DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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CULTURAL HERITAGE COMMISSION

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Date APR 03 2009

CD 4

Los Angeles City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2009-210-HCM**
SEE'S CANDY SHOP AND KITCHEN #1
135-139 NORTH WESTERN AVENUE

At the Cultural Heritage Commission meeting of April 2, 2009, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved:	Commissioner Dake
Seconded:	Commissioner Scott
Ayes:	Commissioners Barron
Absent:	Commissioners Lehrer and Louie
Vote:	**3-0**

Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Tom LaBonge, Fourth Council District
Charlene E. Nichols, Applicant
Paris Plaza Realty, LLC, Owner
David D. Lee, Owner

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-210-HCM
ENV-2009-211-CE

HEARING DATE: April 2, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA

Location: 135-139 North Western Avenue
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: None
Legal Description: Lot 2 of Block C of IMB 12-187, Tract Number One

PROJECT: Historic-Cultural Monument Application for the SEE'S CANDY SHOP AND KITCHEN #1

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Charlene E. Nichols
28 West Palm Street
Altadena, CA 91001

OWNER: Paris Plaza Realty, LLC
1020 Crocker Street
Los Angeles, CA 90021

David D. Lee
4433 Gould Avenue
La Cañada, CA 91011

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: January, 2009 Historic-Cultural Monument Application
ZIMAS Report

FINDINGS

The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the founding and history of the iconic See's Candy Company and its ties to Los Angeles.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the See's Candy Shop and Kitchen #1 building as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

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

SUMMARY

Built in 1921, this two-story commercial building exhibits character-defining features of Italian Renaissance Revival architecture. Located near the intersection of Western and First Street, the subject building is rectangular in plan with a steep side-gabled roof with composition shingles. The exterior is brick, plaster, and stucco. Three glass and aluminum storefronts line the street level. Four fixed aluminum windows line the main elevation on the second floor. An overhanging cornice lined with brackets, denticulation and decorative garland motifs tops the main façade.

The proposed See's Candy Shop and Kitchen #1 historic monument was designed by an unidentified architect or builder. The subject building was built by contractor George M. Easton.

The subject building housed the first See's Candy Shop and Kitchen, having been established at the subject property in 1921 by Charles Alexander See. Based on candy recipes by his mother, Mary See, C.S. See opened his candy store after immigrating to California from Canada in 1919. At the subject building, the See family developed their distinctive store design and aesthetic: white colored storefronts and interiors, black-on-white lettering and font, black and white tiled foor, as well as their advertising slogans. By October 1922, four more stores were opened in the Los Angeles area. The company continued to expand, having 25 stores by 1931 and opening large candy making plants in San Francisco and Los Angeles. The company continued its expansion to over 130 stores by the 1960s. In 1971, Blue Chip Stamps, a subsidiary of Warren Buffet's Berkshire Hathaway, gained controlling interest of the See's Company. Currently, See's Candy is California's largest boxed chocolate manufacturer and is found in 10 states and four countries with more than 200 shops.

The subject building may be significant for its association with See's Candy and appears to be the only extant building of the first five See's Candy shops.

Alterations include the replacement of storefronts, windows, removal of tile roof, and addition of rooftop signage.

DISCUSSION

The See's Candy Shop and Kitchen #1 property successfully meets one of the specified Historic-Cultural Monument criteria in reflecting "the broad cultural, economic, or social history of the nation, State or community." As a property reflecting the founding and history of the iconic See's Candy Company and its ties to Los Angeles, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

The staff of the Office of Historic Resources (OHR) acknowledges some integrity issues with the subject building stemming from alterations to its windows, storefronts, and roof and the placement of rooftop signage. However, based on surviving character-defining features and its documented status as the very first See's Candy Shop and Kitchen and its use as a prototype for all future shops, the subject building appears eligible for local designation.

