residence, Abstiment House, Hotel, or any other purpose)	
10. Size of new building 50 x 110 No. Stories Height to highest point 22. Size lot 100 x 13.	S.
11. Type of soll	
12. Width of footing /2 Width of foundation wall. Size of redwood sill. 2 x	<u>.</u>
18. Material exterior wall. folder	
14. Joist: First flow A. Second floor Rafters V. Material of roof	
16. Chimney (Material)	
I have carefully examined and read the above completed Application and know the same is true and copylet, and her by certify and agree that if a permit is issued all the provisions of the Building Ordinance and State haws will be compli with whether herein specified or not; I also certify that plans and specifications filed will require to all the Building Ordinances and State Laws.	ed ed
Sign here 10 water or Admired 1991	***
Plans, Specifications and other data must be filed if required: By Man Sufference B	
FOR DEPARTMENT USE ONLY 7 28 J Fm. 200	1
PERMIT NO. Phins and Specifications checked Zone Fire District Stamp to when Permit is larged.	
11216 Street Widening MAR 26 1948	
Mana, Sagnifications and Application Challeston Challeston Challeston Challeston Challeston	
PLANS MAR 25 40 MAR 25 40	<u>.</u> !
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	FOR	DEPARTMI	ENT USE/O	NI V		1
Application	Fire District		Bldg. Line	FY	orced Draft Ventil	
Construction (1)	Zoning		Street widening.	<u> </u>		
REINFORCED CON		(2) The bui than 100	lding referred feet from	to in this App	plication will be	e more
Barrels of Cement	·····	*****		***************************************		.Street
Tons of Reinforcing Ste		Sign }	iere	or Authorized Agent		
(3) This building will than 10 feet from any of used for residential purp lot.	her huilding l	wide, exte	vill be an unob	structed passa y dwelling on	geway at least lot to a Public	10 feet Street
Sign here(Owner or Au	thorised Agent)	Sign 1	1erc(Owner	or Authorized Agent	••••••••••••••••••••••••••••••••••••••	***********
REMARKS:					any exception of 1411 to any tilling of 1411 to any tilling of 1411 to a control of 1411 to a	
		9 June				
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Plat plan	approximate and	1/2	he Boa	u 0] (Cin Pla	
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mar 13-40 Plat plan Commission Ly World			h. Boa	Ld 0/	Cin Pla	
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May 13-40 Platplan Commission Ly World	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Le Boa	d 9/1	City Pla	
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man 13.40 Platplan, Commission			Le Boa	-d 9/	City Pea	

OF BUILDING AND SAFETY

Application for the Erection of a Building CLASS "A", "B" OR "C"

To the Beard of Building and Safriy Camminslance of the City of Les Angeles, Application is hereby made to the Sourd of Building and Safriy Commissioners of the City of Les Angeles, through the office of the Superistanders of Building, for a building partial is accordance with the description and for the pulpose bereleater set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be desired conditions extering into the exercise of the permit. First That the permit does not grant any right or privilege to seven any building or other structure therein described, or any portion thereof. Second: That the permit does not grant any right or privilege to use any building no other structure therein described, or any portion thereof, any purpose that is, or may bereafter be prohibited by ordinance of the City of the Angeles. Thirdy That the granting of the permit does not affect or prejudice any claim of title to, or right of possession is, the property described to such permit.						
Lot No.	********************					
Tract						
Location of building 3455- WEST Ptk ST. (House Number, and Street)	Approved by City Engineer					
Between what cross streets. # 0.8A.A.T. Y. A.S.V.A.S.S.	Depsty.					
USE INK OR INDELIBLE PENCIL						
1. Purpose of building Lancaure Lancaure Families Families Families	looma					
2. Owner (Print Name) RD ST A AM RELL Phone.						
3. Owner's address 1001 - Wich . Offg. 5 1 Signes.	18					
4. Certificated Architect And A Standard License No Phone						
5. Licensed Engineer Phone	·					
6. Contractor June Com State License No. 5022 Phone	7 .					
7. Contractor's address 742 le Charfer	wi.					
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water apply, plumbing, for spirilating, creditional wiring and/or elevator and proposed therein or thereon.	20-					
9. State how many buildings NOW January 12/2/2015 State how many buildings NOW (Store, Residence, Apartment House, Ectel or any other purpose on lot and give use of each.						
10. Size of new building	point					
11. Size of lot / SO X Type of soil	**					
12. Foundation (Material)	10-					
18. Material Exterior Walls January Skeleton framework (Strocture Steel, Ex	inferent Concrete)					
14. Material of floors						
I have carefully examined and read the above completed Application and know the same is true and certify and agree that if a permit is issued all the provisions of the Building Ordinances and State Laws will whether herein specified or not; I also certify that plans and specifications filed will conform to all the B and State Laws.						
Pleat, Specifications and other Lia must be filed.	Agont					
-11040	00					
FERMIT NO. BENEFIT Specifications checked Zope (Fire Dispyla /						
Standard Standard Street Wilderstein	Park Spire					
11902 - 10. 10.	. [
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PLANS Plan See 1987 7th Register Special Impacts (1987)						
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	FUR I	2EPARIN	ENT USE ONLY	
Application	Fire District	4	Bldg. Line	Forced Dreft Ventil
Construction	Zoning		Street widening	
1)	7 1	(2)		
REINFORCED CONC	HETE	The bu than 100	ilding referred to in this feet from	
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one of Reinforcing Stee	* ;	Sign	here(Owner or Authorised A	ent)
 This building will nan 10 feet from any oit sed for residential purp st. 	·		will be an unobstructed pa ending from any dwelling Alley at least 10 feet in w	
ign here(Owner or Aut)		Sign	here	***************************************
(Onner or Aut)	OLING VEHIC)		(Owner or Authorised A	garnes ,
EKADEN.	•			•
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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

tenden jest to of the	Application is hit of Building, for the following compermit:	reby made to the Board r a building permit in a politions, which are hereb	of Building and Safecordance with the de y agreed to by the m	ety Commissioners a meription and for the adersigned applicant a	t the City of Los As purpose harelastist and which shall be do	egalon, through the set forth. This at smoot conditions so	exist into the exercise
apeil s	Piret: That the	permit does not grant a is other public place or p a permit does not grant or may become or be to may become	ny right or privilege ortion thereof.	to erect any building	g of other structure	therein decarinel, (ır any portion thereof.
for mo	Second: That the purpose that is	e permit coes not grant , or may beforeter be pr	any right or privilege	of the City of Lee /	ingales. Jacobs ar Pickt of Box	ention in the sec	puring department in such
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	v location wilding		(Ecce	Nanher and Street		.,,,,	Cily Engineer.
	ween what		741/-8 ->1-4-5846			ļ	~~~~
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1.		PRESENT build					
2.	Use of but	iding AFTER al	teration or mo	ving	F	amilies	Rooms
8.	Owner (Pri	J 23) (emen da	okson Bros	- re sege,			bose
4.	Owner's	lddress54	l7 S. Fairf	BX AMG.,			**************
					P4 4		
5.	Certificate	d Architect	*****************	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	License No	Fb	Me,
6.		Engineer			Leense No		30.p.,
7.	Contractor	TILE	SEAL MFG.	φ.	State No	4061 Ph	one
8.	Contractor	°s Address9	LO N. Orang	ge Dr.	City T-5		le Setting Ord.
-				Including all labor a lighting, heating, we ing, fire sprinkles, at equipment absents or	nd meterial and all atticular, water copy	ty, plumb-	ee \$1.00
9.		ON OF PROPOS					ontractors
10.	State how at on lot and gi	eny buildings NOW we use of each.	}	(Residence, Hote	l, Apartment House, s	r eary other purpose	
11.	Size of ex	isting building	xNur	nber of stories	blghH	eight to high	est point
12.	Class of b	uilding	Material of e	xisting walls	Exte	erior framew	YkWood or Black
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1	PERMIT NO	Pines and Specifics	hodista traj	Zane	Fire District	يسري	per uter
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	PLANS	Fer Flast See	Filed with	Required Valuation Inches	NAR Profes	tuspector K.J.	L.
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PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Additionx.	Size of	Lotx	Number of Stories v	vhen complete		
Material of Foundation		idth of Foot	ing Depth of foot	ing below ground,		
Width Foundation Wail Size of Redwood Sill Moterial Exterior Walls						
Size of Exterior Stude						
Joists: First FloorxSecond FloorxRaftersRoofing Material						
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws. TILE SEAL MFG. CO.						
Sign Here						
		Ву	Why X	oherty		
	FOR	DEPARTME	NT USE ONLY			
Application ,	Fire District	ortelleriot Safer draffer	Bldg. Line	. Termite Inspection		
Construction	Zoning		Street Widening	Forced Draft Ventil.		
REINFORCED CONCR		(2) The cation is,	building (and, or, addition or will be when moved, m	n) referred to in this Appli- ore than 100 feet from		
Burrels of Cement		*****	*	Street		
Tons of Reinforcing Steel.		Sign Her	е	ed Agent)		
(3) No required windows w structed.	ill be ob-	(4) Ther (10) feet	e will be an unobstructe	d passageway at least ten dwelling on lot to a Public		
Sign Here(Owner or Aut	harizad Aventi	Şign Her	e(Owner or Authoriz	irk dispendidisphese grypdidaansphihaasphiha ad America		
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Bulldian and Salety Commissioners of the City of Las Ang	reless nucleationers of the City of Los Angeles, through the office of the Separis-
less to the following souditions, which are hereby agreed to by the undersign	
Second: That the permit days not great any right or privilege to us:	t any building or other atructure therein detailed, or any portion thereof, any building or other structure therein detailed, or any portion thereof,
For may purpose that is, or may bereafter be probletted by ordinance of the Third: That the granting of the permit does not affect or probable as	City of Los Augeles. By plain of fille to, or right of postession in, the property described in such
REMOVED FROM	REMOVED TO

	5	REMOVED FRO	OM	}	REMOVED TO		
<u> </u>	*** ********	 	***************************************	Lot	407-22 <i>702</i> 42-254 7 1481	,,, aaggykippossé (*a) k	** ** * ********** * * *
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New local of building	don }	************	Sam	O Member and Street)		***********	Approved by City Engineer.
Between cross stre	what }	Hoba	,	Harv	ud	-4118	Deputy.
1. Pur	pose of	PRESENT build	ling Bettern	Aperica ent Ecque, Hor		Camilles	Rooms/
2. Use	of built	ing AFTER al		ving			Rooms
8. Ow	NeT (Priot	Name) SAFEY	VAY STOR	ES/NO			none (£ 29 25)
4. Ow	ner's A	idress 192	5 Ear	l Visas	n a	سيس	
5. Cer	Uficate d	Architect	Tron		State License No	Pho	ne.,,
6. Lice	ensed Er	gineer	none		State License No.		ne ,
7. Con	tractor .	VERNO	N REFRIGERATION	& ELECTRIC CO.	State License No	5/283 m	ne KI 8535
в. Сол	teactor's	5408 Address	Santa Fe Ave Lo				
4.		N OF PROPOS	ED WORK	including all labor an limbiling, heating, westing, free sprinkler, also equipment thereights.	d material and all Cathon, water supp ctrical wirtug and/ house.	pirmanent oly, plumb- or devator \$ 5. 4	15 9 7
10. Stat	a how ma	y buildings NOW suse of each.	Q_{I}	IP-Ideans Fotol	Americant House, 6	or any other perpose;	
			U. x//2. No.	mber of stories			
IR. Cla	ss of bui	lding	Material of e	existing walls	Brek Exte	erior framewo	rk (Wood or Steel)
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	<i>7</i> .	Plant Spicification rethribet and ampre	and Applications	Application checked a			-
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Refa.	Man Mandelle	For Plana See	Filed with	Valuation included	Specified was	13 1110	3 mar. Su

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

NEW CONSTRUCTION

Size of Addition Mumoer of Stories when complete	
Material of FoundationWidth of FootingDepth of footing below ground	
Width Foundation Wall	۱
Size of Exterior Stude	
Joists: First Floorx	·
I have carefully examined and read both sides of this completed Application and know the same is true and correlectly and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws a complied with whether harein specified or not; also certify that plans and specifications, if required to be filed, will extend to all of the provisions of the Building Ordinances and State laws. VERNON REFRIGERATION & ELECTRIC CO. Sign Here	et and still be afterm
Ty the hand the	
FOR DEPARTMENT USE ONLY	
Application Bldg Line Termite Inspection	
Construction Zoning Street Wildming Forced Draft Ventil	
REINFORCED CONCRETE The building (and, or, addition) referred to in this is cation is, or will be when moved, more than 100 feet from	lppH- a
Barrels of Cement	Street
Tons of Reinforcing Steel Sign Here. (Owner or Authorised Armst)	
(8) No required windows will be obstructed. (4) There will be an unobstructed passageway at least (10) feet wide, extending from any dwelling on lot to a Street or Public Alley at least 10 feet in width.	st ten
Sign Here	#1 1400 00
BEMARKS:	,
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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish of Building and State Commissioners of the City of Los Angeles; the City of Los Angeles, through the Seater Commissioners of the City of Los Angeles.

iende Sect 1	Application is bes it of Building, for the following con permits	taby made to the Bost a building permit in a ditions, which are beret	ecordence with the day agreed to by the o	Recription and for the undersigned applicant	and which shall be de	set forth. This as	oplication is made out- tering into the exercise
ADDEN 1	First: That the pany street, alloy or	permit does not grant or other public place or a permit does not grant or may hereafter be to granting of the permit i	ny right or privilege ortion thereof. Any vight or priviles	r to erect any buildh re to see any buildin	se or other structure e or other structure	therein deserthed, therein described, t	or any portion thereof, or any portion thereof,
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	ween what }	At.Hobar	t	***************************************			Deputy.
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Ĭ.	Purpose of	PRESENT build	ingS	TOPS	lolek or any other pur	amilies.,	Rooms
. 2.	Use of buil	ding AFTER al	teration or mo	ving	F	amilies	Rooms
В.	OWNER (Prin	: Name)Safawa	yStores	Inc.		F	honCE 29251
4.		ddress192					
٠,		Architect					
5.		ngineer					
6.		•					
, 7.		NationalAv				29456Ph	one CL 64311
8.	Contractor'	's Address	415 Garyan	ZA AVODUO	and material and all	permapenty	
9.	VALUATION	on of propos	ED WORK	lighting, heating, ve ing, fire sprinkles, e equipment thereig of	ntileting, water supp lectrical wiring and/ r thereon.	or elevator \$.120.00
10.	State how me	any buildings NOW re use of each.			l, Apartment Bouss,		
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12.		ilding					ork
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10.	2328	Carrettians verified		St. Tree	Ph.	JUN 1	4 1940
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1	· · ·	For Plans Sea	Filed with	Regulered BPMI)	KLER Speelder	Lospecial /	Maria

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

NEW CONSTRUCTION

Size of Addition						
Material of Foundation						
Width Foundation Wall Size of Redwood Sill						
Size of Exterior Studs	,,,,, , ,,,,,,,, , ,,	Siz	e of Interior Bearing Stu	ds		
Joists: First Floorx	Second Flo	or., 	RaftersxRoofing	Material		
I have carefully examined hereby certify and agree, if a complied with whether herein to all of the provisions of the I						
	Sign H	lere	(Outilized or Authoric	ALCY		
		Ву.	O Brochero)		
	FOR	DEPARTME	NT USE ONLY			
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Application	Fire District	**************	Bldg. Line	Termite Inspection		
Construction(1)	Zoning	. 19th In sussection	Street Widening	Forced Draft Ventil		
REINFORCED CONCE		(2) The cation is,	bullding (and, or, addition or will be when moved, m	n) referred to in this Appli- ore than 100 feet from		
Barrels of Cement						
Tons of Reinforcing Steel	·	Sign Her	Cowner or Authoriz	ed Agent)		
(3) No required windows will be obstructed. (4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.						
Sign Here(Owner or Au	therital Aventh	Sign Her	e (Owner or Aushoria	- + tur		
REMARKS: "	860-861-69,.8810-48-1.	. +4969-44-4		and announce of announce named and to dis 50 obtango topid??		
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DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application for the Erection of a Building

To the tendent ject to uf the upon a for any restrict.	First: That the sons aftent, alley or Secondr That the py purpose that is, or Third; That the gr	and Safety Commissiby made to the Bosa a building permit in litipos, which not been rupit does not grant other public place or permit does not grant of my herenfer permit go of the permit	ioners of the City of rd of Building and Si secondance with the by agreed to by the any right or priviley partion thereof, any right or privile cony right or privile reshibited by ordinance does not affect or privile	Los Angeles; after City of Los A description and for the purpose hereinsite undersigned applicant and which shall be due to great any building or other situature to of the Ulty of Los Angeles. Guidee any relain of the Angeles.	ngeles, through the office of the flupetings of the flupeting et forth. This application is made subsemed conditions entering into the exercise therein described, or any portion thereof, therein described, or any portion thereof, seession in, the property described in such
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Lot Lot Trac	202 And 201, 2189	easterly f	1f.ty(50)1	fact of the southerly	forty (40) feet of
Locs	tion of Build	3119-34	57W. 8	th STREET	Approved by City Engineer -
Betv	veen what cr	oss streets	Jarvara	grunder and Streets	Doputy
		DELIBLE PEI		•	
1,	Purpose of l	building	tore Build:	ing nt House, Rotel, or any other purpose)	amiliesRooms
2.	Owner (Print	Name) Rarmo.i	d Process	Company	Phone EX. 1164
8.	Owner's add	ress3	445 W. 8th	St., Los Angeles, Os	lifornia
4.	Certificated	Architect	None	State License No,	Phone
5.	Licensed En	gineer John	E. Mackel	State License No	3701 GR. 8048
6.	Contractor	Not le	<u>t</u>	Stale. License No	Phone
7.	Contractor's	address		[q.44].ma.fi.h8opa.	<u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>
8,	VALUATIO	n of propos	ED WORK {	including all labor and material and all lighting, heating, vontilading, water suppling, fire sprinkler, electrical wiring and/o equipment therein or thereon.	y, plumb- r devator 8 4800
9.	State how man	y buildings NOW use of each.		9	apagpp \$4p\$ 440,500 = 0000 = 000 = 000 = 000 = 000 = 000 = 000 = 000 = 000 = 000 = 000 = 0
10.	on lot and give Size of new	building 50	x70No. Sto	(Sture, Residence, Apartment House, Hole ries	oint 201 Size lot 50 x 135
11.				on (Material) Concrete I	
12.					e of redwood sill3" x.4"
18.	Material ext	terior wallS	tuogo si	ze of studs: (Exterior)2."x.	(Interior bearing)
14.	Joist: First	floorx.	Second floor	xRafters2.x.8Materia	of roof Composition
16.	Chimney (N	(aterial)No	O S ize Flue	ione xNo. inlets each flue	None Depth footing in ground
by co	•				same is true and correct, and here- se and State Laws will be compiled will conform to all the Building
an	N82248	XEY LOT /Q	Ft. trar ef	Sign hero (Owner or And)	rocess Co
Plans data	, Specifications must be filed it :	AN OR OF HER LOT	EYED COM	By Joseph	achel
	7/4/40	FO		ENT USE ONLY 77.	Fee / 740
P	ERMIT NO.	Plans and Specifics		Zone Fire Diatrice	Starop bere when Permit is issued
		Corractions yerling	- C	Bldg. Line Street Widening	
	29/065	Stor	elly	Application checked and approved	
-	PLANS	Piene, Specification rechetical and appr	and Application	1/3 duo hacklan	
	7/8/40	APar Plana Sue	Filed with	Regulared Specified Valuation Included Yes—No	Inspector Williams

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CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Shperycondent of Building, for a building permit in accordance with the description and for the purpose hereinstite as forth. This application is needed to be the undersigned applicant and which shall be deemed conditions, which are hereby agreed to be the undersigned applicant and which shall be deemed conditions entering size of the permit of the permit does not grant any right or pitylege to creek any hulding or other structure therein described, or any portion thereof,

Second: That the permit does not grant any right or pitylege to use any building or other structure therein described, or any portion thereof,

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8. Contractor	's Address,,				Martessarranta Marmanania	
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10. State how to	ny buildings NOT o use of each.	¥}	(Rauldenes, Ro	iel. Aver iment Rouse	or any other purpose)	
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PLANS, SPECIFICATIONS, and other data must be filed if required.

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APPLICATION TO ALTER, REPAIR OR DEMOLISH AND ROLLA Certificate of Occupancy

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BUILDING DIVISION

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	6R4	Familie	Rooms /
State how long building has been used for			FRAI VEDRS
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Owner BEAUTIE! CONST-DIV.	SAFEMAY S	Tepes	Phone
S. Owner's Address 1007 MCSANTA	AL MER AVE	P. O	
6. Certificated Architect	•	State Licerna No	Phone
L Licensed Engineer		State License No	Phone
& Contractor VERNE Huck	jeb 12. Euro nomia (12. <u>14. 14. 14. 14. 14. 14. 14. 14. 14. 14. </u>	Licese No	Proces (0.121)
6. Contractor's Address 3021 Ro	MENA.	A.A. Z.C.	- BA
A VALUATION OF PROPOSED WORK	Periodical and before and Sections, meeting, contin- tion, the specialism, also		- 100-
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4. Describe briefly all proposed construction Rancova BLCCC LAN DAG	and work:	11 Plate	
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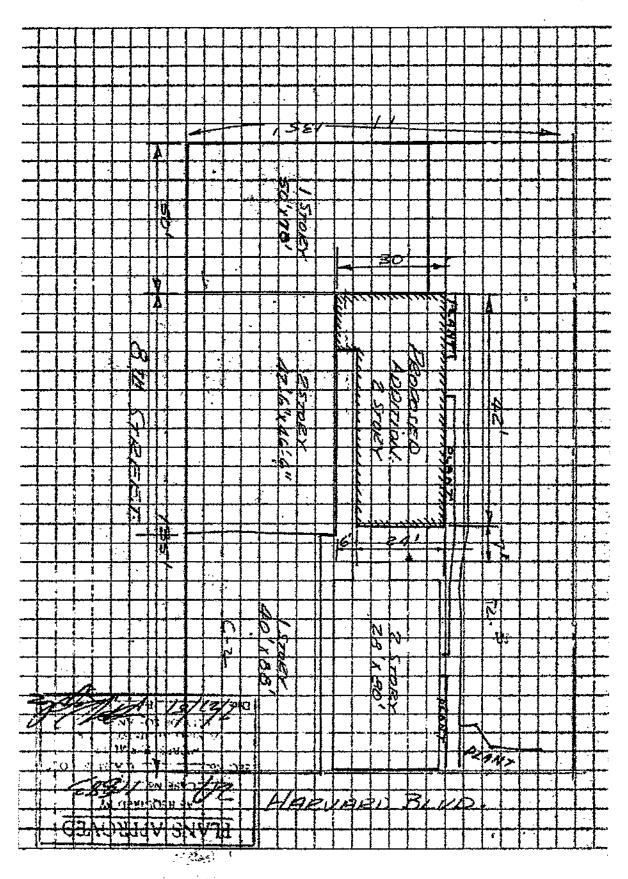
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APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

City of Los Angeles Department of Setlding and Safety

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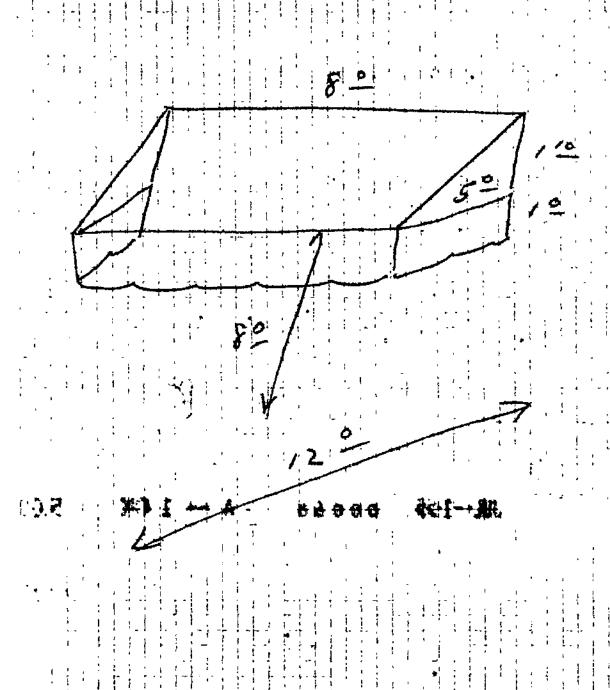


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	ITY OF LOS ANGELES		DEPT	, OF BUILDING AND SAFETY
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INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Flet Plan Required on Back of Original.

Form B-3--75M Sets-11-54



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APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY 1. LEGAL LOT BLK. TRACT DIST, MAP 17 2. BUILDING ADDRESS 3453 APPROYED ZONE W 8th St 3. BETWEEN CROSS STREETS FIRE DIST. Harvard Hobart 4. PRESENT USE OF BUILDING NEW USE OF BUILDING INSIDE Bakerv Bakery KEY S. OWNER PHONE COR. LOT Colonial Bakery REV. COR. 6. OWNER'S ADDRESS P.O. ZONE LOT SIZE 3453 W 8th St L.A 7. CERT. ARCH. STATE LICENSE PHONE STATE LICENSE B. LIC. ENGR. PHONE REAR ALLEY SIDE ALLEY 9. CONTRACTOR BLOG, LINE STATE LICENSE PHONE A. Hoegee & Sons TR5685 125988 10. CONTRACTOR'S ADDRESS P.0. ZONE AFFIDAVITS 21 745 Merchant St 11, SIZE OF EXISTING BLDG, | STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG, AREA 12. MATERIAL ROOFING SPRINKLERS ROOF T STEEL WOOD METAL CONC. BLOCK WOOD REC'D SPECIFIED CONST. EXT. WALLS: CONC. STUCCO BRICK CONCRETE OTHER DISTRICT OFFICE CASHIER'S USE ONLY VALIDATION TYPE MAX. OCC. GROUP 22254 APR-18-57 C --1 CK C. OF D. ISSUED INSPECTOR 5.P.C. 0.5. **C/O** .0. TiF. ML VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. DWELL. UNITS 5**3.**82 PARKING SPACES VALUATION APPROVED M. SIZE OF ADDITION STORIES HEIGHT Awning recover GUEST ROOFING APPLICATION CHECKED 15. NEW WORK: EXT. WALLS ROOMS PLANS CHECKE FILE WITH CORRECTIONS WERIFIED CONT. INSP. I certify that in doing the work authorized heleby I will not ampley any person in violation of the Labor Code of the State. of California relating to workmen's compensation insurance. ROVED A. APROLEATION APPROVED This Form When Properly Validated is a Permit to De the Work Described. 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original. Form B-3 INSTRUCTIONS:

Robbin Awning
RECOVER

3 CITY OF LOS ANGEL	LICATION TO AND FOR CI			JPANČY	DĻISH BUILDING AND		orm 6-3
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2. PRESENT USE OF BUILDING		NEW USE OF BUI	LDING			ZONE	_
16 store	<u></u>	(/(p) sar	ne			C-2	<u>~2</u>
3. JOB ADDRESS	α÷	• /				TT	
3441 W. 8th	St.	-				WSIDE	COR. LOT
-11		AND HO	bart			75060 KE760	REV. COR.
Harvard 5. OWNER'S NAME		Pi	IONE			LOT SIZE	
Pernoid Proc	<u>ess Co.</u>		<u>, 911</u>	64 zip	_	#2.5x	132.5
6. OWNER'S ADDRESS		P/	0, 80X	Lir			
3431 W. 8th	St.	TZ	ATE LICENS	E NO. PHO	NE	REAR ALLE	Υ
••	Partch -	AIA		449-		SIDE ALLEY	, /
B. ENGINEER	101001	51	ATE LICEN	SE NO. PHO		BLDG. LINE	
none						<u> </u>	/
9. CONTRACTOR	_	_		SE NO. PHO		AFFIDAVIT	S 050
Purt Johnson 10. Size of existing BLOG.	STORIES HEIGHT	1819 1 No. of Existi	7 7 T	<u>678⊸</u>	0204	ZA 5	052
	230!	1	stor	_	ffices	CE49-	
200 x 50	EXT. WALLS	ROOF -	2001	FLOOR	111000	CE 4	5-11
CONSTRUCTION	stucco	shina	ട് ക	60	na. ' '		
12. JOB ADDRESS						DISTRICT 0	_
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13. VALUATION: TO INC	D TO OPERATE	900.00				dividing	1
AND USE PROPOSED 14. NEW WORK:	BUILDING. >	900.00	-			CRIT. SOIL	
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WELL. GUEST	SPACES REQ'D	PROVIDED	PLASA	PROVED	} _	FILE WITH	<u>Miller</u>
NITS ROOMS	PARKING		X	U			
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P.C. ALEY IS.P.C.		B.P	AUF.	1 o.s.	8 Ic/6	More of	YPISZ
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	DRIVEWAY APPRO	 					
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<u> </u>	APPROVED FOR IS						
Conservation	FILE #		}				<u> </u>
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	APPROVED (TITL	F 19)					 -
Fire	WEADOAFD LITTE						

APPROVED FOR

Traffic

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, setween cross streets Harvard		AND H	o ha rt			INSIDE	COR. LOT SOLEV. COR
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Pernoil Pro	cess co.		U 9110	ZIP	<u> </u>	72 :	5x135
3431 W 8th_	St.		F17F - 1550	E NO. PHONE		REAR AL	, ev
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none CONTRACTOR		-		SE NO. PHON		AFFIDAV	'ITS
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, MATERIAL OF CONSTRUCTION	stucco	RODE	മിമ	FLOOR	n.	CE	42-17
12. JOB ADDRESS			5.40	0021		DISTRICT	OFFICE
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13. VALUATION: TO INI EQUIPMENT REQUIRE AND USE PROPOSED	ED TO OPERATE BUILDING. \$	9	00	<u> </u>		/	
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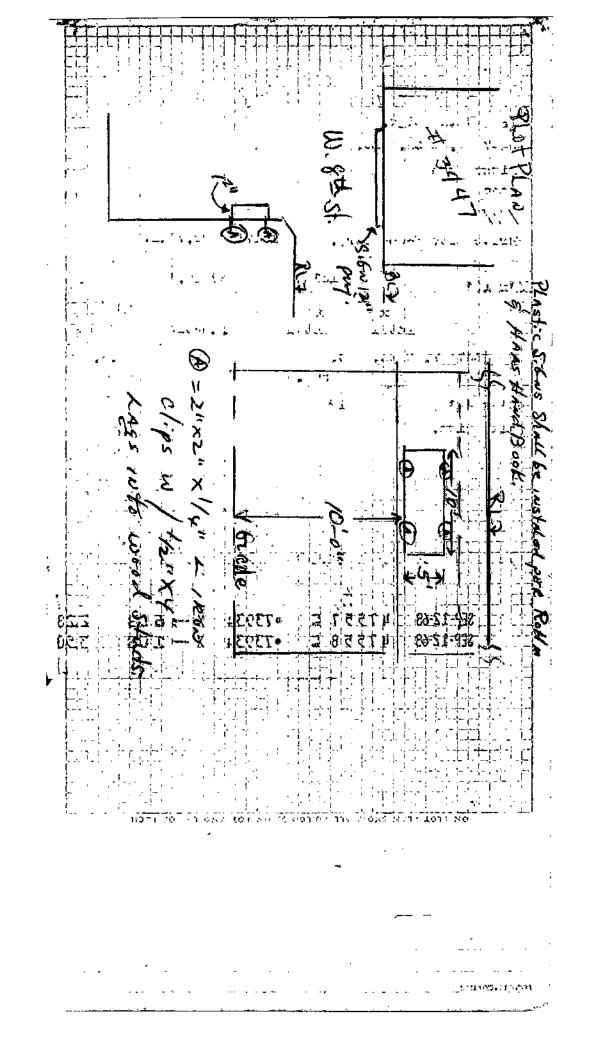
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3447	& 49	w. 8th	St.		·—·—					C2-	
4. BETWEEN CROSS HODS			AND	Ha	rvar	£				II	
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2. MATERIAL OF CONSTRUCTION OF EXISTING BLO]		کارزا می	-			ce				
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AND US	E PROPOSED 8	ULLOING	•1Α.	000	<u> </u>					CRIT. SO	ĪL.
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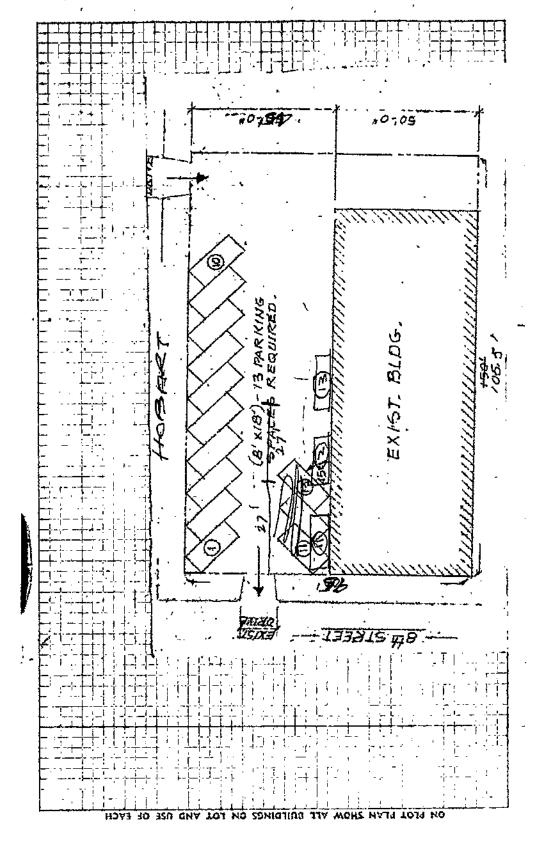
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		81 (HENRY 8 DECK)

INSTRUCTIONS: 1. Applica		IFICATE OF O		r. of Building And SAFCTY od on Buck of Original.
DESCR. Por. 202	2. BLK, (TR	2189		CENSUS TRACT 2125
2. PRESENT USE OF BUILDING Store Blds	NEW US	e of Building Bridge C:	lub	DIST. MAP 7285
3. JOBIADDRESS 3955 W. 8th S	- 			ZONE C-2-4
4. BETWEEN CROSS STREETS		Lla wrramd		FIRE DIST.
Hobart 5. OWNER'S NAME	AND	Harvard	_ 	Tito
R.M. Lawson (Co. 389-116	ory crite	ŽĮP	Corner
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L <u>E</u>		STATE LICE		ALLEY
RUTHEROFF.	- ENGUERICA	< 92°	38594	57 /
Otiner	-	STATE LICE	NSE No PHONE	BLDG. LINE
O. LENDER Owner	BRANCH	ADDRES	is .	YC 6076
11. SIZE OF EXISTING BLOG.		sting Buildings i Store	ON LOT AND USE	ZA 8013
	r. WALLS	ROOF	FLOOR	C.C.P.D.
OF EXISTING BLOG. **	Frame	dood	Conc.	DISTRICT OFFICE
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20L1-10	J4400 5	41170	<i>L</i> 1 — I	CV 11.00
	STATEMENT O	F RESPONSIBI	LITY	;
I certify that in doing the Code of the State of Califo	work authorized hereby mic relating to workmen	l will not emp n's compensatio	loy any person in v n insurance.	iolation of the Labor
ization of the work specifie	plication for inspection, d herein. This permit do	es not authori	ze or permit, nor s	shall it be construed
as authorizing or permitting of Los Angeles, nor any b	; the violation or failure board, deportment, office	e to comply with er or employee	fi any applicable in thereof make any	w. Neither the City warranty or shall be
of Los Angeles, nor any b responsible for the perform or soil upon which such wo	ance or results of any work is performed."	ork described l (See Sec. 91)	nerein, or the cond 0202 L.A.M.C.)	ition of the property
Signed 4	er or Agenting		Name	Data
Bureau of Engineering	ADDRESS APPROVED		Dalton	6/22/70
Sewercyetambers	SEWERS THE SERVICE OF	wer fund b	de SFC Shirge	· Hours
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21/05/20/10

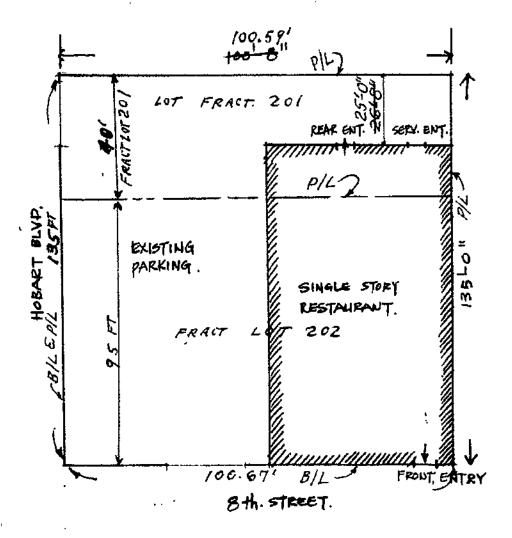
DY COMED LUTTER PAR T. ALLEN C/30/70

CRUMATHOUGHT ...

	PLICATEDITE	OR INSPECTION	√		LK-Nuto		
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EGAL PRAGE 2	ac 201 8	~	218	9	ì		CENSUS TRACT 2125.00
ADECES 61 7151	AC BOO STREET	- 	NEW USE	OF BUILDING			ZONE
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3 UF LET W	8th St		.τ.Δ		005		II _:
			AND				Cor
HODEPPT B. OVMERTS NAM	ME C			Harvar	C PHONE		LOT SIZE
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9057°C	attaraug	us Ave	. J.	A CTIVE STATE LI	1800g _M	unve	ALLEY
B. ARCHITIECT OF		BUS L(C,)	•	CTIVE STATE LI		HONE	BLDG LINE
9. CONTARACTOR		BUS LIC I	_	ACTIVE STATE LI		HONE	AFFIDAVITS
Red'in	Dev.Inc.		#	<u> 332-462</u>	938-	7244	ZA8013
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11. SIZE OF EXIS	TING BLOG. LENGTH 110	STORIES HEIGH		OF EXISTING BUI		AND USE	CCPD
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28455 W	. 8th St	.t					LA DEFICE
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15. NEW, WORK;	USE PROPOSED BU			0,000			GRADING
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ROOMS C'	REQ'O N			4/1 20	urua	<u> </u>	
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25,415 P.C. NO	WORKER'S CO	MPENSATION INSURA	NCE CERTI	FICATE			TYPIST
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zation of the	work specified	herein. This per	mit doe:	net authoriz	te or permit	. nor shall	oval or an authori- it be construed as
authorizing or	permitting the	violation or fail	ure to co	mply with an	y applicable	law, Neith	ner the City of Los shall be responsible
for the perform	mance or gesul	ts of any work	described	l'herein, or t	he condition	of the pro	operty or soil upon
אהיבה צעבה אס	rk is performed	· · · ·		(See Sec. 91,	0202 L,A.M	.C.)	
Signed	Gerry		Attagn 1-2-s.		سبيح		
<u>. </u>	ALSO, sign stateme	aving Property Owner's ni on reverse side, if a	applicable.		Şigni	ture/Date	——————————————————————————————————————
Burnau of	J	ADDRESS APPROVE	V-f-4	100	100	A/ Me	vers / 1918
Eng neering		HIGHWAY DEDICAT	77 77	REQUIE	1 × 10	Tres	5/12/76
		THE PERSON		COMPL			
		FLOOD CLEARANCE					
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Conservation			O FILE	FILE CLOSE	<u>, , , , , , , , , , , , , , , , , , , </u>		W-21 64 1
3.re		TITLE 19) (LA.M.C -			1/2	Haim	hun 5-11-78
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Punning		INDER CASE #					
Traffic Construction Ta	APPROVED F		{ · 5	WELLING UNITS			
A DESCRIPTION LA	Y IVEREIL UN		1 10	**************************************			

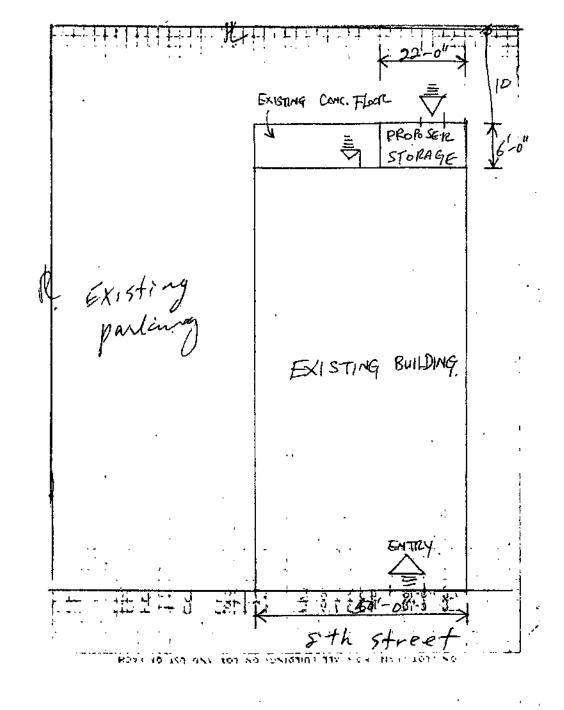
Fract. Lot 201 AND FRACT LOT 202 SEE ATTACHED کے City Clerk - Land Records Division Room M-76, City Hall information (tax records TRACT 2/ (迄/may not be) 7 to establish exact date of the above property was District Map No._ 20 and Sty Stud + Hotel Kind Additional Clerk, Ä to parare Whith Hobarr to 7.78 Check applicable ordinance date: 6/1/46 Lot Cut 6/29/60 R-1-H (RE15) 7/29/62 Div. of Land Description-LOT Patter Con at NE Cours Between Cross Streets the original date of etc. 1/1 recorded deed, HOBART BLVP. -8/L & P/L Ben 135 divided as of ü 13540 " According Address thence Legal 0 100 67' B/L 8th. STREET.

·논11년# - 618고등 법



3 CITY OF	APPLI LOS AN		UN FQ		FOR C							I R-D Des	EMO PT. OF	BUILDING	S B-3 (RE TO)
INSTRUCT	IONS:	Aı	plicant		iplota N	umber	ed M	ems (Only.				71, 71	CA	-
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	VARD						BAR	T F	<u>SLVD</u>		HONE			COL	·
RIC	KY P	ARK	<u> </u>			CITY				559)15	00		95x	150.58
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authorizing	or pen	nittir Dozed	ng the v	riolatio: riolatio:	n or faile	ure to	COLL	ply w	ith an	y apr	licable	, nor law.	Neith	er the (onstrued as City of Los responsible
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Signed	No	ur	<i>y</i>	il	K	m	<u> </u>								
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Young IL KIM agant 12-6-70

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CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

2. I certify that in the parformance of the work for which this point its leaued, I shall not employ any person in any manner

2. I certify that in the parformance of the work for which this point its leaued, I shall not employ any person in any manner

Date

Date

Dotto

Applicant's lift, aller making this Collision of Carlingula of Examption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith compily with such provisions of this pomits shall be desamed nevoked.

2. I hotely aftern that there is a construction fending spacery for the performance of the work for which this permit is leaued

(Sac. 3037, Civ. Ci).

Lander's Address

2. I certify that I have read this application and state that the above information is correct, it egres to comply with all city to and curry ordinates and state laws retaining to building construction, and hareby authorize representatives in this city to enter upon the above-monitorand property or inspection purposes.

I realize that this permit is an explication for inspection, then it does not approve or authorize the work specified in for inspection, then it does not approve or authorize the work specified in for inspection, comply with any applicable they have their the city of Los ances or results of any york described berefit or the condition of this property or soil upon which such work is performed. (See See, 91.0002-440).

Signed

Owner of agent harby, property owner's consent;

Paillon

Date:

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CITY PLANNING	
DFF SITE CLEARANCE: EGAL DESCRIPTION:	
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COMB	INED SIGN AREAS
Existing Sign Area	
1. Illum. Canopy Sign	
3. Pole Sign	
4. Projecting Sign	
5. Roof Sign 8. Wall Sign	30
7. Window Sign	
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Application #:

Plan Check #: X06SP04034

Event Code:

06016 - 40000 - 22321

Printed: 09/25/19 09:42 AM

Bldg-Alter/Repair City of Los Angeles - Department of Building and Safety Issued on: 11/03/2006 Commercial APPLICATION FOR BUILDING PERMIT Last Status: Permit Finaled Express Permit AND CERTIFICATE OF OCCUPANCY No Plan Check Status Date: 12/28/2011

DLOCK I. TRACT LOT(r) COUNTY MAP REF # PARCEL ID # (PIN #) 2. ASSESSOR PARCEL# TR 2189 202 M B 22-57 132B193 567 5093 - 018 - 009

3. PARCEL INFORMATION

Area Planning Commission - Central Census Tract - 2125.00 LADBS Branch Office - LA District Map - 132B193 Council District - 10 Energy Zone - 9

Certified Neighborhood Council - Wilshire Center - Kore Fire District - 2 Community Plan Area - Wilshire Lot Cut Date - 09/07/1940

ZONES(S): C2-1

4. DOCUMENTS ZI - ZI-1940 Wilshire Cntr/Koreatown R ORD - ORD-165302-SA250E

ZA - ZA-1978-330-CUB CRA - ZI 1940 KOREATOWN ZA - ZA-8013 CPC - CPC-18644

CPC - CPC-1986-834-GPC

ORD - ORD-130825

PROPOSED USE

CDBG - BID-Wilshire Center CDBG - LARZ-Central City

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

LAWSON, ROBERT M JR

3699 WILSHIRE BLVD NO 800

LOS ANGELES CA 90010

Near Source Zone Distance - 5.9

Thomas Brothers Map Grid - 633-J3

Applicant: (Relationship: Agent for Contractor) C. CAMPOS - CENTRAL ROOFING

(310) 527-6770

7. EXISTING USE

(23) Miscellaneous Bldg/Structt

8. DESCRIPTION OF WORK

TEAR OFF EXISTING ROOF LAYERS, INSTALL #28 BASE SHEET AND APP MODIFIED BITUMEN ROOF SYSTEM (TORCH METHOD). 30 SQS. 2-STORY

COMMERCIAL BLDG.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By:

DAS PC By:

OK for Cashier: Camille Davis

Coord. OK:

Signature:

For Cashier's Use Only

W/O #: 61622321

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$7,700 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 184.88 Permit Fee Subtotal Bldg-Alter/Re 136.25 Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 1.62 O.S. Surcharge 3.16 Sys. Surcharge 9.47 Planning Surcharge 9.38 Planning Surcharge Misc Fee 5.00

Total Bond(s) Due: Sewer Cap ID:

20.00

12. ATTACHMENTS

Permit Issuing Fee

Payment Date: 11/03/06 Receipt No: SP12-104650

For inspection requests, call toll-free (888) LA4BUILD (524-2845). or request inspections via www.ladbs.org. To speak to a Call Center

agent, call 311. Outside LA County, call (213) 473-3231.

Amount: \$184.88 Method: Check

2006SP48341



13. STRUCTURE INVENTORY (Note: Numeric measurem	eat data in the format "number / number" impli	es "change in numeric value / total resulting numer	ic value")	06016 - 4000	- 22321
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14. APPLICATION COMMENTS:		•		-	
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		}			
		<u></u>			
15. BUILDING RELOCATED PROM:					
16. CONTRACTOR, ARCHITECT & ENGINEER NAME (C) CENTRAL ROOFING COMPANY	<u>ADDRESS</u> 555 W 182ND STREET,	LOS ANGELES, CA 90248		ICENSE # PRON 584960	<u>E#</u>

Plan Check at Counter



Application #: Plan Check #: Event Code:

97016 - 50000 - 02269

Printed: 09/25/19 09:48 AM

Bldg-Alter/Repair City of Los An
Commercial

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 01/30/1997

Last Status: Permit Closed Status Date: 10/17/1998

LTRACT TR 2189

Plan Check

BI.OCK LOTO 202
 ΔRB
 CQUNTY MAP REF #

 I
 M B 22-57

PARCEL ID # (PIN #) 132B193 568 2. ASSESSOR PARCEL # 5093 - 018 - 008

3. PARCEL INFORMATION

Area Planning Commission - Central

LADBS Branch Office - LA Council District - 10 Census Tract - 2125,00 Energy Zone - 9 Thomas Brothers Map Grid - 633

ZONES(S): C2-1

4.	DC	CC	M	EN	TS
-					_

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):

LAWSON, ROBERT MICO TRIR MIAND 7, 3445 8TH ST

LOS ANGELES CA 90005

Tenant

Applicant: (Relationship: Agent for Contractor)

7. EXISTING USE (17) Restaurant

PROPOSED USE

8. DESCRIPTION OF WORK

|| TI

9. # Blilgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Jacyol Lee OK for Cashier: Jacyol Lee DAS PC By: Coord, OK;

Signature:

Date:

For Cashier's Use Only

For inspection requests, call toil-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center

agent, call 311 Outside LA County, call (213) 473-3231.