BACKGROUND

At its meeting of February 5, 2009, the Cultural Heritage Commission voted to take the application under consideration. On March 5, 2009, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-210-HCM
ENV-2009-211-CE

HEARING DATE:	February 5, 2009	Location: 135-139 North Western Avenue
TIME:	10:00 AM	Council District: 4
PLACE:	City Hall, Room 1010 200 N. Spring Street Los Angeles, CA	Community Plan Area: Wilshire Area Planning Commission: Central Neighborhood Council: None Legal Description: Lot 2 of Block C of IMB 12-187, Tract Number One

PROJECT: Historic-Cultural Monument Application for the SEE'S CANDY SHOP AND KITCHEN #1

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: Charlene E. Nichols
28 West Palm Street
Altadena, CA 91001

OWNER: Paris Plaza Realty, LLC
1020 Crocker Street
Los Angeles, CA 90021

David D. Lee
4433 Gould Avenue
La Cañada, CA 91011

RECOMMENDATION **That the Cultural Heritage Commission:**

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

2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: January, 2009 Historic-Cultural Monument Application
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SUMMARY

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CRITERIA

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FINDINGS

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

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT See's Candy Shop and Kitchen #1

2. STREET ADDRESS 135-139 North Western Avenue

   CITY Los Angeles ZIP CODE 90004 COUNCIL DISTRICT 4

3. ASSESSOR'S PARCEL NO. 5517-003-002

4. COMPLETE LEGAL DESCRIPTION: TRACT Tract No: 1

   BLOCK C LOT(S) 2 ARB. NO. none

5. RANGE OF ADDRESSES ON PROPERTY 135-139 North Western Avenue

6. PRESENT OWNER Paris Plaza Realty, LLC

   STREET ADDRESS 1020 Crocker Street E-MAIL ADDRESS:

   CITY Los Angeles STATE CA ZIP CODE 90021 PHONE ( )

   OWNERSHIP: PRIVATE X PUBLIC

7. PRESENT USE Empty ORIGINAL USE Candy shop and kitchen

DESCRIPTION

8. ARCHITECTURAL STYLE Italian Renaissance Revival
   (SEE STYLE GUIDE)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DECRIPTION WORK SHEET. 1 PAGE MAXIMUM)

   (see worksheet)

HISTORIC-CULTURAL MONUMENT APPLICATION

NAME OF PROPOSED MONUMENT See's Candy Shop and Kitchen #1

10. CONSTRUCTION DATE: 1921 FACTUAL: ☑ ESTIMATED: ☐

11. ARCHITECT, DESIGNER, OR ENGINEER unknown

12. CONTRACTOR OR OTHER BUILDER George M. Easton

13. DATES OF ENCLOSED PHOTOGRAPHS 1922, 1924, 2009
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: ☐ EXCELLENT ☐ GOOD ☑ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
Reset Selection

15. ALTERATIONS Ground floor storefronts have been extended to the sidewalk and modified, Decorative clay roof tiles along the Western Avenue elevation have been removed and replaced by composition tile similar to orignal finish on flat roof portion. Second floor windows may have been replaced in kind -openings are unchanged Windows have been added to the north and south elevations.

16. THREATS TO SITE: ☐ NONE KNOWN ☑ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT
Reset Selection
☐ ZONING ☐ OTHER

17. IS THE STRUCTURE: ☑ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN
Reset Selection

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

(see attached)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES)

(see attached)

20. DATE FORM PREPARED 01/08/2009 PREPARER'S NAME Charlene E. Nichols

ORGANIZATION STREET ADDRESS 28 W. Palm Street

CITY Altadena STATE CA ZIP CODE 91001 PHONE (213)842.6797

E-MAIL ADDRESS: nixols@yahoo.com

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE See's Candy Shop and Kitchen #1 (NAME OF PROPOSED MONUMENT) IS A one and two (NUMBER OF STORIES) -STORY,

Italian Renaissance Revival (ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)), rectangular (PLAN SHAPE (Click to See Chart)) PLAN shop and candy kitchen (STRUCTURE USE (RESIDENCE, ETC.))

WITH A brick and plaster (MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.)) FINISH AND plaster (MATERIAL (WOOD, METAL, ETC.)) TRIM.

IT'S steeply picthed (ROOF SHAPE (Click to See Chart)) ROOF IS composition (MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.)). unknown (WINDOW MATERIAL),

horizontally divided sliding (WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]) WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A three glass and aluminum remodeled storefronts (DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)),

glass and aluminum (ENTRY DOOR STYLE (Click to See Chart)) DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE the symmetry of window placement along the main façade, moderate overhang of steeply, (IDENTIFY **ORIGINAL FEATURES** SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

pitched roof, boxed eaves, brackets, dentil molding and decorative cartouches with swags on either side.