W/O #: 71602269

11. PROJECT VALUATION & FEE INFORMATI	ON Final Fee Period	
Permit Valuation: \$1,000	PC Valuation:	
FINAL TOTAL Bldg-Alter/Repair	314.00	<u></u>
Permit Fee Subtotal Bldg-Alter/Re	146.25	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Re	131.63	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	0.50	
O.S. Surcharge	5.57	
Sys. Surcharge	16.71	
Planning Surcharge	8.34	
Planning Surcharge Misc Fee	5.00	

Sewer Cap ID:

Total Bond(s) Due:

12 ATTACHMENTS

Plot Plan



13. STRUCTURE INVENTORY	(Note: Numeric measuremen	t data in the format "number/ number" is	nplies "change in numeric value / total resu	lting numer	ic value")	97016 -	50000 - 02269
		<u> </u>	<u> </u>		. <u></u>		
14. APPLICATION COMMENTS	í						
15. BUILDING RELOCATED FR	OM:						
16 CONTRACTOR ARCHITECT (C) FOCUS CONSTRUC		ADDRESS 739 S NORTON AVE #205,	LOS ANGELES, C	CA 900	CLASS B	LICENSE # 664521	PHONE #

Project Reference:

01/30/97 11:42:25AH H001 T-0661 C 26
BLDG PERMIT CO
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ET RESIDENTIAL
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314.00
CHECK Date - 30 4 Permit Application; 97016 - 50000 - 02269 97H0 47213 Zoned by APPROVED BY Status/Date: Ready to Issue 01/30/97 Por Cashler's Use Oaly ORIGINAL 11:29:47 : 132B193 568 : Jacyol Lee Application : Jaeyol Lee Printed On : 01/30/1997 Print: I. Las 97 A-1 Parcel(PIN) Council Dis Event Code 8.50 Sewer Cap Permit Ress : 2 BTRC# 90588 City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY Agent-for Contractor CLASS LICENSE TYPE# NA664521 FAX#; Phone: Phone #: PC Valuation .. ; Lawson, Robert M Co Tr, R M And A M Lawson Trust 4. ARCHITECT, CONTRACTOR & ENGINEER INFORMATION ADDRESS & PROJECT INFORMATION Over the Counter Permit Los Angeles, CA 90005 Los Angeles Cá 90005 Focus Construction Co : \$1,000.00 (Final) : TI 739 S Norton Ave #205 Bldg-Alter/Repair Commercial : 3455 W. 8th St. 3. APPLICANT INFORMATION : 3445 W. 8th St 2. OHIVER INFORMATION 3455 W. 8th St. Exist. Bldg, on LovUse: Relocation Old Address: Work Description Permit Valuation Project Address A SE Contractor Address Address Nanie

Bidg Permit - Ready to Issue

69700401325

Unites a sthorfer period of time has been established by an official action, plan check approval expires not and about your after the fee has been paid. This permitteepires two years after the fee has been paid or 180 days after the fee has been paid.

permits granted on the Department of Building and Sarkety (See, 21.13 £. 2

Bldg-Alter/Repair Commercial

Over the Counter Permit

APPLICATION FOR BUILDING PERMIT AND City of Los Angeles-Department of Building & Safety CERTIFICATE OF OCCUPANCY

Ready to Issue 01/30/97, SUPPLEMENTAL PAGE STATUS/DATE

PRINTED ON 1/30/97 11:30

PERMIT APPLICATION NO 97016-50000-02269

PROJECT REFERENCE

1. FULL DESCRIPTION OF WORK

2. LEGAL DESCRIPTION:

TRACT; TR 2189 City Ref: M B 22-57 LOT: 202 ARB: 1 PIN: 132B193 568 BOOK; 5093 PAGE; 018 PARCEL; 008

PROJECT ADDRESSES: 3455 W. 8TH ST. 4. PROPERTY OWNERS:

LAWSON ROBERT M CO TRR M AND A M LAWSON TRUST 3445 W. 8TH ST LOS ANGELES CA 90005

5. TENANTS INFO:

6. USE INFO - ZONING CODE:

Restaurant (17) Existing

PROJECT REFERENCE

PERMIT APPLICATION NO. 97016-50000-02269

Bldg--Alter/Repair Commercial

Over the Counter Permit

City of Los Angeles - Department of Building & Safety
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

STATUS/DATE Ready to Issue 01/30/97 PRINTED ON: 1/30/97 11:30 SUPPLEMENTAL PAGE: C 1

PARCEL INFORMATION:

Council Districts: 10 Energy Zones: 9

Census Tracts: 2125,000 Zones: C2-1

Thomas Brothers Map Grids: 633 Building Branch Office: LA

Bldg--Alter/Repair Commercial

Over the Counter Permit

City of Los Angeles - Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND

CERTIFICATE OF OCCUPANCY

STATUS/DATE: Ready to Issue 01/30/97 SUPPLEMENTAL PAGE: D 1

PERMIT APPLICATION NO. 97016-50000-02269

PROJECT REFERENCE

PRINTED ON: 1/30/97 11:30

1. ATTACHMENT:

Plot Plan

2. CLEARANCE REOD:

BAS ENGINEER PLANCHCK STRUCENG Approved Food establishment approval

1/30/97 JAEYOL LEE

3. FEES INFO: Fin: Fire Hydraut Refuse-To-Pay		Fin: Handicapped Access		Fin: FINAL TOTAL BldgAlter/Repair	\$314.00
Fin: Permit Fee Subtotal BldgAlter/Repair	\$146.25	Fin; Plan Check Subtotal BldgAlter/Repair \$131.63	\$131.63	Fin: Sys. Surcharge	\$16.71
Fin: Planning Surcharge	\$8.34	Fin: O.S. Surcharge	\$5,57	Fin: Planning Surcharge Misc Fee	\$5.00
Fin: E.Q. Instrumentation	\$0.50				

4. PCACTIVITY:

Plan Check JAEYOL LEE

- 3455 W. 8TH B.

97016-50000-02269

Contract Care Care

100.59! PIL LOT FRACT. 201 (STOPHEROUM). \bigcirc P/L S 3 \mathcal{C}^{j} exeting \Box : HOBART PARKING . ŢŢ ೮ SINALE STORY \Box RESTAURANT. S FRACT 202 \circ 9 prop. CPARTITION WALL) FROUT ENTRY 100.67' 8th STREET.

Bldg-Alter/Repair

Plan Check at Counter

Commercial



Application #: Plan Check #;

97016 - 10000 - 01819

Printed: 09/25/19 09:47 AM

Event Code:

City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 01/23/1997

Last Status: Permit Closed Status Date: 10/17/1998

Plan Check I. TRACT TR 2189

BLOCK LOT(s) 202

COUNTY MAP REF # M B 22-57

PARCEL ID # (PIN #) 132B193 568

2. ASSESSOR PARCEL # 5093 - 018 - 008

3. PARCEL INFORMATION

Area Planning Commission - Central LADBS Branch Office - LA Council District - 10 Census Tract - 2125.00

Fire District - 2 Highway Dedication -Lot Type - Comer

Thomas Brothers Map Grid - 633

Energy Zone - 9 ZONES(S): C2-1

4. DOCUMENTS

ZI - 1940

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

LAWSON, ROBERT MICOITR RIM AND 7, 3445 8TH ST

LOS ANGELES CA 90005

Applicant: (Relationship: Contractor) - FOCUS CONSTRUCTION CO.

2110 W. WASHINGTON BL.

LOS ANGELES CA 90018

(213) 731-6688

7. EXISTING USE (17) Restaurant

Signature:

PROPOSED USE

8. DESCRIPTION OF WORK ADD 1 HR EXHAUST HOOD SHAFT TO (E) RESTAURANT.

9. # Bidgs on Site & Use: 1-RESTAURANT

10. APPLICATION PROCESSING INFORMATION

BLDG, PC By: Jesse Jimenez

DAS PC By: Coord OK:

OK for Cashier: Jesse Jimenez

Date:

For Cashier's Use Only

W/O#: 71601819

11. PROJECT VALUATION & FEE INFORMATION Final For Period Permit Valuation: \$1,000 PC Valuation: FINAL TOTAL Bldg-Alter/Repair 314.00 Permit Fee Subtotal Bldg-Alter/Re-146.25 Handicapped Access Plan Check Subtotal Bldg-Alter/Re 131.63

Fire Hydrant Refuse-To-Pay E.Q. Instrumentation 0.50 O.S. Surcharge 5.57 Sys. Surcharge

16.71 Planning Surcharge 8.34 Planning Surcharge Misc Fee 5.00

Sewer Cap ID:

Total Bond(s) Due:

12, ATTACHMENTS

Plot Plan



For inspection requests, call toll-free (888) LA4BUILD (524-2845), or request inspections via www.ladbs.org. To speak to a Call Center

agent, call 311. Outside LA County, call (213) 473-3231.

13. STRUCTURE INVENTORY (Note: Numeric mens	urement data in the format "number / number" implies "c	hange in numeric value / total resulting numer	ic value")	97016	- 10000 - 01819
14. APPLICATION.COMMENTS:				-	
15, BUILDING RELOCATED FROM:					
16. CONTRACTOR, ARCHITECT & ENGINEER NAV (C) FOCUS CONSTRUCTION CO	TE ADDRESS 739 S NORTON AVE #205,	LOS ANGELES, CA 900	<u>CLASS</u> B	<u>LICENSE #</u> 664521	PHONE # (213) 731-6688

3455 W. 8th St.

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ADDRESS & PROJECT INFORMATION

: \$1,000.00 (Final)

Work Description Permit Valuation Project Address

: 3455 W. 8th St.

Over the Counter Permit Bldg-Alter/Repair Commercial

City of Los Angeles - Department of Building and Safety

Status/Date: Ready to Issue 01/23/97 Printed On : 01/23/1997 : A - I Permit Reff Page APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

16:02:15

Permit Application: 97016 - 10000 - 01819

Project Reference:

Parcel(PIN)

: 132B193 568 : 10 Council Dis Event Code

: ADD I HR EXHAUST HOOD SHAFT TO (E) RESTAURANT.

PC Valuation

APPROVED BY Sewer Cup

: Jesse Jimenez : Jesse Jimenez PC Application

13.5 Zoned by IMANOZ

Print 1

: Lawson, Robert M Co Tr, R M And A M Lawson Trust

Exist. Dldg. on LoVUse: 1-RESTAURANT

Refocation Old Address:

Los Angeles Ca 90005

: 3445 W. 8th St

Address

Name

OWNER INFORMATION

Yor Cashler's Use Daly

01/23/97 04:10:25PM LAD6 7-0083 C 31
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BTRC# 90588

LICENSE TYPER
NA664521

CLASS

台

Contractor

FAX#:

Phone #: 2137316688

ARCHITECT, CONTRACTOR & ENGINEER INFORMATION

Los Angeles, CA 90005

Focus Construction Co 739-S Norton Ave #205

Contractor

NAME

: FOCUS CONSTRUCTION CO.

APPLICANT INFORMATION

: 2110 W. Washington Bl.

Address

Name

Los Angeles Ca 90018

Phone: 213 731-6688

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40309

Bldg Permit - Ready to Issue

ORIGINAL

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The second secon	PENSATION DECLARATION PRUMBING CONTROLL under penalty of penyary, that I am the plumbing control under the provisions of Chapter b, commercing with Section of, and my license is in full force and effect. I am respond will maintain a certificate of consent to self-insure for any of the Labor Code, for the performance of the work for many ill maintain workers componisation insurance, as required will maintain workers componisation insurance, as required will maintain workers componisation insurance, as required the work for which this pennil is usued. My work not	Carrier Carrier Centry that in the performance of the work for which this permit is issued. I shall not employ any person in any minimiter so as to become subject to the workers' compensation have of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Cabor Code, I shall forthwith examply with those provisions. Sign: INAIC CONTRACTOR I hereby affirm, under penalty of perjury, that I am the FIVAC contractor armed on the reverse side of this permit and 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. I am responsible for the IIVAC permits	Libreity affirm, under penalty of perjucy, one of the following declarations. Thave and will maintain a confident of consent to self-maue for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. It is a performance of the work for which this permit is issued. My workers' compensation insurance carner and policy mumber are. Carner. Policy # Policy # Policy Hall in the performance of the work for which this permit is issued, I shall not employ any person in any maintaints to as to become subject to the workers' compensation laws it California, and agree that it I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forfliwith countily with those provisions.	Sign. IS UNLABTELL AND STALL BLATTEL CONTRACT TO CHARACT THES AND CITTLES AND CITTLES ONE HUNDRED TICKSAND DOLLARS (SUBBING, IN ADDITION THE TROWN THE DICKSAND DOLLARS (SUBBING, IN ADDITION THE TROWN THE TROWN THE PERSON OF THE TROWN THE VOINT THE VOINT THE VOINT THE VOINT OF WHICH HIS pennil is issued (Sec. 1997, Civil Code)	ASBESTIOS REMOVAL been sent to the AQMA of EPA Dock [] 2 3]	OWNER-BITILINER DECLARATION Up of perjury, that I am exempt from the Contractors Liberts Law for the following reason (Sec 7031 s, lustuess & Professions Code Any one or county which requires a permut to construct, about the construct, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions Code Any one county which reperform & the basis for the alleged exemption. Any violation of Sec 7031 is by applicant for a permit, subjects file applicant to a civil towage as the alleged exemption. Any violation of Sec 7031 is by any applicant for a permit, subjects file applicant to a civil towage as the basis for the solver of the work, and the structure is not intended or officed for sale (Sec 7044, Business & Professions Code The Contractors License Law does not apply to the owner-builder will have the burden of proving that he or she did not unitend to improve not were of its property, an exclusively contractors to constitue the property who builds or improvement as a completion, the owner-builder will have the Contractors License Law does not apply to the covered property, an exclusively contractors License Law does not apply to the contractors License Law does not apply to the contractors License Law does not apply to the counter of property who builds or improvement and who contractors License Law does not apply to the contractors License Law)	Dale Africa Owner Authorized Agent	FINAL DECLARATION rect. Lagree to comply work all city and county ordinances and state have relating to building construction, and hereby authorize representatives of this city to is permit any violation is permit any violation. Los Angeles nor any hone, department officer, or employee thereof, make any warranty, nor shall be reviewfulle for the performance or results of any work described some of the control of the cont
	I.I.CENSED CONTRACTOR AND SERVERAL CONTRACTOR I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this pernut and I am iteensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code/ and my ticense is in full force and effect, I am responsible for the following permits: Thereby affirm, under penalty of perjury, one of the following declarations: I have and will name an earth case of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor code, for the performance of the work for which this permit is sissued. I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor code, for the performance of the work for which this permit is stated.	number are Carrier. Carrier. Carrier that in the performance of the work for which this permit is saved, I shall not employ any person in any manner so as to become subject to the workers' compensation have of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions of Sec. 3700 of the Labor Code. Sign. ELECTRICAL CONTRACTOR I hereby affirm, under penalty of pergury, that I turn the electrical contractor named on the review side of this permit and I am homesed under the provisions of Chapter 9, commercing with Section 1900, of Division 3 of the Business and Professions Code, and my license is in full force and effect, I am responsible for the electrical permits	Hereby affirm, under penalty of perjury, one of the following dechrations.	Sign PARIMHEC FALLIBE TO SECURE BYORKERY COMPENSATION COURESCE IS INKARPAL AND STALL BL. SCREECT TO CHARGING PRAILTES AND CITE LOST OF THE COST OS THE COST OF THE COST OF THE COST OF THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS THE COST OS TH	ifeation of Asbestos Removal is not applicable 🔃 1 declare that a notification letter has	n, c v,≡	Print: Sign exempte under See.	FINAL DECLARATION

and construction has not commenced, or if work is suspended, discontinued or atlandoned for a continuous parted of 180 days (Sec. 98,0603 L.A.M.C). Chains for refund of fees paid on permits must be filed within one year from the date of expiration for permits granted by the Department of Building and Safety (Sec. 22,13 L.A.M.C).

PROJECT REFERENCE

PERMIT APPLICATION NO 97016-10000-01819

Over the Counter Permit Bldg--Alter/Repair Commercial

City of Los Angeles-Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Ready to Issue 01/23/97

PRINTED ON 1/23/97 16:02 SUPPLEMENTAL PAGE STATUS/DA'TE

1. FULL DESCRIPTION OF WORK:

ADD I HR EXHAUST HOOD SHAFT TO (E) RESTAURANT.

2. LEGAL DESCRIPTION:

TRACT: TR 2189 City Ref: M B 22-57 LOT: 202 ARB: 1 PIN: 132B193 568 BOOK: 5093 PAGE: 018 PARCEL: 008

PROJECT ADDRESSES: 3455 W. 8TH ST.

4. PROPERTY OWNERS:

LAWSON, ROBERT M CO TRR M AND A M LAWSON TRUST 3445 W. 8TH STLOS ANGELES CA 90005

5. TENANTS INFO:

6. USE INFO - ZONING CODE:

Restaurant (17) Existing

PROJECT REFERENCE

PERMIT APPLICATION NO 97016-10000-01819



Over the Counter Permit Bldg--Alter/Repair Commercial

City of Los Angeles - Department of Building & Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

STATUS/DATE Ready to Issue 01/23/97 PRINTED ON 1/23/97 16:02 SUPPLEMENTAL PAGE C 1

DOCUMENTS:

ZI 1940

PARCEL INFORMATION:

Highway Dedication: Census Tracts: 2125.000 Zones: C2-1

Council Districts: 10 Thomas Brothers Map Grids: 633 Lot Type: Corner

Fire Districts: 2 Energy Zones: 9 Building Branch Office; LA



Bldg--Alter/Repair Commercial

Over the Counter Permit

City of Los Angeles - Department of Building & Safety
APPLICATION FOR BUILDING PERMIT AND
CERTIFICATE OF OCCUPANCY

76/82/

STATUS/DATE: Ready to Issue 01/23/97 SUPICEMENTAL PAGE: D 1 PRINTED ON: 1/23/97 16:02

PERMIT APPLICATION NO 97016-10000-01819

PROJECT REFERENCE

1. ATTACHMENT:

2. FEES INFO:					
Fin: Fire Hydrant Refuse-To-Pay		Fin; Handicapped Access		Fin: FINAL TOTAL BldgAlter/Repair	\$314.00
Fin: Permit Fee Subtotal BldgAlter/Repair	\$146.25	Fin: Plan Check Subtotal BldgAlter/Repair	\$131.63	Fin: Sys. Surcharge	\$16.71
Fin: Planning Surcharge	\$8.34	Fin: O.S. Surcharge	\$5.57	Fin: Planning Surcharge Misc Fee	\$5.00
Fin: E.Q. Instrumentation	\$0.50		:		

3. PCACTIVITY:

Plan Check JESSE JIMENEZ

Address of 3431-51 W. 8th Building 767 S. Harvard

Permit No. LA 15451 - 1951

and Year

Certificate February 25

19.52

DEPARTMENT OF BUILDING AND BAFRIY

CERTIFICATE OF OCCUPANCY

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

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

2 Story, Type V, 24x42, Retail Store and Office Addition to existing Store, G-1 Occupancy

Owner's Address Owner

3142 Wilshire Blvd. Los Angeles 5, California Permoid Process Co.

mal MILLER JOHN D.

Form B-95a-20M-10-51

G. E. MORRIS, Superintendent of Building

Address of 3447-49 W. 8th. St.

CERTIFICATE OF OCCUPANCY

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address tomplies with the applicable of State Housing Act—for following occupancies: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements Any change of use or occupancy must be approved by the Department of Building and Safety.



IA 73734/68

l story, type IIIh, 26' x 70' change of out. G-2 occupancy.

Owner's Owner

Address

R. M. Lawson 3445 W. Sth. ? Los Angeles, (

, St. • California 90005 Form 8-95b—1500 Shret Sets—3-69 (C-10)

W. C. LAU: tjp

Address of Building



CERTIFICATE OF OCCUPANCY 3455 West 8th Street

This certifies that, so far as ascertained by or made brown to the undersigned, the building at the above address compiles with the applicable of Slate Housing Law—for following occupancies: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements Any change of use or occupancy must be approved by the Department of Building and Safety.

12/10/73

Permit No. and Year L.A 11502/70

Change of occupancy of a 1 story, type V, 50' x 135' store G-1 to Bridge Club B-2. 140 maximum occupants.

Owner

Owner's Address

California R. M. Lawson Co. 3445 W. 8th St. Los Angeles, Cal

Form B-95b-2M Sets-2.73 (C.10)

B, D. MCNICHOLS: Jh

3455 W. 8th Street CITY OF LOS ANGELES ∕>ddress of Building



CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified

Issued 8/3/79.

Permit No. and Year

LA 74283/78

l story, type V, 22' x 6' storage room addition to an existing 1 story, type III A, 50' x 110' restaurant building, G-2 occupancy creating a 50' x 116', type V/III A, restaurant and storage building, G-1 & G-2 occupancy. No change in parking. Owner Ricky Park Owner's 9057 Cattaraugus

Address Los Angeles, Ca.

90034

588838832885888236

-orm B-95b

A. LEN:bz

Address of Building 3455 W. 8th St.

8th St. cmy of LOS ANGELES CERTIFICATE OF OCCUPANCY



NOTE: Art change of use or occupancy must be approved by the Department of Building and St This certification to see as ascertained by or made known to the undersigned, the building a with the continuous requirements of the Municipal Code, as followed: Ch. 1, as to permitted us and with application requirements of State Housing Law — for following occupancies:

lasued 2 9.1.5-84

Permit No. and [Mar 6 3 2 2 1 / 7 8

Change of use of an existing 50x110, B-2 occupancy Bridge CLub to a B-2-G-2 occupancy restaurant Bldg. No CHange in parking.

Owner 3455 W. 8th St. Corp. Owner 9057 Cattaraugas Addres Los Angeles, CA 90024

W. MCC11**\$e**/rg

Form B-850

Cort. Cort. Accountable Person taled

APPLICATION TO **ERECT A NEW BUILDING**

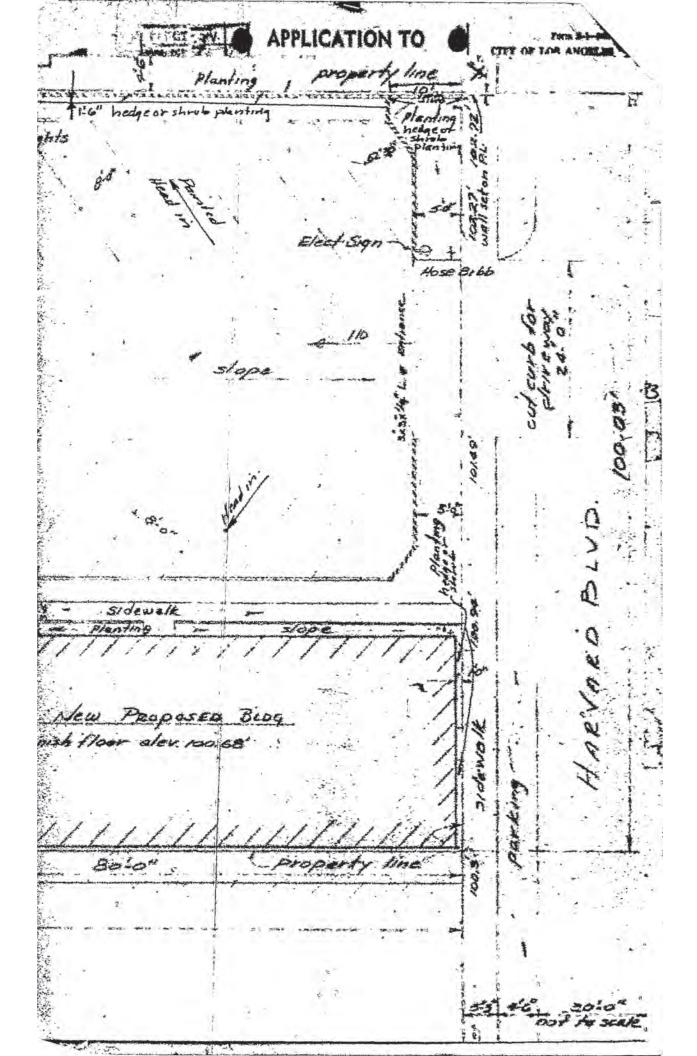
AND FOR A ELVIN E. YOAKUCERTIFICATE OF OCCUPANCY

CITY OF LOS ANOME DEPARTMENT

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2 Owner LEKMOLD	1.150	CESS	(0:	Phone	
3 Owner's address 3/42	Wilshi	re BI	PO Z	A	
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4. Certificated Architect	The same of the sa	*	License No	Phone.	
5. Licensed Engineer Cont	EN	acker	State No. 3	10/ Proce	108
Marie 1	uner		State		
	The street of the second testing which	والحراب ويستمين استراب متراب والمتاري	License No	7	
7. Contractor's address .	1.		-	- Comment	
8. VALUATION OF PROPOSED	Weber die	Attac beating would	of conterior and all po Mailton, water accepts	C	4
The second second second	1 (14)	t Are spektikler, al alproject therefor as	metrical wiring and	Cartella	AC
'6 End & San Land House	Non	2		-	
3. State how many buildings NOW] on lot and give use of each.	se one the sold of all chairs	orn, Dwelling, Ape	riment Physike, Hate	er sifter purpose)	TATE.
10. Size of new building 28 x	80 No Store	2-Halaht	a highest naint	27 She lot	_/2
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For 1 (a) Footing	er Width	Depth in	Ground	Width of Wall_	
Accessory			1		
12. Buildings (b) Size of and similar	1/4	jour -	- Mater	al of Floor	STREET A
structures 1 (c) Size of	Floor Joints	W HONOR THE	Size of Hi	Item	
f hereby certify that to the bes	t of my knowled	go and helief t	the above applic	ation is correct and	that th
building or construction work will I will not employ any person in	comply with a	Il laws, and the	nt in the doing of	the work authorize	ni thereb
men's Compensation Insurance.	Marchael Dr. 1990	P	The state of	O THE PERSON	10 11 40.
	Sign	hara Vierge	ared 1	ncess	6
Plans, Specifications and other data must be filed.		200	166 13	HILL	600
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11583