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A single-story residence on rooftop (IDENTIFY GARAGE; GARDEN SHELTER, ETC.)

SIGNIFICANT INTERIOR SPACES INCLUDE unknown (IDENTIFY **ORIGINAL FEATURES** SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TIME; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES n/a (IDENTIFY NOTABLE MATURE TREES AND SHRUBS).

City of Los Angeles Historic-Cultural Monument
See's Candy Shop and Kitchen #1
Prepared by: Charlene E. Nichols
January 8, 2009

The two-story, former See's Candy Shop and kitchen #1 located at 135 North Western Avenue just north of First Street in the historic St. Andrews Square neighborhood of Los Angeles is a two-story reinforced brick structure built in 1921. The building meets the following Historic-Cultural Monument criteria:

- the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified;
- is identified with historic personages;
- is identified with important events in the main currents of national, State or local history;
- that embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction;

The building's primary significance is under the cultural and historic personages criteria for it's associations with Charles A. See and the origins of his candy company, which started in this building and continues today as a beloved icon of California and the state's largest boxed chocolate manufacturer. The building is also significant in the broad cultural, economic, and social development of Los Angeles as part of the first wave of streetcar development in the new districts forming west of downtown in the first two decades of the twentieth century and the increased dominance of manufacturing and chain retail. Thirdly it embodies the distinguishing characteristics of an architectural period, the Italian Renaissance Revival style. Distinguishing features include the symmetry of window placement along the main façade, moderate overhang, boxed eaves, brackets, dentil molding and decorative cartouches with swags on either side. The building has been altered but maintains much of its original integrity including a steeply pitched red clay tile roof along Western (since replaced with composition.) The building footprint, north and south elevations (windows have been added) and 2nd floor of the main east facing elevation remain mostly unchanged and are easily recognizable in historic photographs. The four ground floor storefronts have been modernized and extended out to the sidewalk.. Fragments of original hexagonal white porcelain floor tile remain, as do portions of the original signage panel running the length of the east façade to which was once attached a white porcelain enamel sign nearly 50 feet long reading "See's Candies," "old time" and "home made" painted in black.

See's candy is an American icon. They have their own Barbie doll. Tin toys based on their trucks have been popular for decades. "On Main Street of Disney World in Florida, See's candies are featured in a special confectionary center, where employees have also been trained ... to serve customers with candies that have been sent fresh from See's Southern California candy-making facilities on La Cienega Boulevard." (Scheid et all, 1986) See's was also enshrined in popular culture in one of the most beloved episodes of the *I Love Lucy* television series. For "Job Switching" (1952) Lucille Ball and Vivian Vance trained for the role at the La Cienega plant. According to Pick, See's pavilion at the 1939 San Francisco World's Fair was a major attraction with a candy kitchen where the public could watch candy being made. In 1949 they sponsored their own float in the Tournament of Roses Parade. The candies that have been called "famous," "old time" and "home made" since 1921 have paid homage to their original store design and décor with black and white tiled interiors and smiling women in classic white dresses with black bows who will still hand you a free sample of their famous Bordeaux in shopping malls and airports around the country. But See's still reminds Easterners of the West, according to the *New York Times* "See's was filled with sunny California optimism and brisk, domestic tidiness, as if someone's kindly grandmother were running it." (Viladas, 2000) So where did this store which is now owned by Warren Buffett, the richest man in the world and offers "Quality without Compromise since 1921," , originate?