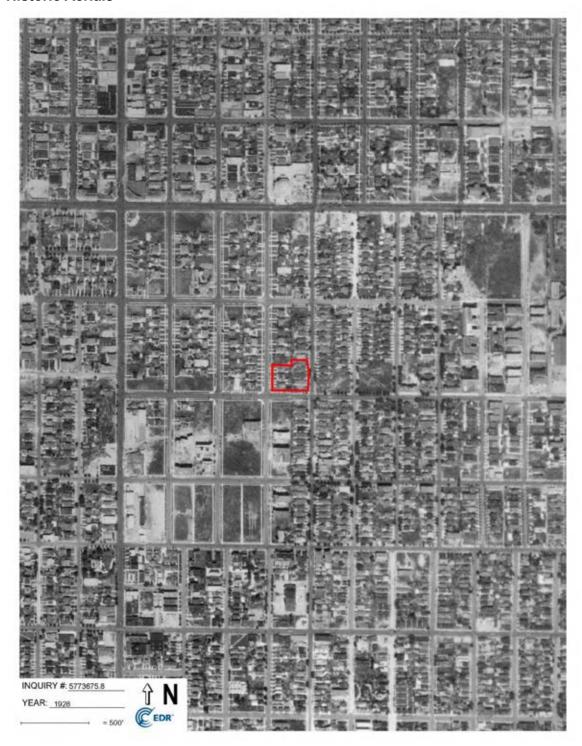
29 11583 13/3/151 KARAK



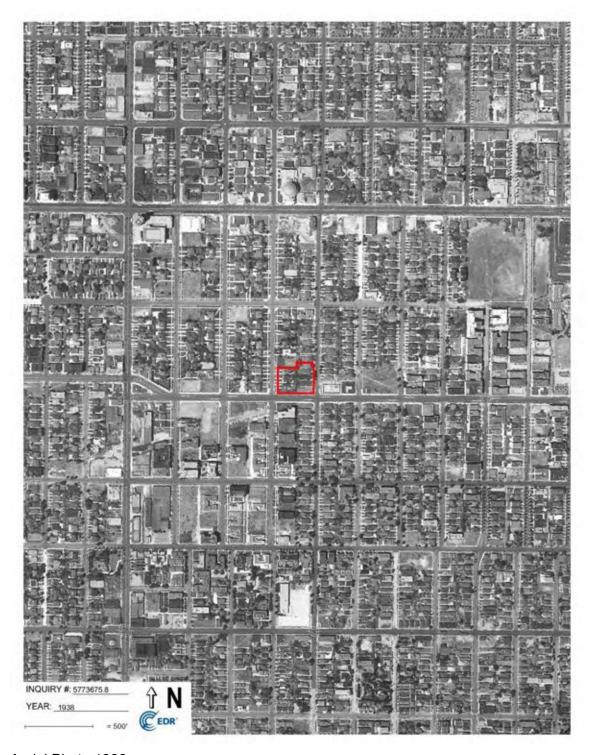
NEW PARKING. Fugure Addition

Attachment D: Historic Aerials and Sanborn Insurance Maps

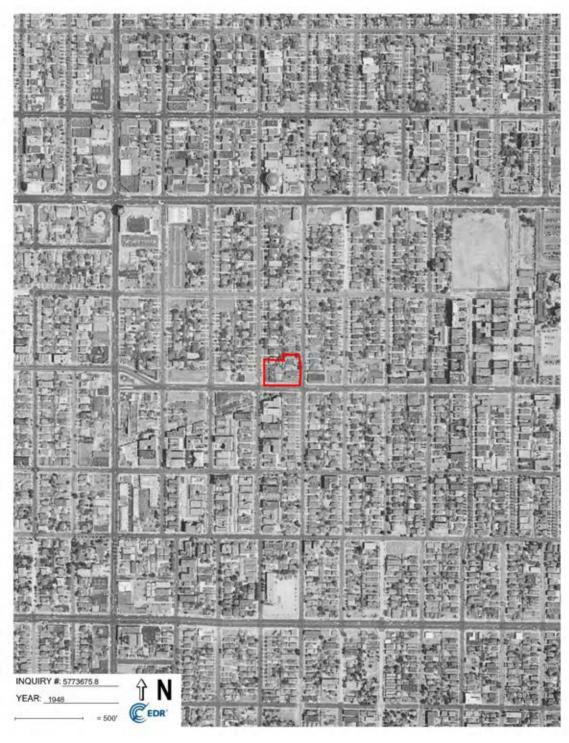
Historic Aerials



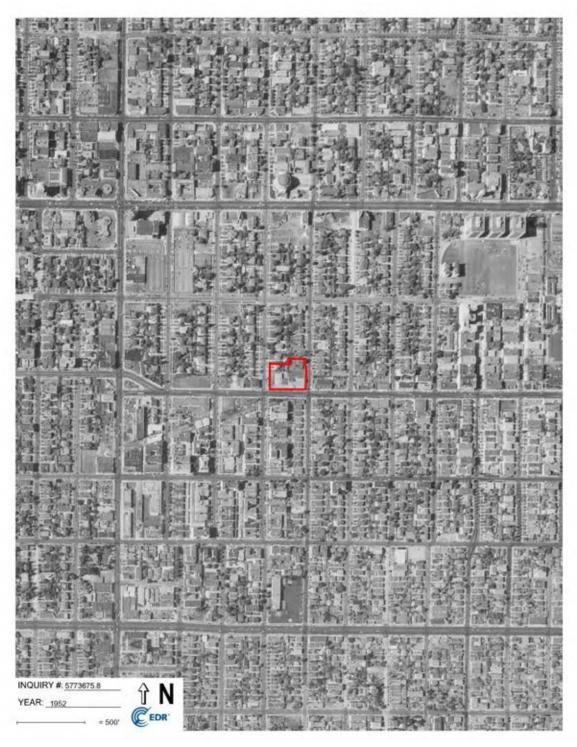
Aerial Photo 1928



Aerial Photo 1938



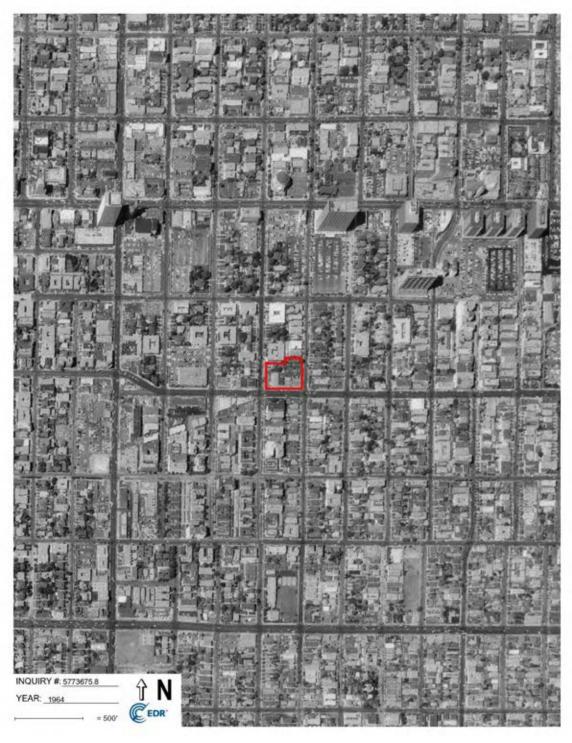
Aerial Photo 1948



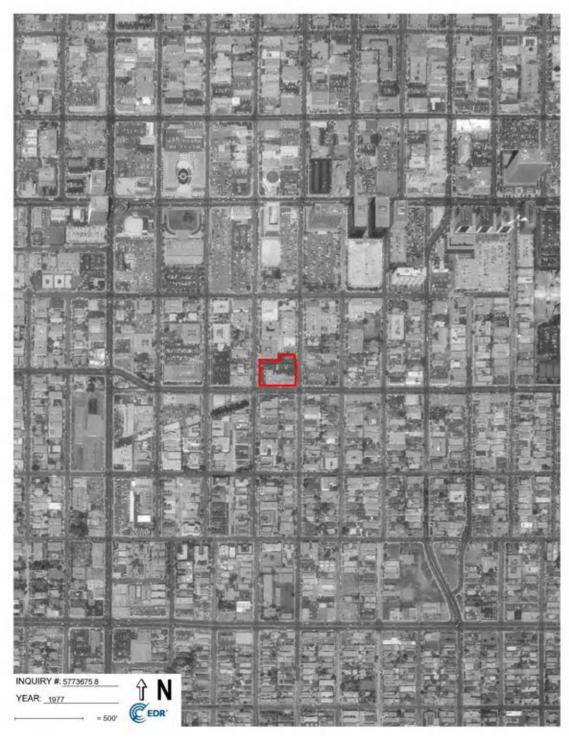
Aerial Photo 1952



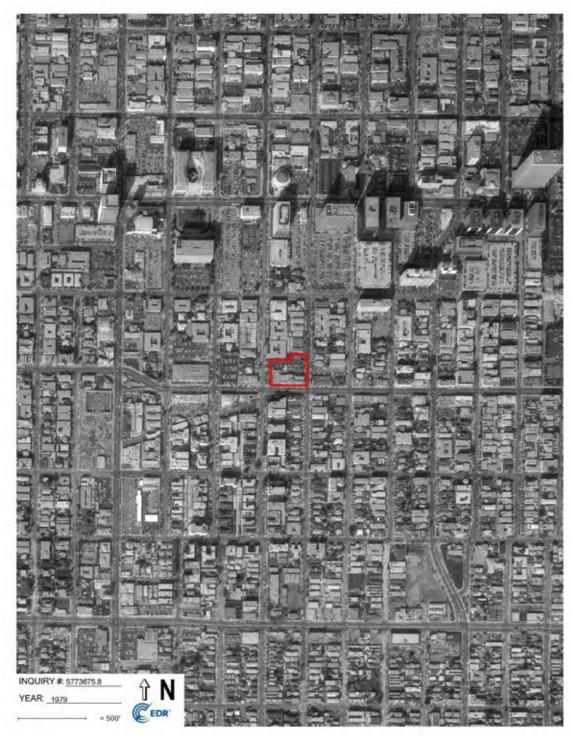
Aerial Photo 1954



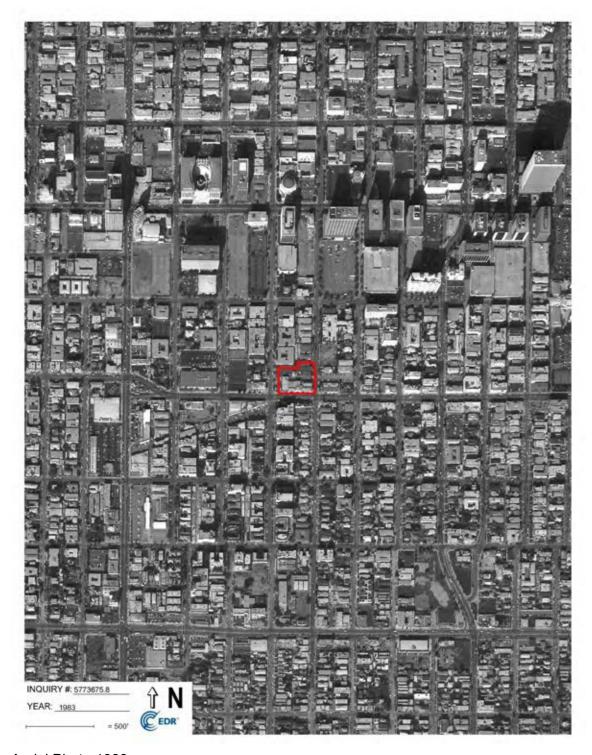
Aerial Photo 1964



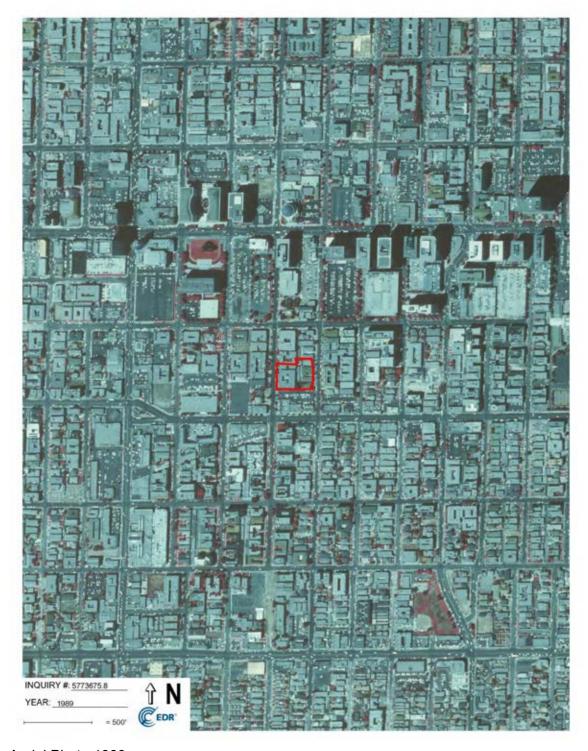
Aerial Photo 1977



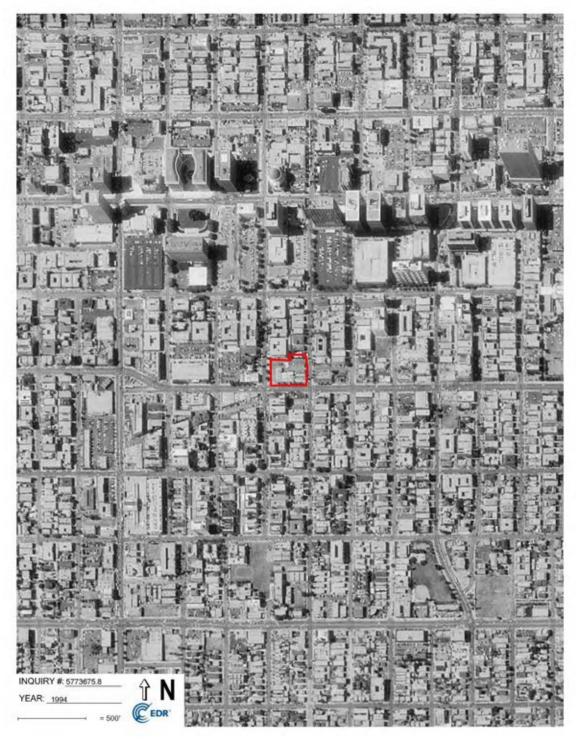
Aerial Photo 1979



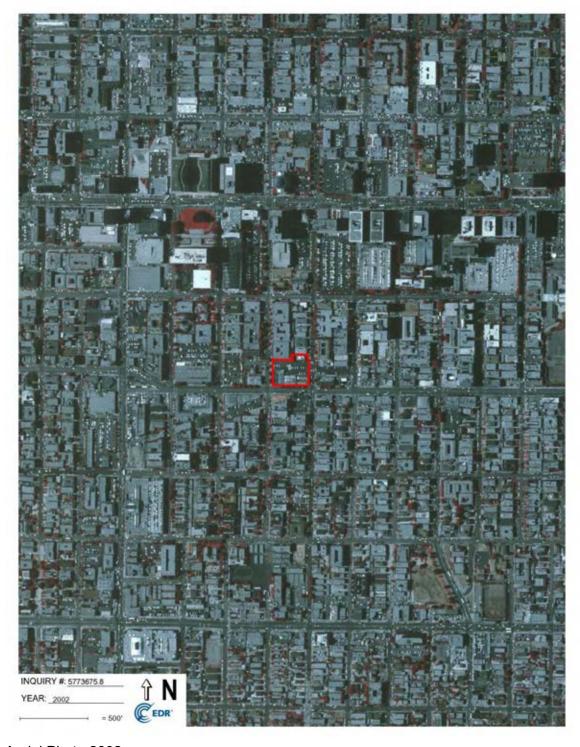
Aerial Photo 1983



Aerial Photo 1989



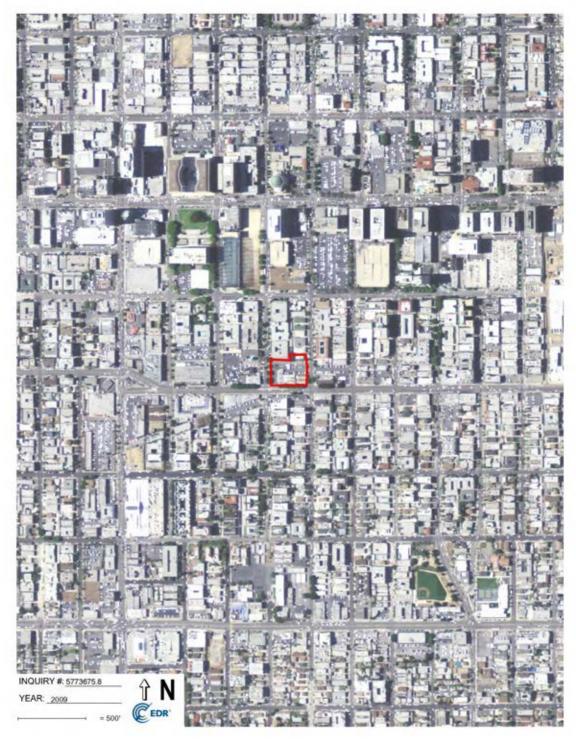
Aerial Photo 1994



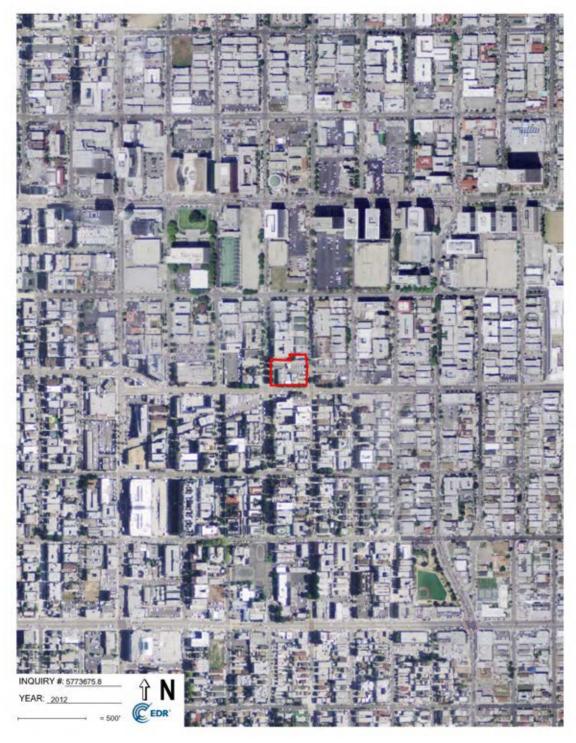
Aerial Photo 2002



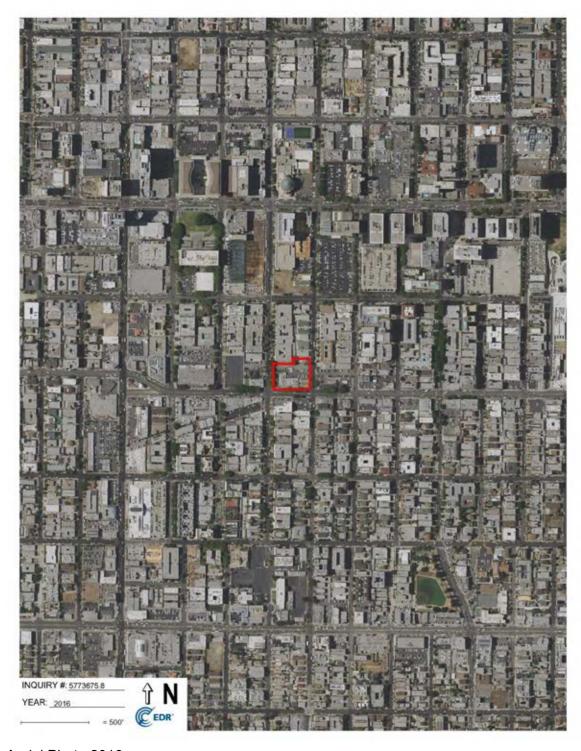
Aerial Photo 2005



Aerial Photo 2009



Aerial Photo 2012

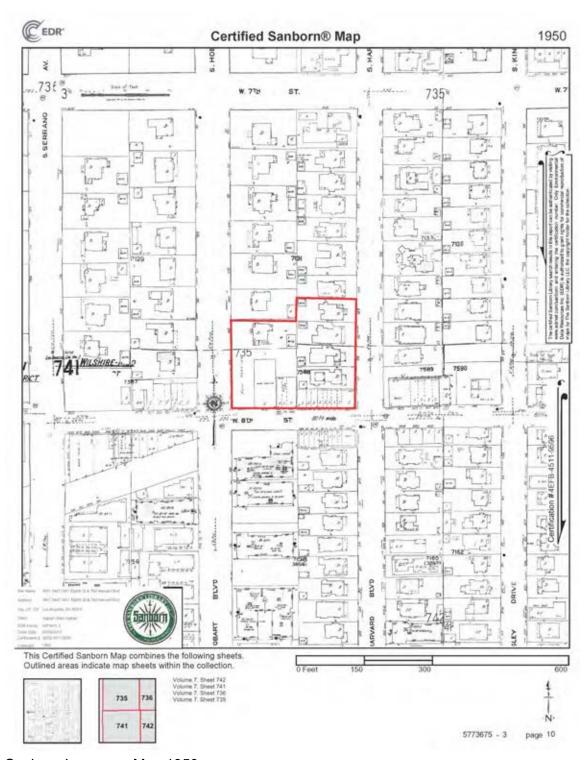


Aerial Photo 2016

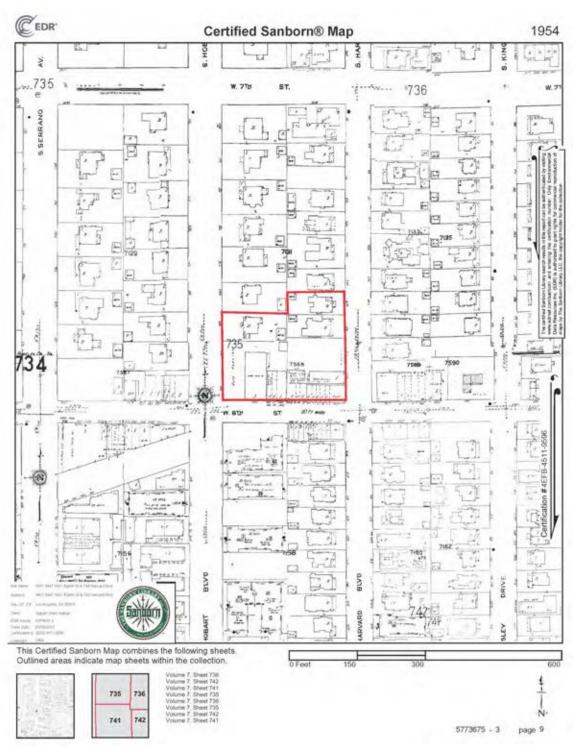
Sanborn Insurance Maps



Sanborn Insurance Map 1921



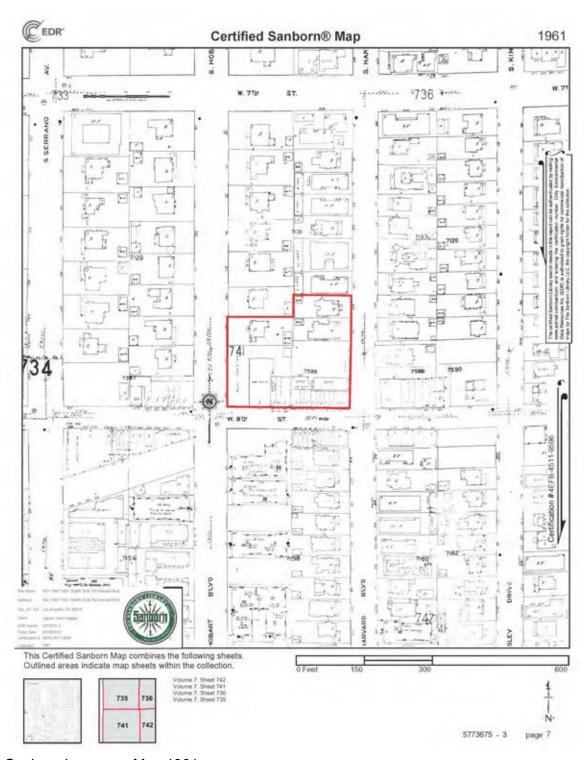
Sanborn Insurance Map 1950



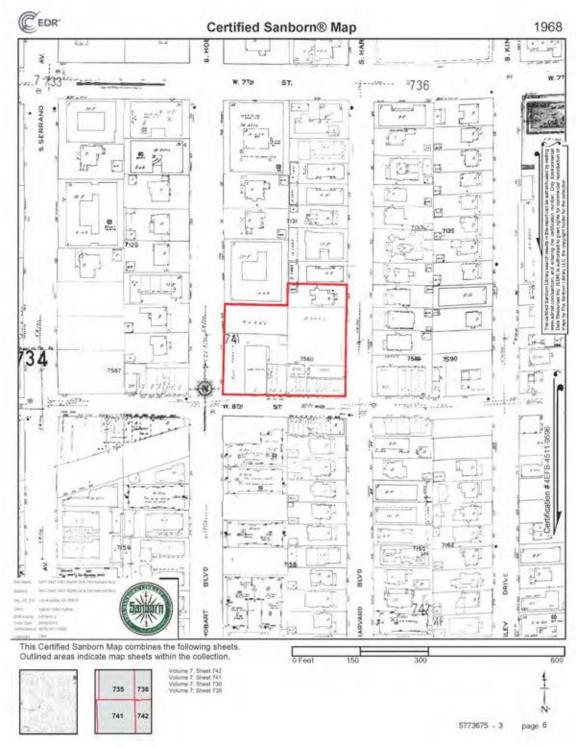
Sanborn Insurance Map 1954



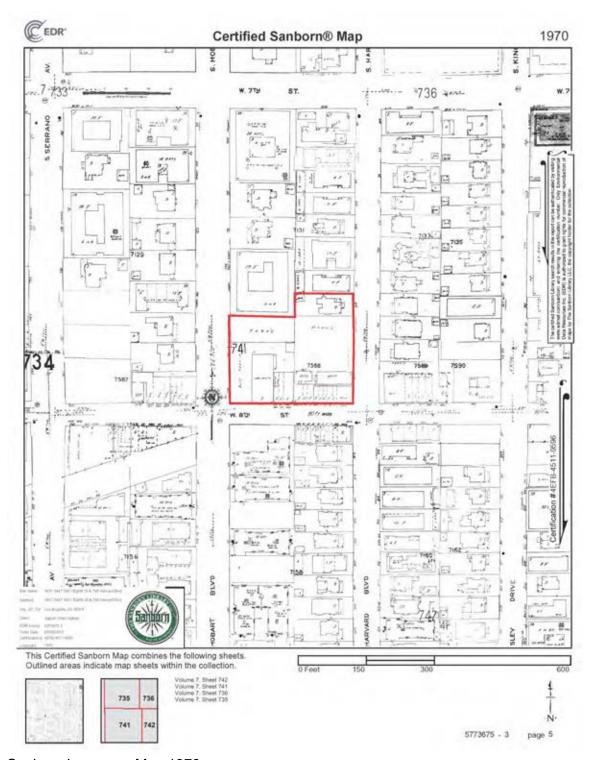
Sanborn Insurance Map 1955



Sanborn Insurance Map 1961



Sanborn Insurance Map 1968



Sanborn Insurance Map 1970

ATTACHMENT E: SCCIC Report

Kaplan Chen Kaplan October 30, 2019

15619 Ogram Avenu Gardena, CA 90249-44-

W.H. Bonner Associates

Archaeofaunal Studies Archaeological Surveys Historical & Genealogical Research



(310) 675-27 E-mail: whbonner@aol.cor

September 9, 2019

David Kaplan KCK Architects 2526 18th Street Santa Monica, CA 90405

Subject: Historic Records Search Results for 3431, 3447, 3451 West Eighth Street, and 749 South Harvard Boulevard, Los Angeles, Los Angeles County, CA

Dear Mr. Kaplan:

At your request, W. H. Bonner Associates has conducted a historic records search for your project located at 3431, 3447, 3451 West Eighth Street, and 749 South Harvard Boulevard, Los Angeles, California 90005. The records search was conducted on September 6, 2019, at the South Central Coastal Information Center (SCCIC), California State University, Fullerton.

To identify any historic properties, the rolls of the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI) were examined. The California State Historic Resources Inventory (HRI), Historic Preservation Overlay Zones (HPOZ), and the Los Angeles City Historic-Cultural Monuments List (LACHCM) were also reviewed to determine local resources previously evaluated for their historic significance. Built dates were determined from the website of the Los Angeles County Tax Assessor.

Record Search Results

3431 West Eighth Street, Los Angeles, CA 90005 APN # 5093-018-020

Commercial Property

First improvement built year 1939/effective built year 1942

Directory of Properties in the Historic Property Data File – Not Listed

Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed

National Register of Historic Places (NRHP) – Not listed

California Points of Historic Interest (CPHI) – Not listed

California Historic Landmarks (CHL) – Not listed

Historic Preservation Overlay Zone (HPOZ) - Not Listed

3447 West Eighth Street, Los Angeles, CA 90005 APN # 5093-018-09

Commercial Property

First improvement built year 1941/effective built year 1941

Directory of Properties in the Historic Property Data File – Not Listed

Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed

National Register of Historic Places (NRHP) – Not listed

California Points of Historic Interest (CPHI) – Not listed

California Historic Landmarks (CHL) – Not listed

Historic Preservation Overlay Zone (HPOZ) – Not Listed

3451 West Eighth Street, Los Angeles, CA 90005_APN # 5093-081-008

Commercial Property

First improvement built year 1940/effective built year 1940

Directory of Properties in the Historic Property Data File – Not Listed

Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed

National Register of Historic Places (NRHP) – Not listed

California Points of Historic Interest (CPHI) – Not listed

California Historic Landmarks (CHL) – Not listed

Historic Preservation Overlay Zone (HPOZ) – Not Listed

749 South Harvard Boulevard, Los Angeles, CA 90005 APN # 5093-081-017

Single-Family Dwelling Property

First improvement built year 1912/effective built year 1915

Directory of Properties in the Historic Property Data File – Not Listed

Los Angeles City Historic-Cultural Monuments List (LACHCM) – Not listed

National Register of Historic Places (NRHP) – Not listed

California Points of Historic Interest (CPHI) – Not listed

California Historic Landmarks (CHL) – Not listed

Historic Preservation Overlay Zone (HPOZ) – Not Listed

Please Note: Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

We appreciate this opportunity to assist you on your project. If we can be of any further assistance, or if you have any questions concerning this letter, please do not hesitate to contact our office at (310) 675-2745 or via e-mail, whbonner@aol.com.

Sincerely,

Wayne H. Bonner, M.A.

RPA Certified Archaeologist #10085

Wage N. Born

OFFICE OF HISTORIC PROPERTY NUMBER PRIN	PRESERV GRY - #	* * * Directory T.ADDRESS	Properties in the Historic Property NAMES	Data File for LOS /	OWN YR C	PROG.	Page 600 - 01-65-12 PROFIGERERACE NOMES.	STATE JATE	NACS CICTO
153593		1047 W 80TH ST		LOS ANGELES		HIST, RES.	DOE: 15:00 0098-0024 HTD000327A	03/34/00	3 3
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						PROJ.REVM.	HUDD00327A	03/31/00	មួន
153595		::39 W 80TH ST		LOS ANGELES		PROJ.REVW.	HQD000327A		2 13
364861		1223 W 807H ST		LOS ANGELES		HIST RES.	BCE-19-00-0098 COD8		63
1.83597		1235 W 80TH ST		LOS ANGELES		HIST.RES.	DOE-19-00 0098-0029 HUD000327A	03/31/00	33
153598		1241 W BOTH ST		LOS ANGELLES		HIST.RES.	DOE-19-00-0098-0030	03/31/00	611
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171742		246 W 91ST ST		COS ANGELES		1909	PROJ.REVW.	HUD080109F	04/17/08	0.9	
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119392		456 W 91ST ST		LOS ANGELES	A.	1048	HIST.RES.	DOB-19-95-0413-0000	28/23/95	39	
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OFFICE OF HISTORIC PRESERVATION * *	PROPERTY-NUMBER PRIMARY-# STREET ADDRESS. NAMES CITY NAME.

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068435	19-173759	3739 S GRAND AVE		TOS ANGELIES	G.	1946 HIST RES.	PHWA9007300 DOE-19-90 0024 00001	08/28/50 08/28/50	¥9
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068436	19-173760	3745 S GRAND AVE		LOS ANGELES	प	1936 HIST RES.	DOE-19-90 0075 0040	06/88/80	5 S
068439	19-166139	3832 S GRAND AVE		nos Avoidans				08/48/90 08/48/90	- 5-
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068440	19-166141	3836 S GRAND AVE		LOS ANGELES	-1	1900 HIST.RES.		08/28/90	
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068441	19 - 173765	3840 S GRAND AVE		LOS ANGELES	<u>-</u>	1916 HIST RES. PROJ.REVW	DOE-19-90-0030 0000	08/28/90 08/28/90	6Y 6Y
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068442	19-174766	3846 S GRAND AVE		NOS ANGELES		PROJ.REVW 1923 HIST.RES.	7. FHWA900730C DOE-19-90 0031-0000	08/28/90	6Y 6Y
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068443	19:173767	3852 S GRAND AVE		LOS ANGELES	<u>-</u>	1915 HIST RES. PROJ.REVW.	DOE: 19-90-0032 0000	08/28/90	አባ አ ባ
068445	19-173769	3916 S GRAND AVE		LOS ANGELES	1.	USS HIST RES.		08/28/90	کاری
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025953	19:171942	507 S GRANDE VISTA AVE		LOS ANGELES		400 HIST SURV	7. 0053-3360:0000 7. 005::3361:0000		z :
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025958	19-171947	S GIVANDE VISTA							317.
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150066		952 S HARVARD BLVD		LOS ANGELES	•:	1921 HISTLANS.		10/30/04 10/30/04	. . .

ATTACHMENT F: DPR Records

Kaplan Chen Kaplan October 30, 2019

State of California
The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code Reviewer Date

 $\begin{tabular}{ll} \textbf{Page} \underline{1} \textbf{of} \underline{2} & \textbf{*Resource Name or \#:} (Assigned by recorder) \\ \end{tabular}$

3431-3445 W. 8th Street, Los Angeles, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' QuadDateT; R; □ of □ of Sec; B.M.

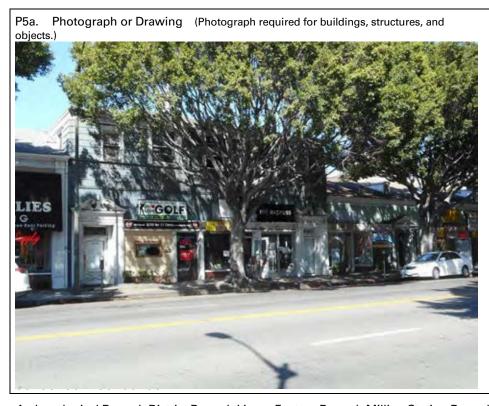
c. Address City 3431-3445 W. 8th Street, Los Angeles Zip 90005

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5093-018-020

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

The Colonial Revival in style building consists of two sections: the east section of the building is one-story; the west section of the building is two-stories. The one-story section is brick and stucco clad with a hipped roof with boxed eaves and a wide cornice band. Entry door assembly features a classical broken pediment but the door is an offset non-original single panel door. A stucco clad signage course runs above the windows. There is one window to the east of the door and two windows to the west of the door. Windows are slightly recessed with a concrete sill and have security screens. There are fluted columns at the corner between the signage band and ground level; one has been damaged. The next section of the building features a series of retail storefronts. The cornice band continues from the corner to the two-story section of the building. Two vent dormers are located along this section of the roof. The area between the signage band and the cornice band is stucco clad and is for display of signage. There is one entry door with a triangular pediment above at the west end of the building. Most bulkheads are brick. All storefronts and doors are varied having undergone numerous tenant changes over the decades. The two-story section of the building continues along the two-story section. This two-story section has a symmetrically arranged elevation and entry door with a classical door assembly with broken pediment located at each end of the section. Storefronts have undergone adaptations over the decades. The upper portion of this section is clad with wide clapboard.



***P3b. Resource Attributes:** (List attributes and codes) <u>HP6</u>

*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) <u>September 2019</u>

*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric

☐ Both 1938

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

*P9. Date Recorded: <u>10/2019</u> Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey reported other sources, or enter "none.")

Historic Resources Evaluation of 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019

*Attachments:::\[\text{NONE} \] \text{Location} \]
Map\[\text{Continuation} \quad \text{Sheet} \] \text{Building,} \]
Structure, and Object Record

□Archaeological Record□District Record□Linear Feature Record□Milling Station Record□Rock Art Record □Artifact Record□Photograph Record□ Other (List):

State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI# BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) 3431-3445 W. 8th Street . _ *NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Offices and Retail stores

B4. Present Use: Offices and Retail stores

*B5. Architectural Style: Colonial Revival

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

The first building permit was for a 42 foot by 135 foot store and office building with Stiles O. Clements as architect. In early 1939 another permit was taken out to eliminate two posts and change the entrance detail with the architect listed as "none." The engineer for the project was E.F Rudolph.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: Stiles O.Clements b. Builder: No contractor listed on building permit

*B10. Significance: Theme American Colonial Revival Area: Architecture and Engineering

Period of Significance: 1895-1960 Property Type: Commercial office/stores Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building was designed by master architect Stiles O. Clements. The building has undergone major alterations over the decades with individual retail store tenants making changes to the storefront assemblies including windows and doors. Clements body of work includes designs for over 50 commercial buildings in the Wilshire corridor. This building is not an intact or excellent example of the work of architect Clements and does not meet the threshold to be eligible for designation as an historic resource. There is no evidence that any of the owners or workers of the businesses that occupied the building are considered to be historic persons. There is no evidence that any historic events occurred on the property

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

*B12. References:

Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



State of California [] The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

PRIMARY RECORD

Primary # HRI#

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code Reviewer Date

Page1 of 2 *Resource Name or #: (Assigned by recorder) 3447-3453 W. 8th Street, Los Angeles, CA

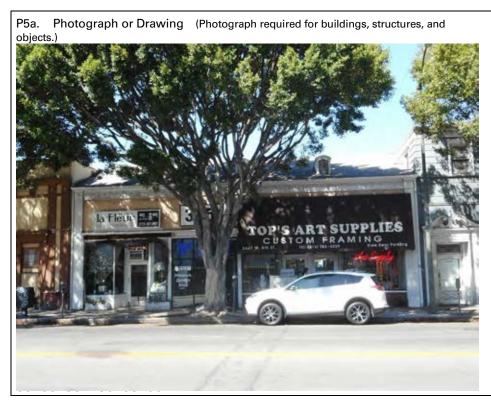
P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

- *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' QuadDateT; R; □ of □ of Sec; B.M.
- c. Address City 3447-3453 W. 8th Street, Los Angeles Zip 90005
- d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN: 5093-018-009

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

The one-story 50 by 70 foot building is rectangular in plan with a front shed roof and rear flat roof. There are three dormer vents with curved caps arranged across the front of the roof. Neoclassical elements include the narrow frieze below the boxed eave; the frieze design consists of rectangles each containing a small centered medallion. A fluted column is located at each end of the building. The upper level of the building is stucoo-clad and provides space for signage; one of the storefronts has an awning attached to that area. There is another simple band and that runs along the top of the storefront assemblies. The bulkheads are brick. There are three storefronts of varying widths; over the decades a variety of tenants occupied the storefronts and made tenant improvements/changes to the storefronts.



*P3b. Resource Attributes: (List attributes and codes) HP6

*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) September 2019

*P6. Date Constructed/Age Source: X□ Historic □ Prehistoric

1940

□ Both *P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18th St., Santa Monica, CA 90405

*P9. Date Recorded: 10/2019 Survey Type: (Describe) Intensive

Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Evaluation of <u>3411-3455 W. 8th St., 765, 767, & 749 S.</u> Harvard Bl., Kaplan Chen Kaplan, 10/2019

*Attachments: NONE Location Map□Continuation Sheet□Building,

Structure, and Object Record

□Archaeological Record□District Record□Linear Feature Record□Milling Station Record□Rock Art Record □Artifact Record□Photograph Record□ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) 3447-3453 W. 8th Street . *NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Retail stores

B4. Present Use: Retail stores

*B5. Architectural Style: Neoclassical

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

A building permit was taken out by owner, the Permoid Process Company in 1940 for a 50 foot by 70 foot one-story store building. John E. Mackel is listed as the engineer.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: None b. Builder: No contractor listed on building permit

*B10. Significance: Theme Neoclassical Area: Architecture and Engineering

Period of Significance: 1895-1940 **Property Type**: Retail stores Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building is a simple one-story retail building with storefronts. There are minimal Neoclassical elements consisting of pilasters at building corners and a frieze under the cornice. The building was not designed by a master architect nor is it the work of a master builder/craftsman. City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject building. Later City Directory listings did not include data on occupantson. The following information was identified regarding owners and occupants of the commercial building at 3447-3453 W. 8th Street. No one associated with the property achieved historic significance.

Year	Name	Occupation/Use
1942	Frank Rose, Baker	Business
1958	Graphics Process Group	Business/Office
1962	Lord Baltimore Press	Business
1962	Muirson Label Co.	Business
1962	Rowell E. N Co Inc	Business
1962	Copenhagen Bakery	Business
1971	Pizza Man	Business
1971	Evans Specialty Co	Business
1975-1991	Al-Anon Family Group Central	Non-Profit
1981	Renaissance Design Studio	Business
1981-1986	Tiffany Boutique	Business
1981	Lee Brothers Custom Home Cleaning Co	Business

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

*B12. References:

Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



State of California [] The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code Reviewer Date

Page1of2 *Resource Name or #: (Assigned by recorder)

3455 W. 8th Street, Los Angeles, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' QuadDateT; R; □ of □ of Sec; B.M.

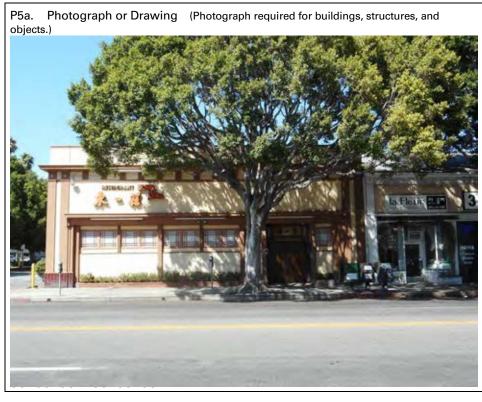
c. Address City <u>3455 W. 8th Street, Los Angeles</u> Zip <u>90005</u>

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5093-018-008

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

The one-story building is rectangular in plan and stucco clad. Originally built as a store, display windows have been removed and replaced with a row of smaller windows with double horizontal and vertical muntins along the front façade. The window bays are slightly recessed and enframed. At each end of the building's front elevation are a pair of fluted pilasters. The entry door is located at the east end of the front façade. Below the cornice of the flat roof is a slightly projecting canopy below which is a band of wood creating a decorative row. Below that band is a side area for signage. There is a short brick planter at the base of the building. The west side elevation is visible as it faces a surface parking lot. The design of the front elevation wraps around and decorates the southernmost bay; the five bays to the north are stucco clad separated by flat piers with limited fenestration.



***P3b. Resource Attributes:** (List attributes and codes) HP6

*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) <u>September 2019</u>

*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric

☐ Both <u>1940</u> *P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

*P9. Date Recorded: 10/2019 Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Evaluation of 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019

*Attachments: NONE Location

Map Continuation Sheet Building,

Structure, and Object Record

□Archaeological Record□District Record□Linear Feature Record□Milling Station Record□Rock Art Record □Artifact Record□Photograph Record□ Other (List):

State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) 3455 W. 8th Street . *NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Supermarket

B4. Present Use: Restaurant

*B5. Architectural Style: None

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

The building at 3455 W. 8th Street was constructed in 1940 as a one-story store, 50 feet by 110 feet. Another permit from 1940 was for installation of tile to the storefront with the owner listed as Jackson Brothers-Le Sage and the contractor being the Tile Seal Manufacturing Company. Later in 1940 the store was acquired by Safeway Stores, Inc. a grocery store chain and improvements such as installation of cooling tower were undertaken. In 1947 Safeway Stores made changes including installing plate glass windows and new doors and a two foot ceramic tile bulkhead. In 1970 the building was converted into a Bridge Club by the owner, the R.M. Lawson Company. In 1978 owner was Rickey Park converted the bridge club into a restaurant. The exterior of the building was changed to a design with oriental references.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: Harold S. Johnson b. Builder: Jackson Brothers-LeSage

*B10. Significance: Theme <u>Commercial Development/Markets</u> Area: Architecture and Engineering

Period of Significance: 1910-1975 Property Type: <u>Market</u> Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building has been converted and altered from a supermarket into a restaurant. The architect is not considered a master architect. No master builder or craftsman is associated with the building's original structure.

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and businesses associated with the commercial building.

Year	Name	Occupation
1940	Safeway Grocery Market	Business
1971	Kingsley Bridge Club	Business
1981-2014	Dong II Jang Restaurant	Business

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

*B12. References:

Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



State of California | The Resources Agency DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code 6Z

Other Listings Review Code Reviewer Date

Page1of_2 *Resource Name or #: (Assigned by recorder)

765 S. Harvard Avenue, Los Angeles, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' QuadDateT; R; □ of □ of Sec; B.M.

c. Address City <u>765 S. Harvard Avenue, Los Angeles</u> Zip <u>90005</u>

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5093-018-020

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

The building at 765 S. Harvard Avenue is a two-story office building in the Neoclassical architectural style. The front elevation is narrow and faces Harvard Avenue while its long side faces the surface parking lot for it and the 3431-3445 W. 8th Street building. The building has a front facing gable with boxed eaves and a band at the base of the gable. The building's front façade is symmetrical in design with a centered doorway with a classical door assembly with broken pediment in the central bay. To each side of the centered bay is a fluted pilaster with capital; similar pilasters are at each enc of the front façade. There is a window on each side of the central bay on both the upper and lower stories of the building. The windows are four over four windows with narrow surround. There is a marble band at the base of the front of the building which turns into the recessed entry door. There is a tile floor and marble like wall in the recessed doorway. The side elevation (north) has the side gable with three curved capped vents projecting upward. There is a wide cornice band. On the first floor a series of three by four windows are organized along the elevation. At the upper lever are widows with vertical sliders.

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

***P3b. Resource Attributes:** (List attributes and codes) <u>HP6</u>

*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) <u>September 2019</u>

*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric

□ Both <u>1951</u>

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

*P9. Date Recorded: 10/2019 Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Evaluation of 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019

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

State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) __765 S. Harvard Avenue ___***NRHP Status Code:** 6Z **Page**2**of**2

B1Historic Name: B2. Common Name: B3. Original Use: Offices

B4. Present Use: Offices and health services

*B5. Architectural Style: Neoclassical

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

The office building at 765 S. Harvard Avenue was constructed in 1951 for the Permoid Process Company. The building permits lists "none" as the architect; John E. Mackel was the engineer and the owner was the contractor. Later owner, the Oriental Medical Center added signs in 1975.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: None b. Builder: Permoid Process Company

*B10. Significance: Theme Neoclassical Area: Architecture and Engineering
Period of Significance: 1895-1940 Property Type: Commercial office Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject building. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial office building at 765 S. Harvard Boulevard.