Mary See was born in Gananoque, Howe Island, Frontenac County, Ontario, Canada on September 15, 1854 and died on July 31, 1939 still in Gananoque. She along with her husband Alexander See, operated a summer resort called Tremont Park. They had three children including Charles Alexander See, who was born in Canada on March 15, 1882 and died in Beverly Hills, CA on November 7, 1949. He is interred at Forest Lawn, Glendale. Charles studied pharmacology and owned two drug stores in Timmins, Ontario, Canada in the Porcupine gold mining district. On February 22, 1911 he married Florence MacLean, and five months later, on July 11, 1911 his pharmacies were destroyed in a fire. In 1913 he had his first child, Margaret See, in Porcupine. The family relocated to Toronto and Charles began selling chocolate and bulk candy-making ingredients to small confectioners for Merckens, an established U.S. chocolate manufacturer, still in business today. His second child, Laurance A. See, was born in 1918 in Toronto. The family immigrated to the United States through Detroit on October 20, 1919. There is no evidence that Mary See, Charles' mother, ever left Canada for more than a visit (she is not listed in the 1920, or 1930 census, the city directories, and there are no naturalization papers for her) but her recipes, name and image led to the great success of the company. By March 14, 1921, their third child, Charles B. "Harry" See, was born in Pasadena. According to the 1921/22 Pasadena City Directory Charles and Florence were living at 462 South Marengo Ave., (now listed on the National Register of

Historic Places) when the first See's Candy shop and candy kitchen opened on Western Ave. in November, 1921.

After the initial Los Angeles development boom of the 1880s, the period in which the See family arrived in Southern California was most influential in Los Angeles history and development patterns. According to Zimmerman, from the mid 1800s through the first decade of the 1900s the main thrust of expansion in Los Angeles county were agricultural (Sunkist, etc.) aimed at increasing population and infrastructure. The temperate climate, rich soil, and fruit and nut industries were emphasized by advertising and the oversized efforts of the Los Angeles Chamber of Commerce. A reputation of farm fresh ingredients and a mild climate is good for a candy maker, especially in the days before widespread refrigeration. However, in 1915 the Chamber of Commerce created an Industrial Bureau, and emphasis shifted from growing the ingredients to secondary use of resources, and increasing emphasis on promoting local products and encouraging local manufacturing. It was in this secondary era of Los Angeles' growth that Charles See came to create one of the most successful candy businesses in the United States. In his advertising of the 1920s, Charles See emphasized the local connection in ads that proclaimed "See's candies are all made in our Los Angeles studio" (LA Times 1928) and in the 1930s his candy bore the "'Made in Los Angeles' imprint." (LA Times, 1931)

The streetcar system in Los Angeles dates to 1873 and was vastly improved and expanded by 1901 when, According to Zimmerman, land speculator and former Southern Pacific president Henry Huntington, turned his attention to the Southern California trolley systems. By 1908 his Pacific Electric Railway built lines to Riverside, Redlands, San Pedro and Orange County. In the period between 1900 and 1920 a new streetcar line would typically precede development in that area. According to Liebs, by the turn of the 20th century speculators began building a row of commercial buildings along the streetcar lines that were usually one-story shops with storefronts, sometimes including a secondary story of apartments. These buildings were considered temporary while land values increased and were designed to "produce enough revenue to pay the taxes and hold the property for the future. Hence these buildings were often referred to as taxpayers." (Liebs, 12)

The building at 135-139 N. Western Avenue, owned by dentist Dr. Francis K. Ledyard, was just such a development. The first building permit was issued on July 11, 1921 along the Western Avenue streetcar line and had a two-story frontage with the rest of the building retaining its one story height. A boxy square residential unit with its own address, 139 ½ N Western, was constructed above the one-story factory or "candy kitchen" which is where Dr. Ledyard lived and worked. This addition to the original plan was permitted one month later, in

August, 1921. The entire configuration: two story façade, upstairs offices, deep single story factory space, and small house addition stand to this day. No architect is listed on the permit, but contractor George M. Easton used the Italian Renaissance Revival style for the building. According to Paradis, the Renaissance Revival style was popular between 1900 and 1929 due to the influence of the 1893 Chicago World's Fair, the Columbian Exposition, which encouraged a more accurate interpretation of European styles than the earlier examples of Italianate had achieved. The building has a concrete foundation in clay soil and frame interior construction with brick exterior walls. Easton had experience with brick construction at the Clara Barton Hospital in 1913. According to SAIC, brick was increasingly used in construction in the years between 1914 and 1927 for fire safety. Brick was no longer the preferred material after a new building ordinance was adopted in 1927 after the 1925 Santa Barbara Earthquake, which was replaced by even stricter codes after the 1933 Long Beach earthquake. Easton along with his partner Erwin C. Nesser (Easton & Nesser), would later get contracts to build schools. According to Longstreth, investments in Western Avenue like Ledyard's were lucrative. Between 1917 and 1927 property values on parts of Western rose between two to three thousand percent. While residences were being built on Western Avenue by 1913, there was little commercial development before WWI. Between 1918 and 1921 it was so extensive that "Western was heralded as the 'Wonder Street'- a magnet for commerce that would become an unbroken shopping corridor second only to downtown...." (Longstreth, 68)