Year	Name	Occupation
1951	Thalco Glass Fiber Products	Business
1970	Dictaphone Corporation	Business
1975-2019	Oriental Medical Center	Business
1986-1990	Eva Gabor International	Business

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

*B12. References:

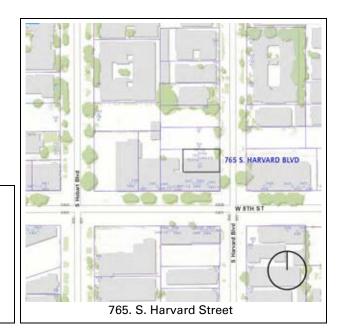
Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



State of California [] The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code Reviewer Date

Page1of2 *Resource Name or #: (Assigned by recorder) 767 S. Harvard Ave., Los Angeles, CA
P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted
 - *a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 - *b. USGS 7.5' QuadDateT; R; □ of □ of Sec; B.M.
 - c. Address City <u>767 S. Harvard Ave., Los Angeles</u> Zip <u>90005</u>
 - d. UTM: (Give more than one for large and/or linear resources) Zone, mE/ mN
 - e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN: 5093-018-020
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This building is sited behind the 3431-3445 W. 8th Street building and has no elevation that faces a street; rather one elevation, the north, faces the surface parking lot. This elevation of the stucco-clad building has four windows on the upper level. Three of the windows have a window surround with broken lintel, One other window has no surround. There are two multi-pane windows on the first level and an entry door with a classical assembly with broken pediment.



*P3b. Resource Attributes: (List attributes and codes) HP6

*P4.Resources Present: X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) <u>September 2019</u>

*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric □ Both 1951

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

*P9. Date Recorded: 10/2019 Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Evaluation of 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019

*Attachments: NONE Location
Map Continuation Sheet Building,

Structure, and Object Record

□Archaeological Record□District Record□Linear Feature Record□Milling Station Record□Rock Art Record □Artifact Record□Photograph Record□ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) <u>767 S. Harvard Avenue</u> *NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Offices and Retail stores

B4. Present Use: Offices and Retail stores

*B5. Architectural Style: None

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

This commercial building was constructed as offices and retail in 1951 for owner, the Permoid Process Company. The building permit lists the building as a rear addition to the building to the south that faces West 8th Street, 3431 W. 8th St. This addition's north elevation faces the rear surface parking lot. The building is two-stories and 24 feet by 42 feet built as offices and retail stores. The building permit lists "none" as the architect with John E. Mackel as the engineer and the Jackson Brothers as the contractors.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: None b. Builder: Jackson Brothers.

*B10. Significance: Theme Commercial Area: Architecture and Engineering

Period of Significance: 1895-1960 **Property Type**: Commercial office/stores Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

The building was not designed by a master architect. No master builder or craftsman is associated with the building. City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the commercial building at 767 S. Harvard Boulevard.

Year	Name	Occupation
1970-1995	AA Alcholics Anonymous Central LA	Non-Profit/Service

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

*B12. References:

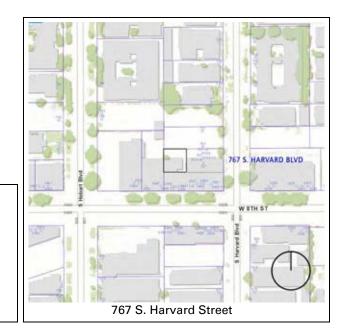
Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



State of California
The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 749 S. Harvard Avenue, Los Angeles, CA

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad DateT; R; □ of □ of Sec; B.M.

c. Address City 749 S. Harvard Avenue, Los Angeles Zip 90005

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 5093-018-017

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

The building is a one-story, Craftsman style bungalow with a cross gable roof. A broad pitched front gable roof faces the street. A partial porch is a front gable is slightly offset under the main front gable and has a lattice work triangular brace with projecting purlins and is supported by large concrete piers. The building is clad with shingles. Two steps lead up to the base of the porch. The entry door is centered and multi-paned windows are located to each side of that door. A cross gable with wide overhand projects out on each side of the building. Windows are positioned along the side elevations but there are no other architectural details on the elevations. A driveway is located on the north side of the property.



*P3b. Resource Attributes: (List attributes and codes) HP2

*P4.Resources Present:X□ Building□ Structure□ Object□ Site□ District□ Element of District□ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) <u>September 2019</u>

*P6. Date Constructed/Age and Source: X□ Historic □ Prehistoric □ Both 1912

*P7. Owner and Address:

***P8. Recorded by:** (Name, affiliation, and address) Pam O'Connor, Kaplan Chen Kaplan, 2526 18thSt., Santa Monica, CA 90405

*P9. Date Recorded: 10/2019 Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Resources Survey, Evaluation of 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019

*Attachments: NONE Location

Map□Continuation Sheet□Building, Structure, and Object Record

□Archaeological Record□District Record□Linear Feature Record□Milling Station Record□Rock Art Record □Attifact Record□Rock Art Record □Attifact Record□Rock Art Record □Attifact Record□Rock Art Record □Rock Art

□Artifact Record□Photograph Record□ Other (List):

DPR 523A (9/2013) *Required information

State of California The Resources Agency Primary # DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

1*Resource Name or # (Assigned by recorder) __749 S. Harvard Avenue. __*NRHP Status Code: 6Z Page 2 of 2

B1Historic Name: B2. Common Name: B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Craftsman

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

According to City of Los Angeles building permits, the single-family seven room dwelling at 749 S. Harvard Avenue was constructed in 1912 for owner Paul Wagner. The architect was A. W. Stibolt. No contractor was listed on the permit. In 1928 owner Max Hartfield added a room and bath onto the building.

*B7. Moved? No Date: Original Location:

*B8. Related Features:

B9a. Architect: A. W. Stibolt b. Builder: No contractor listed on building permit

*B10. Significance: Theme Craftsman Area: Architecture and Engineering

Period of Significance: 1895-1930 Property Type: Single-Family Residence Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.

Architect Stibolt is not considered to be a master architect. There is no evidence that a master builder or craftsman worked on the building. City Directories, U.S. Census records, and building permits provide data on occupants and owners of the subject buildings. Later City Directory listings did not include data on occupations. The following information was identified regarding owners and occupants of the residential building at 749 S. Harvard Boulevard. None of the persons associated with the property has achieved historic significance.

Year	Name	Occupation
1912	Paul Wagner	No occupation listed
1924-1933	Max Hartfield	Paules & Hartfield
	Elizabeth Hartfield	Milliner
1937-1962	Charles De Brell	Assistant Cashier
	Mary De Brell	Stenographer
1964	Volunteer Bureau	Unknown
1976	Lawrence Edwards	No occupation listed

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

*B12. References:

Historic Resources Evaluation 3411-3455 W. 8th St., 765, 767, & 749 S. Harvard Bl., Kaplan Chen Kaplan, 10/2019.

B13. Remarks:

*B14. Evaluator: Pam O'Connor, Kaplan Chen Kaplan

*Date of Evaluation: 10/2019

(This space reserved for official comments.)



DPR 523B (9/2013) *Required information

ATTACHMENT G: Project Drawings

Kaplan Chen Kaplan October 30, 2019





3450 Wilshire Blvd Suite 1000 Los Angeles, California 90010 T: 1 213 739-9902 F: 1 213 739-9906

Proje

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

Project Own

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engine

Architect / Engineer

THE DRAWNICS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE AND SHALL BY MAIN THE PROPERTY OF THE ARCHITECT. NO DART THERROY SHALL BE COMPOSITED IN CONNECTION WITH ARY MORK OF PROJECT OTHER THAN THE SPECIFIC

NO	ISSUED	DATE	
01	ENTITLEMENT SET	12/20/18	
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-	=	•	
-	-	-	
-	-	•	
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pject No. 18011

Bound By: CL

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COVER SHEET

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8/9/2019 5:11:54 PM

SCOPE OF WORK:	CONSTRUCTION OF 8-STORY MIXED-USE BUILDING OVER 2 LEVELS OF SUBTERRANEAN PARKING - 100% PRIVATELY FUNDED PROJECT					
ADDRESS	3433 8th St. LOS ANGELES, (CA 90005				
ZONING	ZONE CHANGE FROM PB-1	& C2-1 TO C2-2				
TOTAL SITE AREA	63,118.5 SF (1.449 ACRES)	63,196.50 SF	(CALCULATED PER ZIMAS)			
LEGAL LOT INFORMATION	,		,			
LOTS IN PB-1 ZONE INFORM	ATION					
LOT AREA	23333.9					
PIN NUMBER	132B193 510	132B193 535				
	749 S. HARVARD BLVD.	753 S. HARVARD BLVD.				
LOT AREA		6771.1				
APN	5093-018-017	5093-018-018				
TRACT	WILSHIRE HAVRVARD	WILSHIRE HAVRVARD				
BLOCK		NONE				
LOT NUMBER	110	111				
PIN NUMBER	122R103 520	132B193 540				
	744 S. HOBART BLVD.	748 S. HOBART BLVD.				
LOT AREA		5272.3				
	5093-018-007	*				
		5093-018-007				
	TR 2189	TR 2189				
BLOCK		NONE				
LOT NUMBER		201				
LOTS IN C2-1 ZONE INFORM						
LOT AREA	39862.6					
PIN NUMBER		132B193 569	132B193 595			
	757 S. HARVARD BLVD.	763 S. HARVARD BLVD.	3433 W. 8th ST.			
LOT AREA		6770.5	5954			
APN	5093-018-019	5093-018-020	5093-018-020			
TRACT	WILSHIRE HAVRVARD	WILSHIRE HAVRVARD	WILSHIRE HAVRVARD			
BLOCK	NONE	NONE	NONE			
LOT NUMBER	112	113	FR 114			
	1000 100 550	1000 100 555	1000 100 500			
PIN NUMBER		132B193 555	132B193 568			
	NO ADDRESS	NO ADDRESS	3455 W. 8th ST.			
LOT AREA		2008.3	9537.5			
	5093-018-008	5093-018-009	5093-018-008			
	TR 2189	TR 2189	TR 2189			
BLOCK		NONE	NONE			
LOT NUMBER	201	201	FR 202			
PIN NUMBER	132B193 567					
	3447 W. 8th ST.		1			
LOT AREA			+			
	5093-018-009		1			
	TR 2189		1			
BLOCK						
LOT NUMBER						
LOI NUMBER	111 202	1	1			

PROPOSED DEVELOPMENT TYPE	GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD OFFICE COMMERCIAL TO REGIONAL COMMERCIAL ZONE CHANGE FROM PB TO C2 S. HEIGHT DISTRICT CHANGE FROM No. 1 TO No. 2 4. CONDITIONAL USE APPROVAL TO PERMIT THE OFF-SALE DISPENSING AND CONSUMPTION OF A FULL LINE OF ALCOHOLIC BEVERAGES WITHIN THE DEVELOPMENT SITE SITE PLAN REVIEW 6. SLIGHT MODIFICATION OF LESS THAN 20% OF THE REAR YARD SETBACK AREA AND OPEN SPACE REQUIREMENT								
FAR ALLOWED (LAMC SEC.12.03 &	6:1 (HEIGHT DISTRICT 2) 6.00 (F.A.R.			R. FACTOR)	63,196.50 (BUII	_DABLE AREA)			
MAX. FLOOR AREA ALLOWED	379,179.00 SF								
FLOOR AREA	TOTAL 293,820.00 SF								
PROPOSED	CC	OMMERCIAL AR	EA	RESIDENTIAL AREA					
		61,500.00		232,320.00					
HEIGHT ALLOWED (LAMC SEC.12.21.1)	NO HEIGHT/ST	ORY LIMIT							
HEIGHT PROPOSED	*88'-6" TO TOP *100'-0" TO TOF		UCTURE						
DENSITY ALLOWED	315.	98 (BASE DENS	iTY)	63,196.50	200				
(LAMC SEC.12.21.A.18)					(MINIMUM LOT PER DWELLING				
DENSITY PROPOSED	TOTAL 251 UNI	TS							
		2ND FL. *	4TH FL.	5TH FL.	6TH - 8TH FL.	SUB-TOTAL			
	LIVE/WORK	18	0	0	0 /FL	18			
	STUDIO	0	17	18	20 /FL	95			
	1-BED ROOM	0	17	24	24 /FL	113			
	2-BED ROOM	0	5	5	5 /FL	25			

* 3RD FLOOR - LOFT OF LIVE/WORK UNIT.

VEHICLE PARKING REQUIREMENT			RESIDE	ENTIAL			
(LAMC SEC.12.21.A 4,	UNIT TYPE	#	OF UNITS	PARKING FA	CTOR		QUIRED # OF
	LIVE/WORK		18	1		FAR	18.0
	STUDIO		95	1			95.0
	1 BEDROOM		113	1.5			169.5
	2 BEDROOM		25	2			50.0
	SUB TOTAL		251				332
	REQUIRED RESIDEN' BICYCLE PARKING (I						282
	EV READY PARKING (FUTURE EV CAPABLE	56 (28	2X0.20=56.4) 20°	% of Requ i re	D OF RES	IDENT	TIAL PARKING
	EV CAPABLE PARKING	15 (282X0.05=14.1) 5		OF RESID	ENTIA	AL PARKINGS
			COMM	ERC I AL			OLUBER # OF
	TYPE		AREA	PARKING FA	CTOR		QUIRED # OF KING STALLS
	COMMERCIAL		25,000 SF	1 / 5005	SF		50
	OFFICE		15,500 SF	1 / 5008	SF		31
	SUB TOTAL		40,500 SF				81
	REQUIRED COMMER BICYCLE PARKING (MI						57
	EV READY PARKING (FUTURE EV CAPABLE	11 (57	7X0.20=11.4) 20%	6 OF REQUIRED	O OF COM	MERC	IAL PARKING
	EV CAPABLE PARKING	1 '	57X0.05=2.85) 5%		OF COMME	ERCIA	
	TOTAL REQUIRED		VEHICLE PARKI E EV CAPABLE		LLS		339 19
VEHICLE PARKING PROPOSED RESIDENTIAL)	2ND BASEMENT LEVEL	197	BASEMENT LEVEL	GROUND L			SUBTOTAL
STANDARD	98		78	0			176
EV CAPABLE	44		21	6			71
COMPACT	22		11	0			33
ACCESSIBLE	0		hr	6			6
EV ACCESSIBLE	404			3			
SUB TOTAL /EHICLE PARKING	164	187	110 BASEMENT	9			283
PROPOSED COMMERCIAL)	2ND BASEMENT LEVEL		LEVEL	GROUND L	EVEL		SUBTOTAL
STANDARD	0		18	4			22
EV CAPABLE	0		11	3			14
COMPACT	0		17	3			20
ACCESSIBLE	0		0	3			3
EV ACCESSIBLE				2			
SUB TOTAL	0		46	11			57
BICYCLE PARKING	TOTAL PROPOSED VEH	HICLE P	ARKING STALLS	5			340
SICTULE PARKING	REQUIRED # OF LO	NG TERI	M BICYCLE PAR	KING (RESIDEN	ITIAL)		200
	REQUIRED # OF LOT	NG TERI	M BICYCLE PARI	KING (COMMER	RCIAL)		96
	TOTAL REQUIRI	ED#OF	LONG TERM BIG	CYCLE PARKIN	IG		296
	REQUIRED # OF SHO	ORT TER	M BICYCLE PAR	RKING (RESIDEI	NTIAL)		14
	REQUIRED # OF SHO	RT TER	M BICYCLE PAR	KING (COMME	RCIAL)		14
	TYPE		AREA	PARKING FA	CTOR		QUIRED # OF K I NG STALLS
	COMMERCIAL		25,000 SF	1 / 2,000	SF		13
	OFFICE		15,500 SF	1 / 10,000	OSF		2
	TOTAL REQUIRE	_		CYCLE PARKIN	NG		28
BICYCLE PARKING PROPOSED	2ND BASEMENT LEVEL	181	BASEMENT LEVEL	GROUND L	EVEL		SUBTOTAL
LONG TERM	0		0	296			296
SHORT TERM	0		0	28			28
	28 VERY LOW INCOME	UNITS	(11% OF TO	TAL PROPOSEI	D UNITS (27.61=	= 251 X () 11)
AFFORDABLE UNIT			, 30		(
	UNIT TYPE # OF			PROPORTION			
	UNIT TYPE # OF LIVE/WORK 1	8	0.07	7%	1.98		2
	UNIT TYPE # OF LIVE/WORK 1 STUDIO 9		0.07 0.38 0.45		1.98 10.4 12.4	5	
AFFORDABLE UNIT PROPOSED	UNIT TYPE # 0F LIVE/WORK 1 STUDIO 9 1-BED ROOM 1 2-BED ROOM 2	8 15	0.38	7% 38%	10.4	5 3	11

SETBACK REQUIREMENTS		NONE FOR COMMERCIAL USES					
(LAMC SEC. 12.14 & 12.22. A 18)							
	RESIDENTIAL AREA						
		REQUIRED	ALLOWABLE AFTER 20% REDUCTION	PROPOSED			
FRONT YARD (8th ST.)	0 FEET		N/A	3'-0"			
SIDE YARD (HARVARD BLVD &	0 FEET		N/A	0'-0"			
REAR YARD	20 FEET	15' + 1' OVER 3 STORY	16 FEET	16'-0"			
		8 STORY					

OPEN SPACE REQUIREMENT					
(LAMC SEC.12.21.G)					
	UNIT TYPE	# OF UNITS	O.P. FACTOR	REQUIRED SF OF OPEN SPACE	
	2 HABITABLE ROOMS - STUDIO/1BEDROOM UNIT	226	100	22,600 SF	
	3 HABITABLE ROOMS - 1 BED + DEN/2 BEDROOM UNIT	25	125	3,125 SF	
	TOTAL F	25,725 SF			
	AFTER 2	20,580 SF			
OPEN SPACE PROPOSED	GROUND	2ND FL.	4TH FL.	5TH - 8TH (TYP.) FL.	
PRIVATE AREA	-	850 SF	1,150 SF	3,200 SF	
COMMON AREA - EXTERIOR	-	-	10,180 SF	-	
COMMON AREA - INTERIOR	-	-	5,200 SF	-	
TOTAL	20,580 SF				
RECYCLING AREA	100 SF REQUIRED				
(LAMC, SECT, 12,21,A,19.)	100 SF PROPOSED				

	SUB TOTAL	2ND BASEMENT	BASEMENT	GROUND FL.	2ND FL.	3RD FL.	4TH FL.	5TH~8TH FL.
PARKING	138,000.0	58,000.0	58,000.0	22,000.0				
LOBBY	6,000.0	1,500.0	1,500.0	3,000.0				
COMMERICAL	25,000.0			18,000.0	7,000.0			
EXT. WALKING AREA	16,500.0			7,500.0	9,000.0			
EXT. COMMUNAL AREA	4,500.0				4,500.0			
CREATIVE OFFICE	15,500.0				15,500.0			
RESIDENTIAL	188,620.0				9,060.0	9,060.0	28,500.0	35,500
CORRIDOR	32,500.0						6,500.0	6,500
AMENITY	5,200.0						5,200.0	
EXT. OPEN SPACE	10,180.0						10,180.0	
SUB TOTAL	431,820.0	59,500.0	59,500.0	50,500.0	45,060.0	9,060.0	40,200.0	42,000

^{* 2}ND FLOOR LIVE/WORK UNIT INCLUDED 3RD FLOOR LOFT.



www.corbelarchitects.com 3450 Wilshire Blvd Suite 1000 Los Angeles, California 90010 T: 1 213 739-9902 F: 1 213 739-9906

Project:

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

Project Ow

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer

Architect / Engineer Seal:

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W 8TH ST & HOBART BLVD (SOUTH-WEST)





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THE PARKS IN L.A. (TPLA)

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CHARLES PARK & ASSOCIATES, LLC

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Architect / Engineer Seal:

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PERSPECTIVE VIEW-1

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W 8TH ST & S HARVARD BLVD (SOUTH-EAST)



HOBART BLVD (NORTH-WEST)





Project:

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

ject Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engineer

Architect / Engineer Seal:

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PERSPECTIVE VIEW-2

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STREET VIEW - SOUTH WEST

GROUND FLOOR COURTYARD



STREET VIEW - SOUTH EAST



FOURTH FLOOR COURTYARD



Project:

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Engine

Architect / Engineer Seal:

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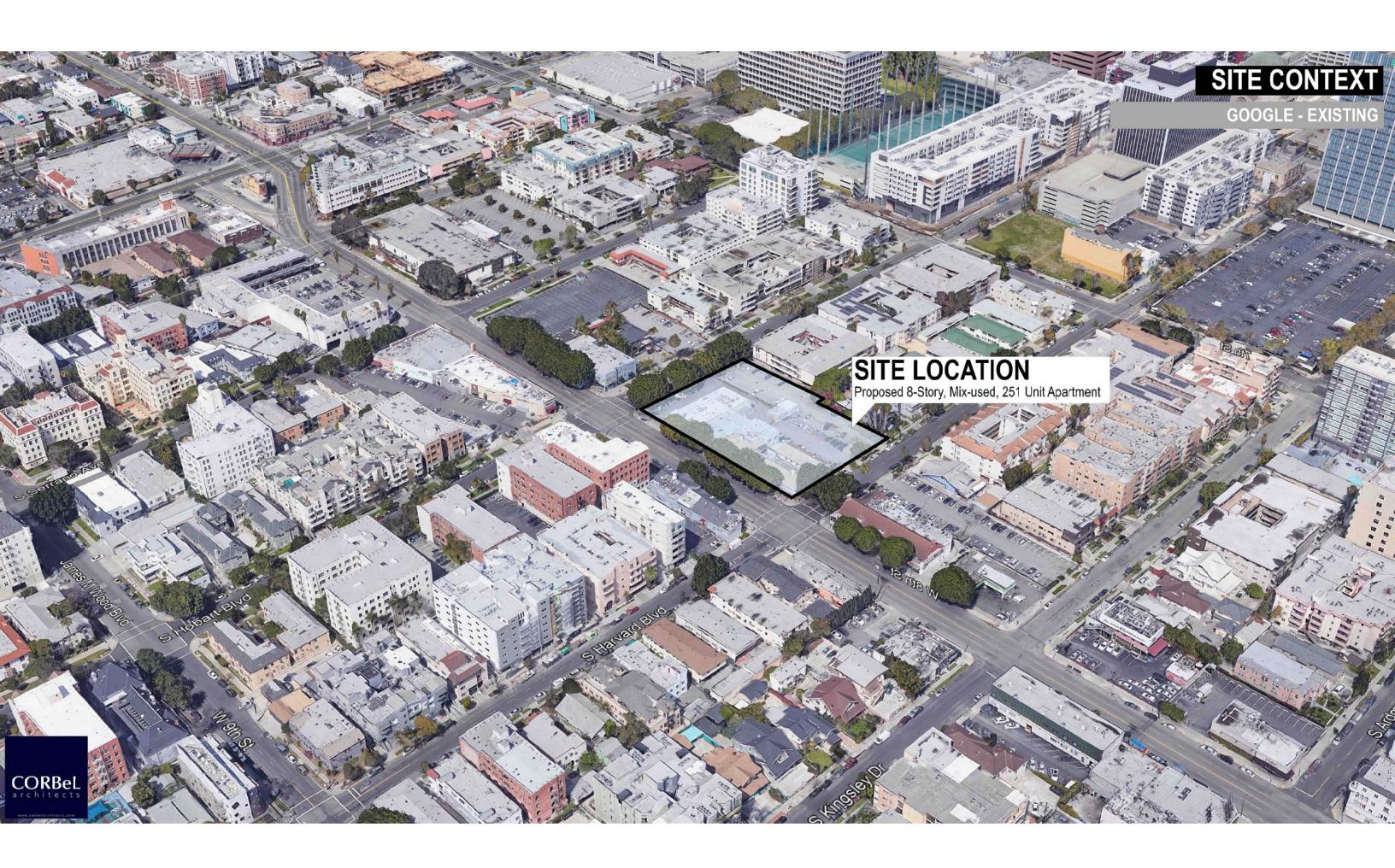
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PERSPECTIVE VIEW-3

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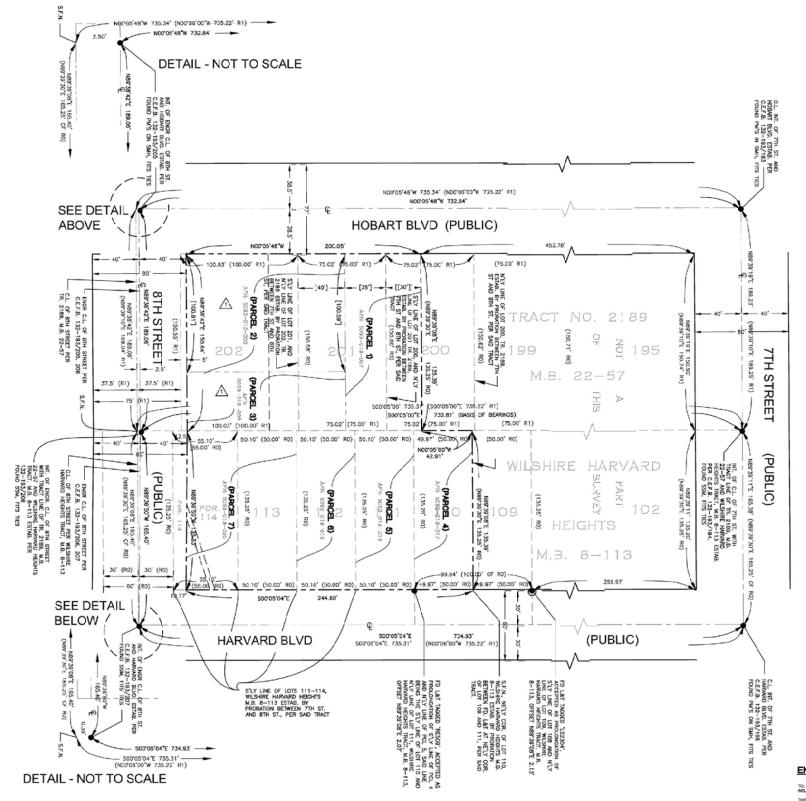
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LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN: 5093-018-007

APN: 5093-018-008

THOSE PORTIONS OF LOT 202 AND THE SOUTH 40 FEET OF LOT 201 OF TRACT 2189, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE 57 OF MAPPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A STRAIGHT LINE PASSING THROUGH A POINT IN THE NORTH LINE OF BIGHTH STREET, 80 FEET WIDE, DISTANT EASTERLY ALONG SAID LINE 100,67 FEET FROM THE WEST LINE OF SAID LOT 222 AND A POINT IN THE NORTH LINE OF THE SOUTH 40 FREET POINT SOUTH 40 FREED TO SAID LOT 201, DISTANT EASTERLY ALONG SAID LINE 100.59 FEET FROM THE WEST LINE OF SAID LOT 201, DISTANT EASTERLY ALONG SAID LINE 100.59

LOT 110 OF WILSHIRE HARVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 113 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS 113 AND 114 OF WILSHIRE HARVARD HEIGHTS, IN THE CITY OF LOS ANSELES, COUNTY OF LOS ANSELES, STATE OF CALFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 113 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATES OF SURVEY: MAY 8-10, 2018

FOUND MONUMENTS AS INDICATED

O SET LEAD W/TAG MARKED "R.C.E. 27998"

PROJECT SITE

BENCHMARK:

CITY BENCHMARK NO.: 12-12128 ELEVATION: 212.452 FT (NAVD 1988)

RECORD DATA REFERENCES:

(RO) WILSHIRE HARVARD HEIGHTS, M.3. 8-113 (R1) TRACT NO. 2189, M.B. 22-57

BASIS OF BEARINGS

THE BEARING OF NOO"OS"OO"W OF THE EAST TRACT LINE OF WILSHIRE HARVARD HEIGHTS, RECORDED IN BOOK 8, PAGE 113 OF MAPS, RECORDS OF LOS ANGELES COUNTY WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

CASEMENT FOR POLE LINES AND CONDUITS AS DISCLOSED IN A DOCLMENT RECORDED IN BOOK 7016, PAGE 77 OF DEEDS, RECORDS OF LOS ANGELES COUNTY, SAID EASEMENT IS INDETERMINATE IN NATURE AND NOT PLOTTED.

(ITEM 7):
ORDER OF CONDEMNATION FOR STREET PURPOSES, CASE NO. 211967,
RECORDED IN BOOK 9359, PAGE 354 OF OFFICIAL RECORDS LOS ANGELES
COUNTY: SAIL CONDEMNATION ORDER DOES NOT AFFECT SUBJECT
PROPERTY AND NOT PLOTTED.

HIEM 8): LEASE OF BUILDING TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION PECORDED NOVEMBER 13, 1983, AS DOCUMENT 5680 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, SAD LEASE IS NOTECHNIANTE IN NATURE AND NOT PLOTTED.

(ITEM 9):
AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS
AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCLMENT
RECORDED JANUARY 22, 1979, AS INSTRUMENT NO. 79-91394 OF
OFFICIAL RECORDS, RECORDS OF LOS ANGLES COUNTY, SAD LEASE IS
NDETERMINATE IN NATURE AND NOT PLOTTED.

(HEM 19); MATTERS CONTAINED IN THAT CERTAIN DOCUMENT, "MAZARDOUS SUBSTANCE CERTIFICATE AND INDEMNITY AGREEVENT, RECORDED MARCH 15, 2018, AS INSTRUMENT IND. 20180283769 OF OFFICIAL RECORDS, RECORDS OF SAN REPRAPACING COUNTY

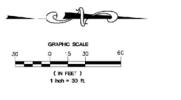
ENGINEER'S CERTIFICATE

TO: 828 ANE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

DATE OF THE MAP: June 8, 2018







REVISIONS REFERENCES AMENDED: FEBRUARY 8, 2018 AMENDMENT NO. B ORDER NO.: 00187060-013-50-RR1 REPARED BY FIDELITY NATIONAL TITLE COMPANY

ALTA/NSPS LAND TITLE SURVEY

LOTS 109 TO 114 INCLUSIVE, OF WILBIFFE HARVARD HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALFORMA, AS PER MAP RECORDED IN BOOK 8, PAGE 15 OF INSCELLANEOUS RECORDS, ALCHIS WITH PORTICING OF LOTS 200 TO 202 INCLUSIVE OF TRACT 2189, IN THE CITY OF LOS ANGELES, COLINTY OF LOS ANGELES, STATE OF CALFORMA, AS PER MAP RECORDED IN BOOK 22, PAGE 67 OF MISCELLANEOUS RECORDS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

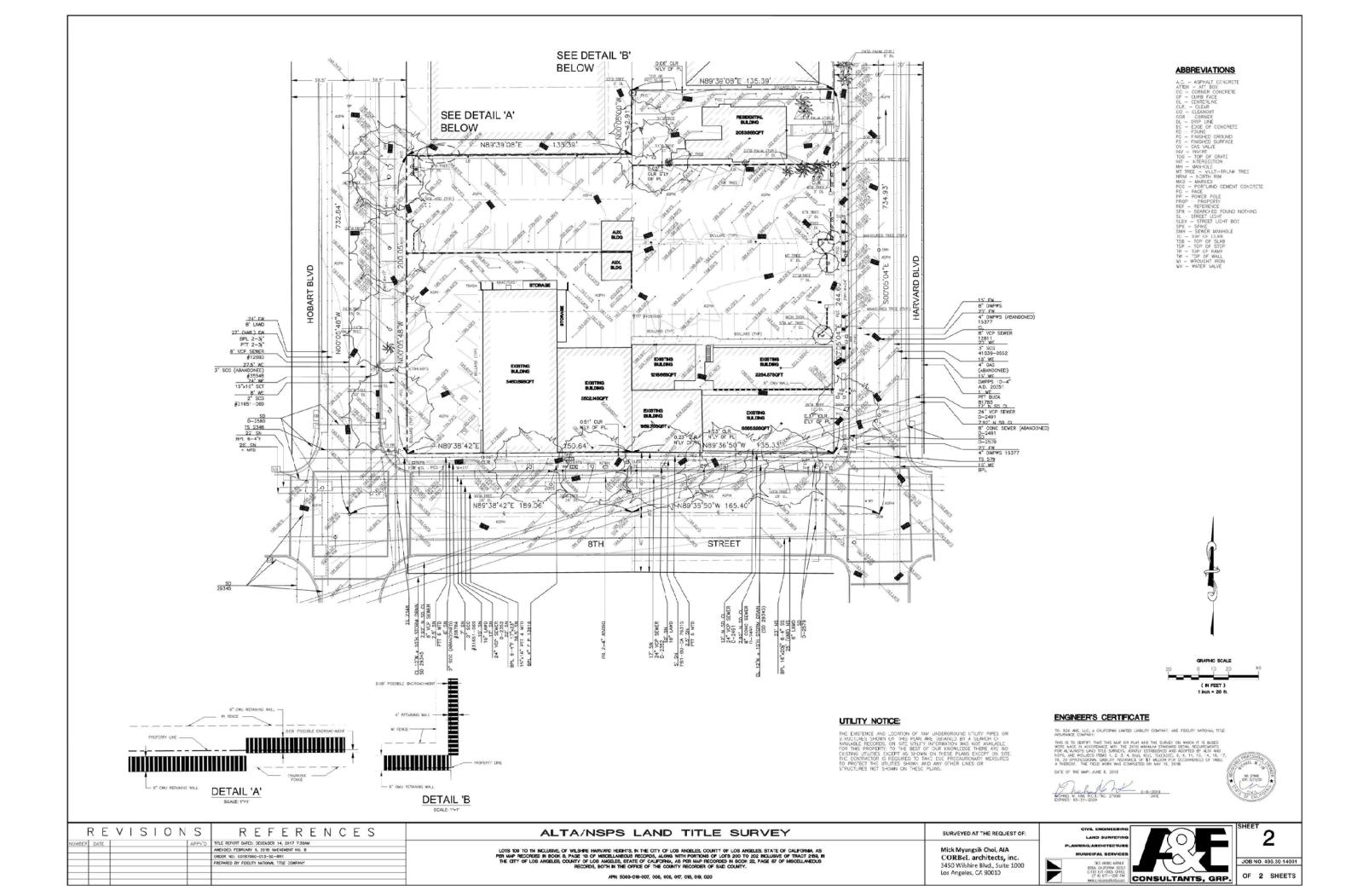
APN: 5063-018-007, 008, 009, 017, 018, 016, 020

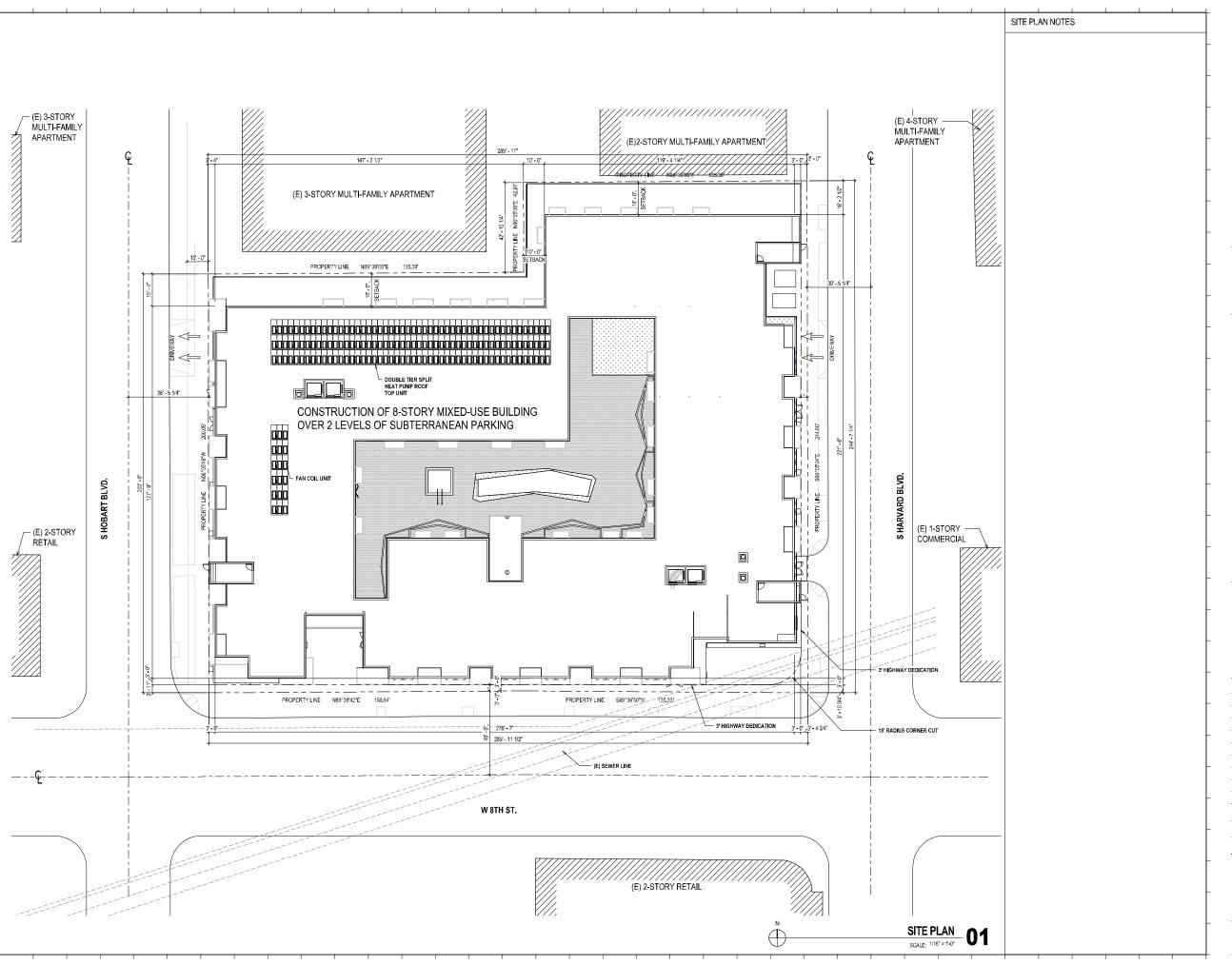
SURVEYED AT THE REQUEST OF: Mick Myungsik Choi, AIA CORBeL architects, inc. 3450 Wilshire Blvd., Suite 1000 Los Angeles, CA 90010





JOB NO. 505.30.18001 OF 2 SHEETS







Project:

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

Project Owner:

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Enninoer

Architect / Engineer Seal:

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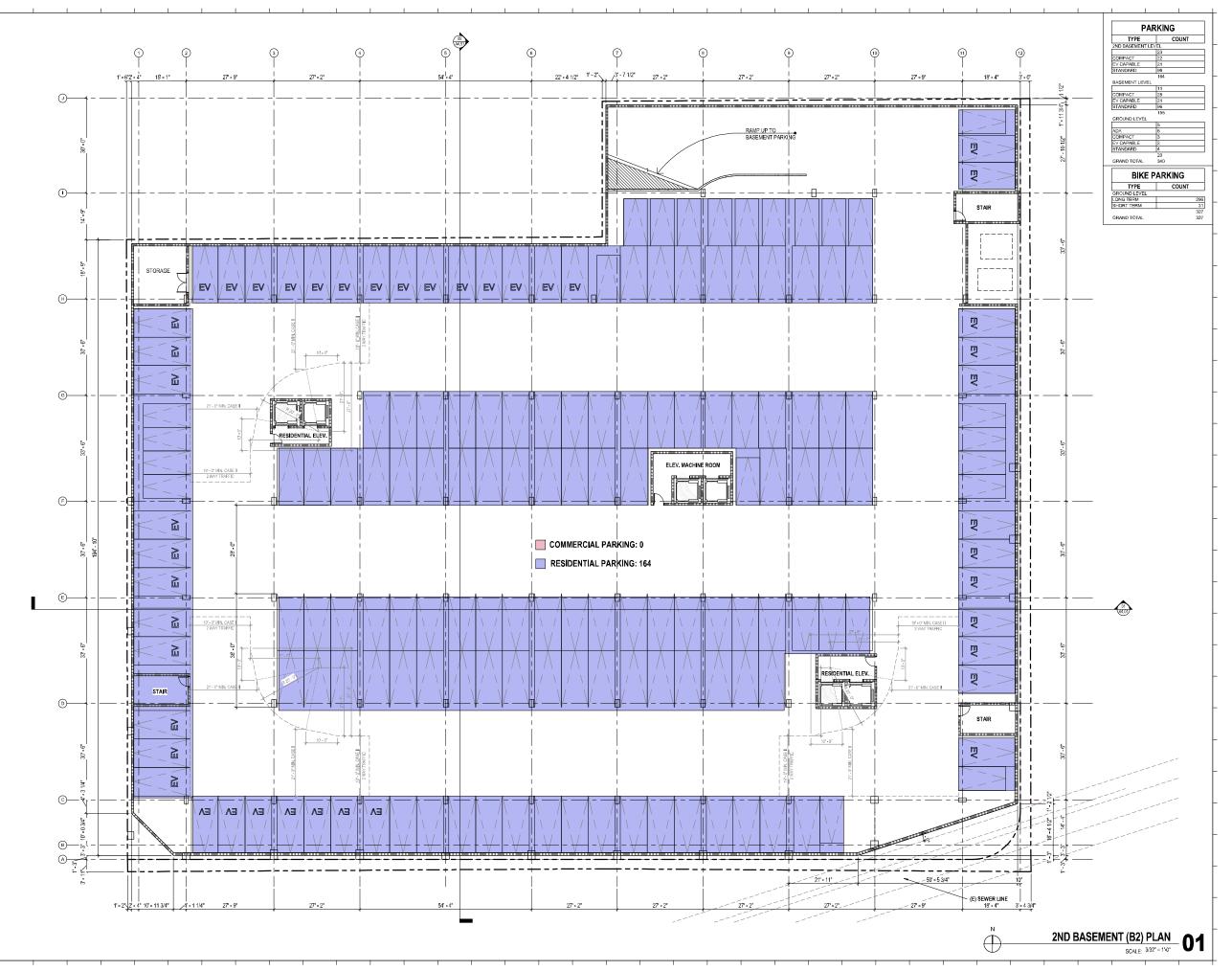
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SITE PLAN

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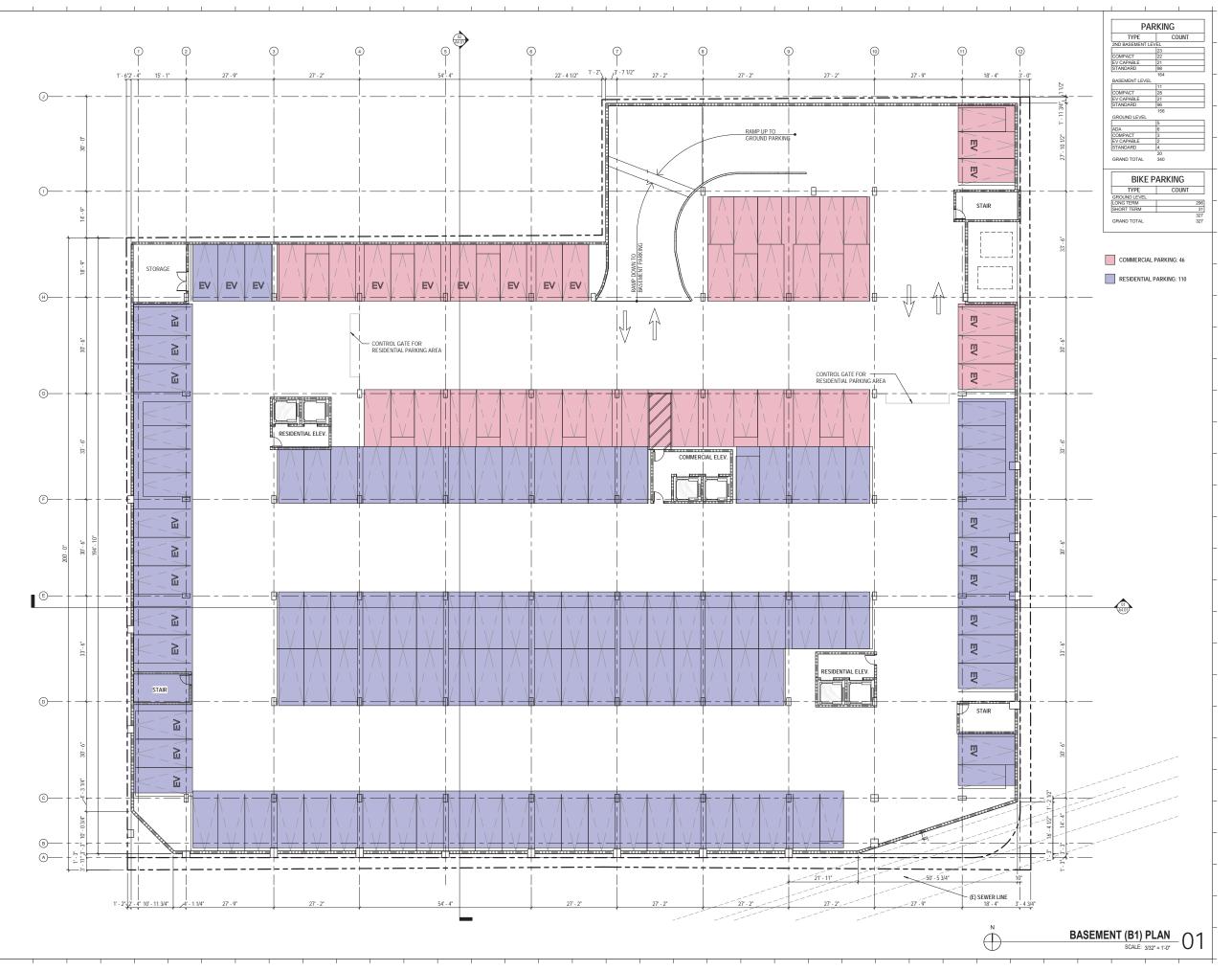
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2ND BASEMENT PLAN

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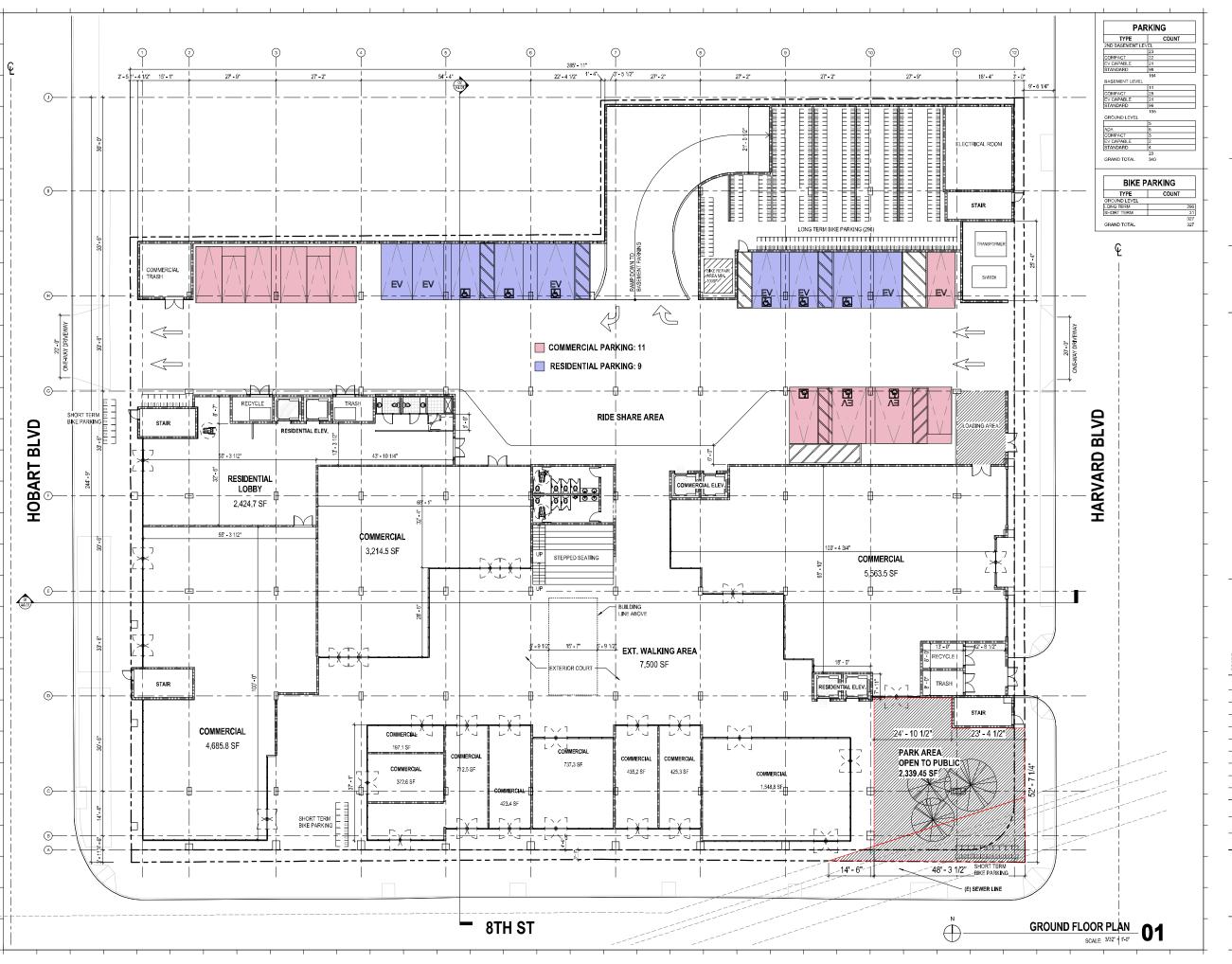
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BASEMENT PLAN