Charles See arrived at a time of transition between the dominance of the streetcar system and the rise of the private automobile. According to Zimmerman "In 1920, ninety percent of workers arrived at their downtown jobs by streetcar; a mere four years later, almost fifty percent were using their own autos." (115) According to Henstell, in April, 1920 increased automobile traffic downtown led the Los Angeles Railway to request a city parking ban on downtown streets during peak business hours to allow the streetcars to maintain their schedules. The ordinance passed and on it's first day more than 1000 citations were handed out. Business reported losses of 25-50% and along with motorists, protested for their rights and the ordinance was repealed. Charles See took advantage of Angeleno's love of the automobile. Whereas in an earlier era bicycles might be used for speedy delivery, in the 1920's See's began using Indian motorcycles with custom eye catching sidecars built to resemble the candy shops and displaying the black and white See's logo. They became mobile billboards that publicized See's all over Los Angeles. By the 1960s, See's had specially-built insulated and refrigerated trucks, and had even added drive-in candy shops.

Another trend that coincided with the early growth of See's candies was the increased formation of retail chains. Chain stores were rare at the end of the

1800's but "...by the end of 1929 chains accounted for 22 percent of gross sales in the retail trade...." (Longstreth, 72) with the interwar period between 1919 and 1928 seeing the most dramatic increases. This coincides with the growth of the See's chain. In 1921, the same year he emigrated to California, Charles See moved into his first candy shop at 135 N. Western Avenue and opened his candy making kitchen in an adjoining storefront at 139 N. Western. The company was officially incorporated in June, 1922, with James Reed (an early business partner), and See family members including Charles, Florence and Mary as stockholders. The first store had only two employees, a candy maker and a salesman. According to the *Los Angeles Times*, by October, 1922 the chain was opening its fourth store. Of the first four stores (135 N. Western Ave., 396 E. Colorado St. Pasadena, 2030 W. Seventh St. and 333 W. 6th St.) only the Western building remains. Charles moved from his home in Pasadena into a newly constructed house about three miles from the plant at 835 S. Orange Drive in 1924.

After the stock market crash of 1929, See's managed continuous expansion with a number of innovative business plans. Charles See cut candy prices from 80c to 50c per pound, less than his original price in 1922. He instituted a bulk discount policy in 1932, called quantity order, which he marketed as a fundraising tool for charity groups and clubs. He also added an extensive mail order department, which the company maintains to this day. He told his landlords "Lower rent is better than no rent; reduce the rent and we will survive together." When a competitor down the street, Mary Fraser Candy, closed its doors in 1932, Charles swooped up sales manager Ed Peck, who he sent, four years later, to start the San Francisco division. Charles was so successful during the depression that he became identified as a leader in business and community service activities in the greater Los Angeles area and was active in helping stage the 1932 Olympics in Los Angeles. By 1933 The See family had moved to 262 N. McCarty Drive in Beverly Hills.

According to the *Los Angeles Times*, in 1931 there were 25 See's stores, more than 100 employees, and annual production totaling approximately 1,000,000 pounds. Demand was high enough to build a new manufacturing plant, dubbed "Mary See's Sunlit Candy Studio" at 519 W. Washington Blvd. (since demolished). On the opening of this plant in November, 1931 the Western Ave. store was vacated, exactly 10 years after its debut. Although See owned the land under the Washington Blvd. facility, his 1939 plant in San Francisco, and the current Southern California plant, at 3423 S. La Cienega Blvd., (c. 1946), See continued a business model of leasing the shop locations, typically on a five year term. By the time of Charles' death in 1949 he had built a three-person operation in that first store on Western Avenue into a chain of 78 stores, with two manufacturing facilities that employed more than 2,000 people.