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Architect / Engineer Seal:

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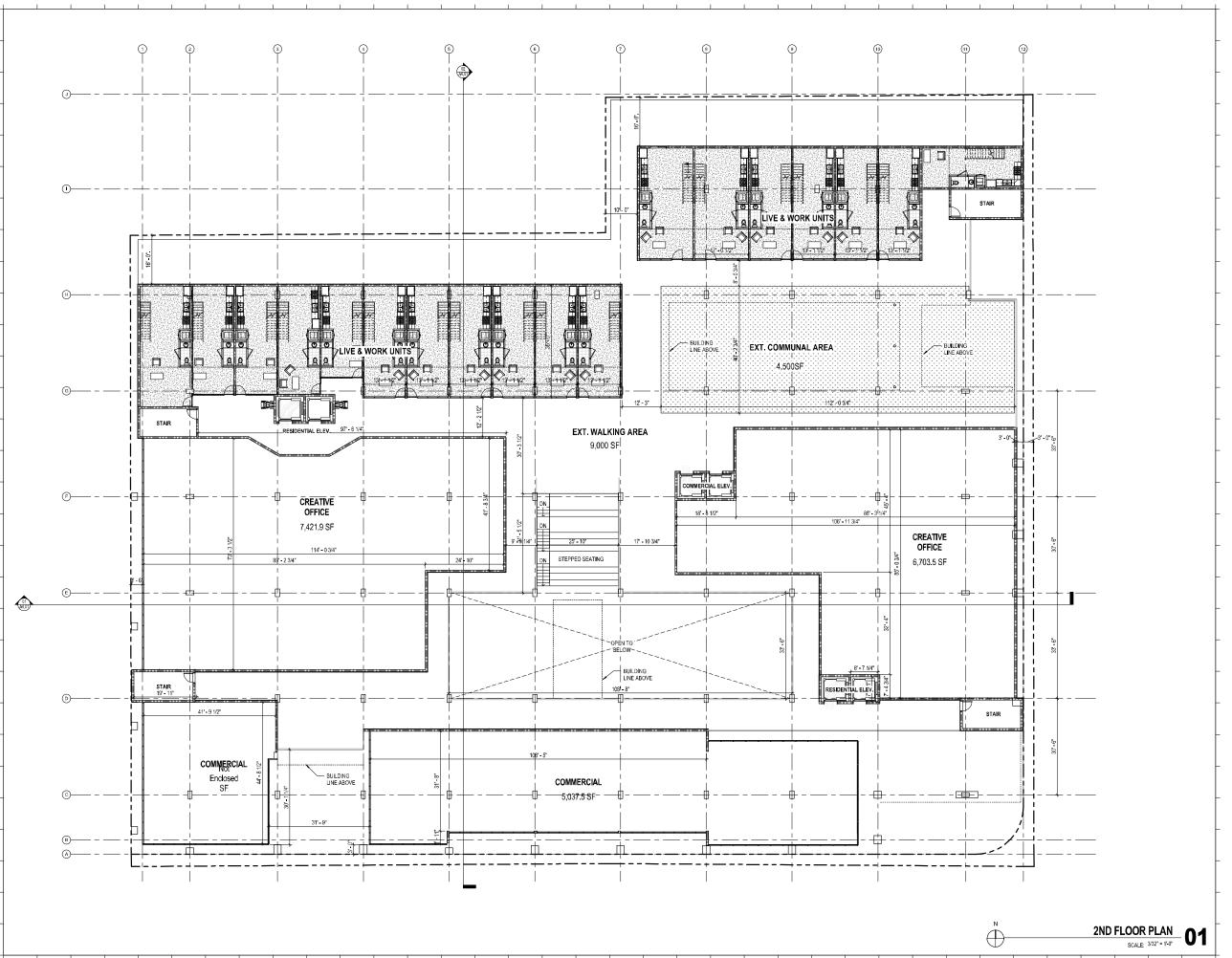
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GROUND FLOOR PLAN

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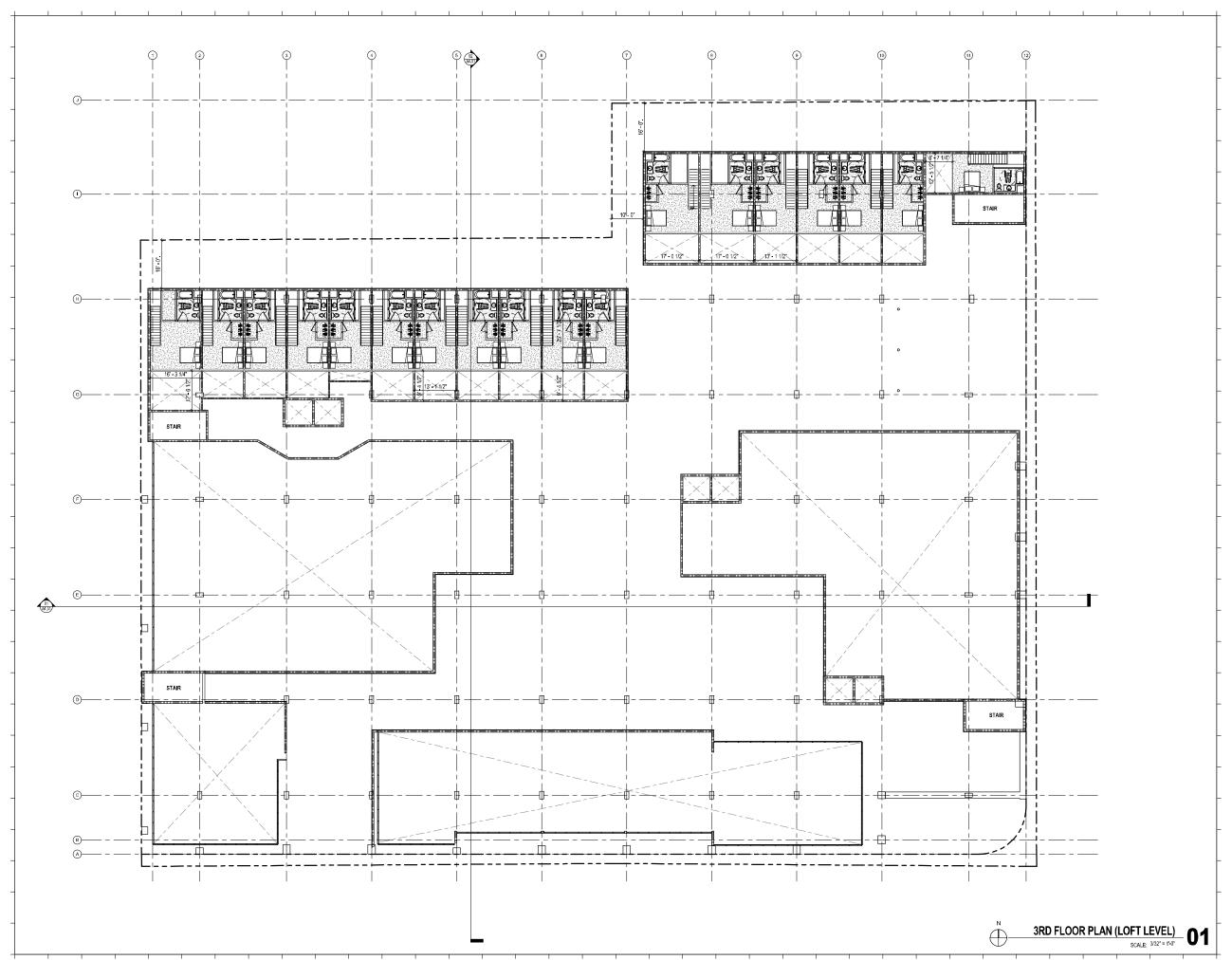
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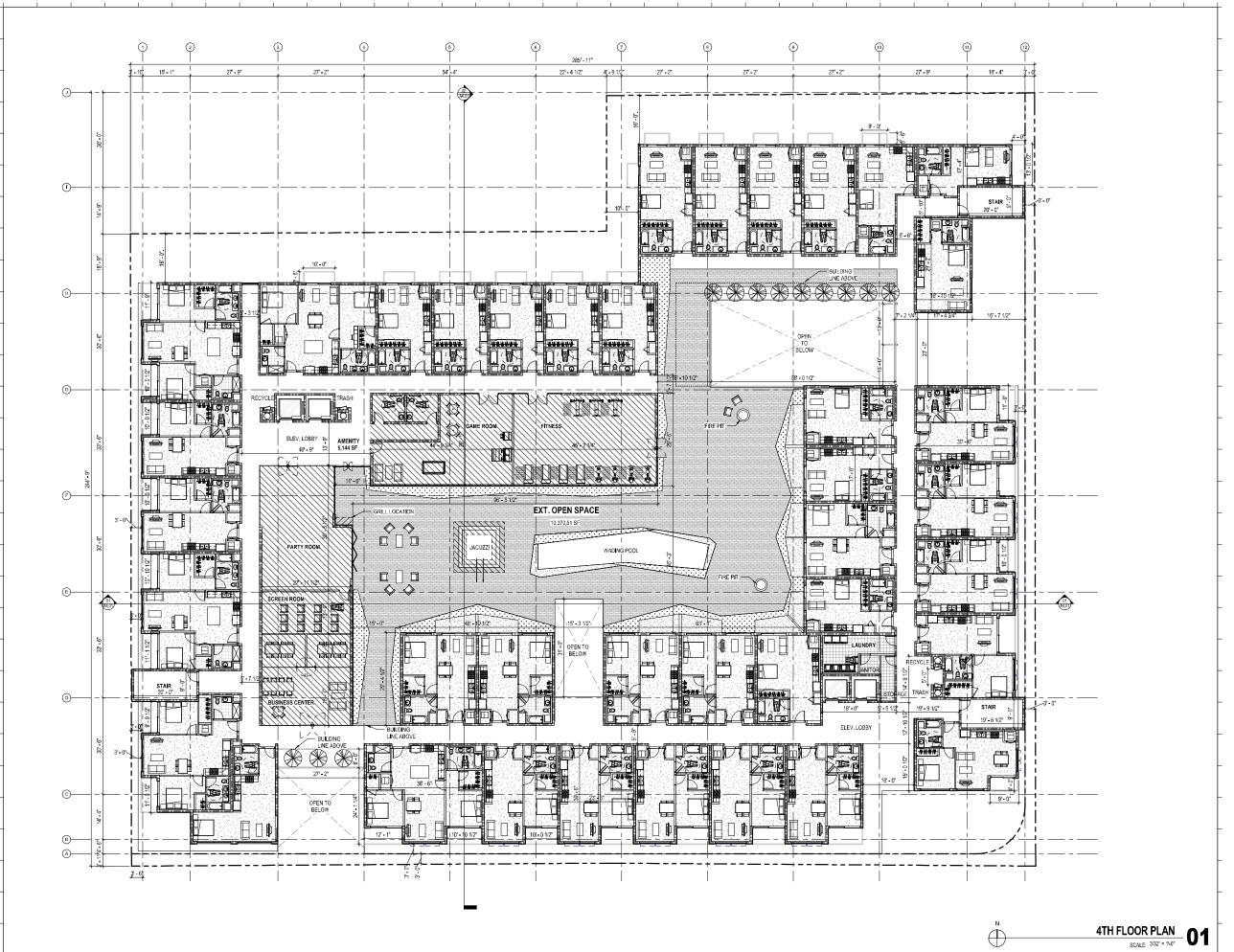
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CHARLES PARK & ASSOCIATES, LLC

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Engineer

Architect / Engineer \$

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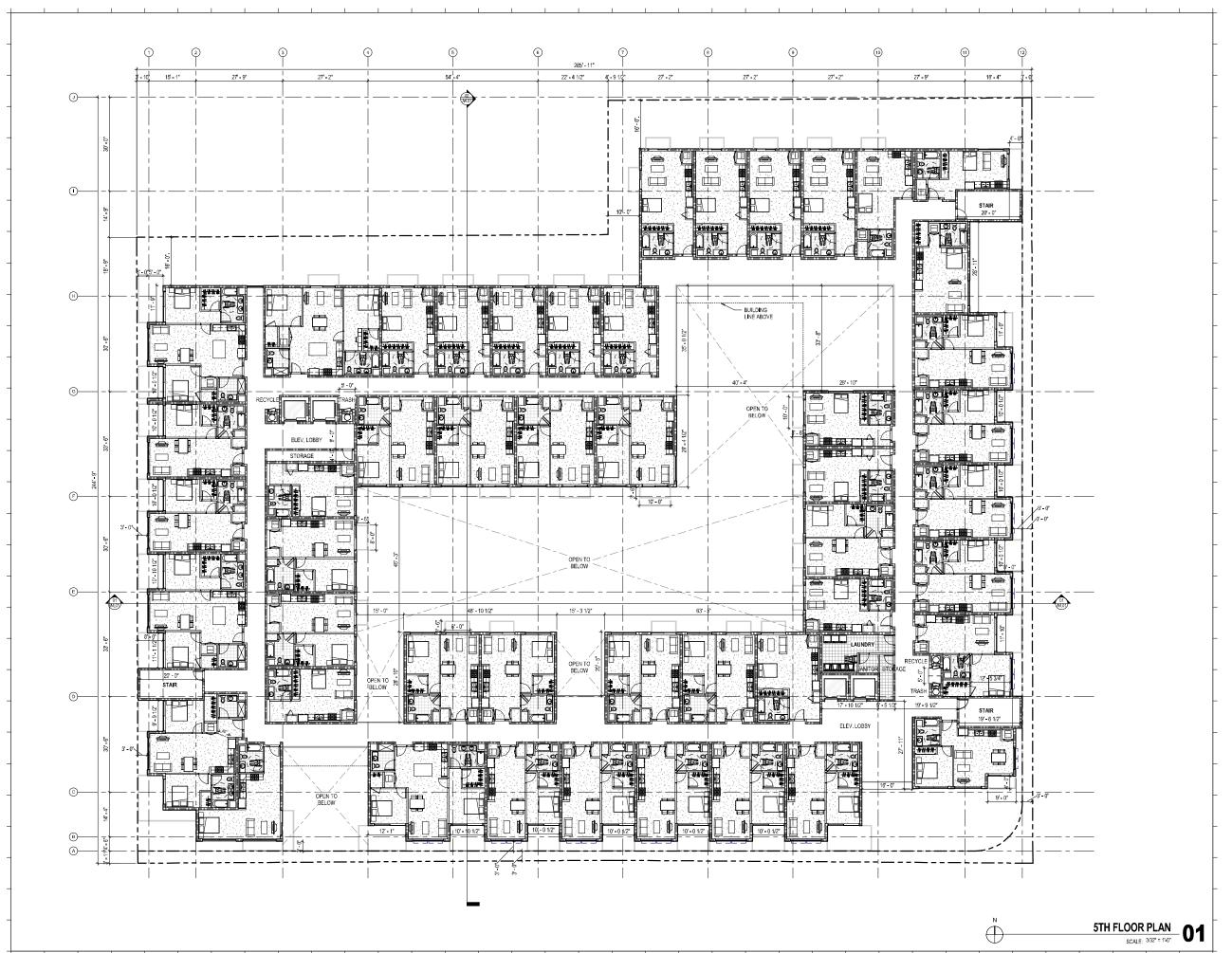
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4TH FLOOR PLAN

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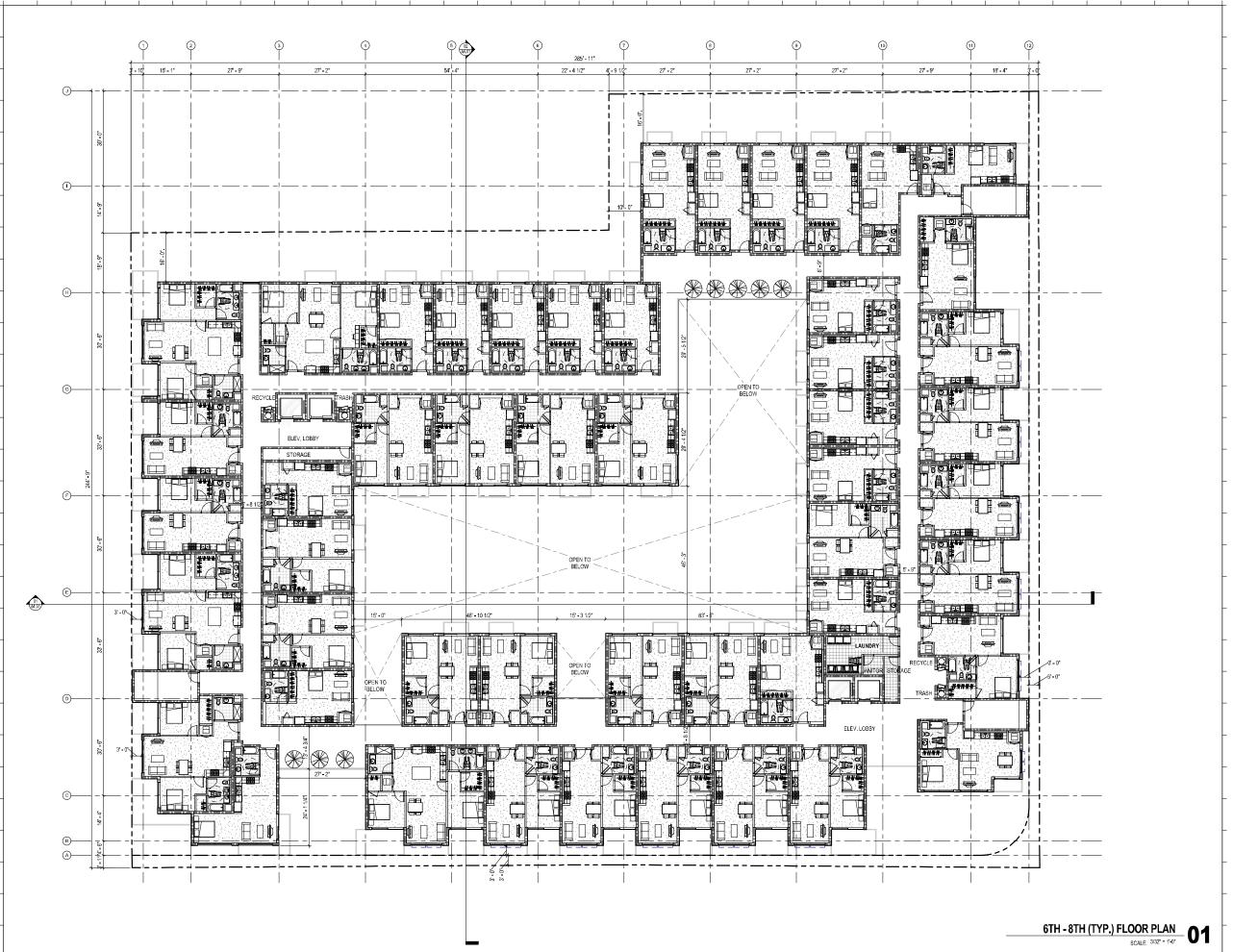
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CHARLES PARK & ASSOCIATES, LLC

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Architect / Engineer \$

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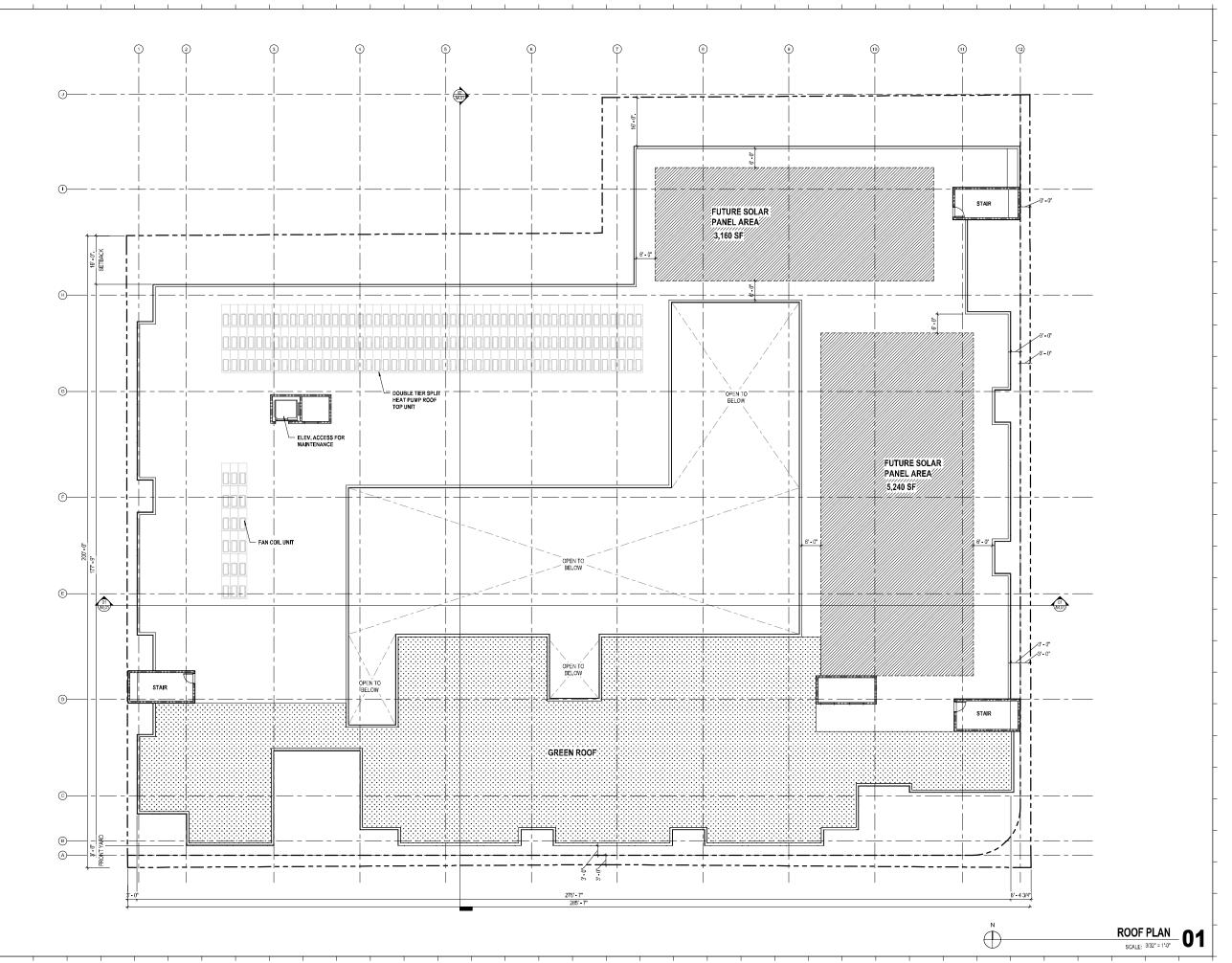
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6TH - 8TH (TYP.) FLOOF PLAN

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CHARLES PARK & ASSOCIATES, LLC

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Architect / Engineer Seal:

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SOUTH ELEVATION (8TH ST.)
SCALE: 3/32" = 1-0"





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THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

T: 1 213 739-9902 F: 1 213 739-9906

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

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THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angelles, CA 90005

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011



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ELEVATIONS

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3450 Wilshire Blvd Suite 1000 Los Angeles, California 90010

THE PARKS IN L.A. (TPLA)

3433 8th St. Los Angeles, CA 90005

T: 1 213 739-9902 F: 1 213 739-9906

CHARLES PARK & ASSOCIATES, LLC

2250 Maple Ave., Los Angeles, CA 90011

Architect / Engineer Seal:

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BUILDING SECTION

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