Charles' son Laurance See took over the company in 1949 and continued its growth by branching out into shopping malls, and opening the first international location in Hong Kong. The candies, still made in California, had to be refrigerated the entire way. In the mid 1950s, Laurance also presided over the construction of the current South San Francisco manufacturing plant at 210 El Camino Real. By the time of Laurance See's death on October 31, 1969, there were over 130 stores across the Western United States. Charles B. "Harry" See was the next president and two years later, investor Warren Buffett (through Blue Chip Stamps, a subsidiary of Berkshire Hathaway) gained controlling interest of See's by purchasing the family stock at three times book value, the highest premium he had paid for a company up to that time. Over the next six months Buffett acquired the remaining common stock and moved the headquarters from Los Angeles to South San Francisco, where he appointed Charles Huggins president and CEO, a position he held for over 30 years until his retirement in 2005.

After the Berkshire Hathaway merger See's continued its growth and by the mid 1990s was a $235 million company, ranking second in boxed chocolates nationwide. But in many ways See's is still a local company. Although headquartered in South San Francisco, as of 2005 the La Cienega plant still produced almost half of the 30 million pounds of candy sold annually. According to Perry, Huggins believes around 30 recipes have not changed from the recipe book owned by Mary See. Some of the oldest candy recipes, such as Bon Bons and Victoria Toffee, are still made in Los Angeles, while newer varieties like truffles are made in South San Francisco. Although there are stores in 4 countries and 10 states beyond California, three quarters of the more than 200 American shops are still located in California. If you walk into any See's candy shop today you are transported back to that original store on Western Avenue; to a look that will never leave 1921. From the white storefront with black lettering with a black and gray awning over the window and black and white tiled floor, to the old-fashioned writing desk, art deco light fixtures and portrait of Mary, you are entering more than just a candy shop. You are entering Los Angeles history.

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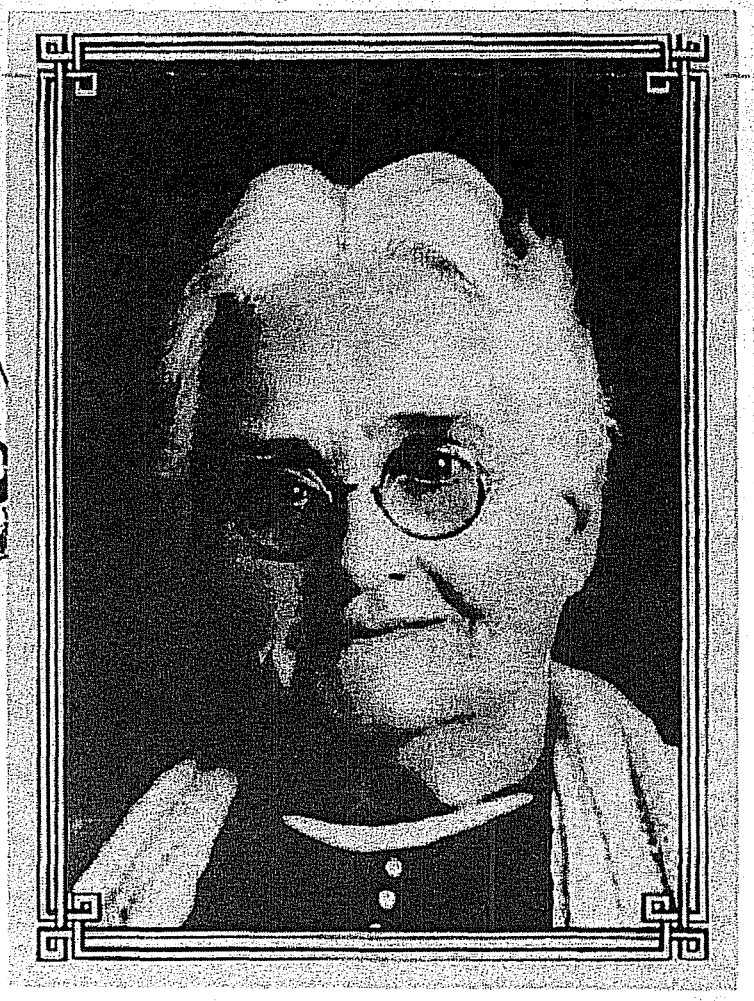
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See's
See's
See's
See's
OLD
TIME
See's CANDIES
HOME
MADE



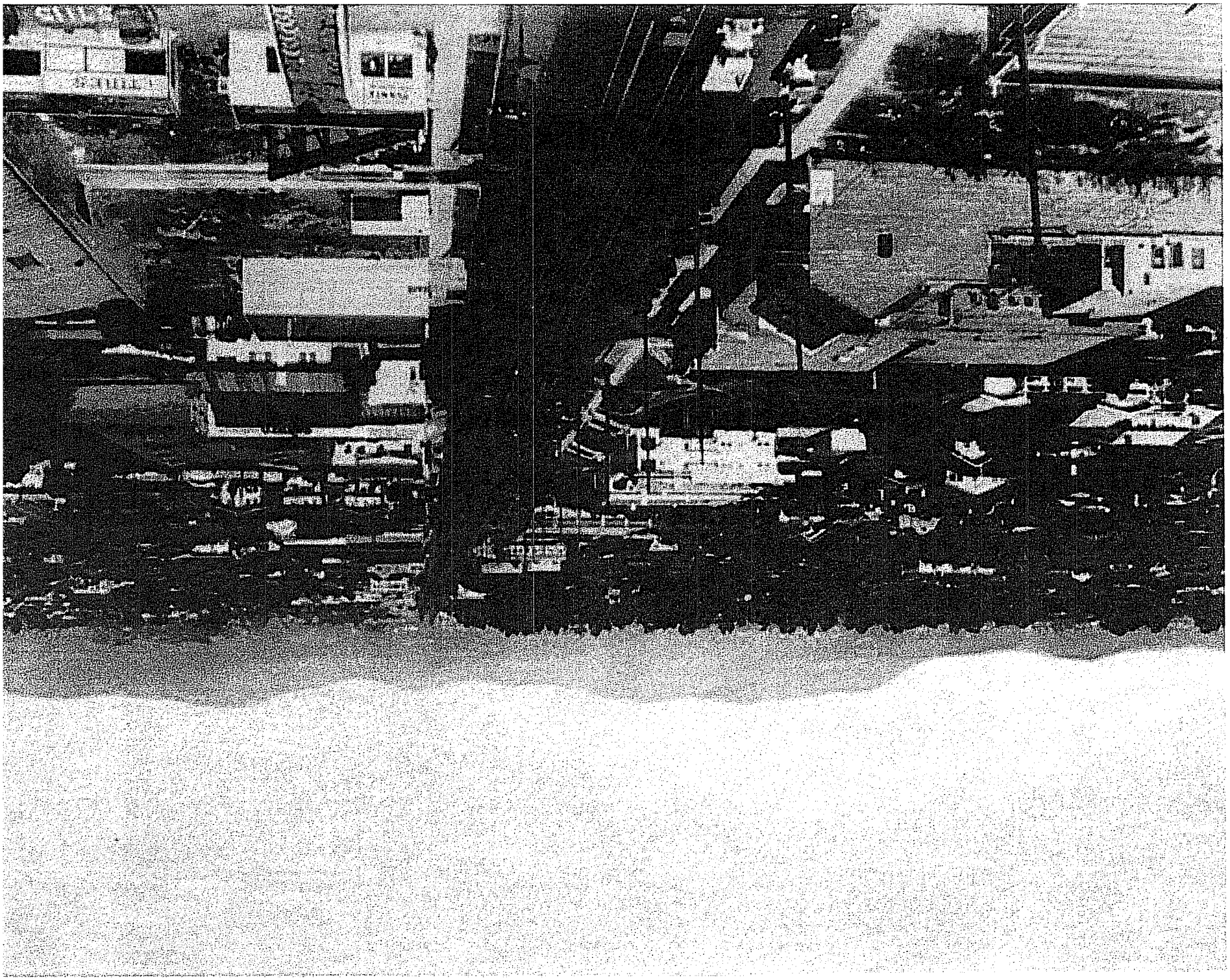
Charles A. See

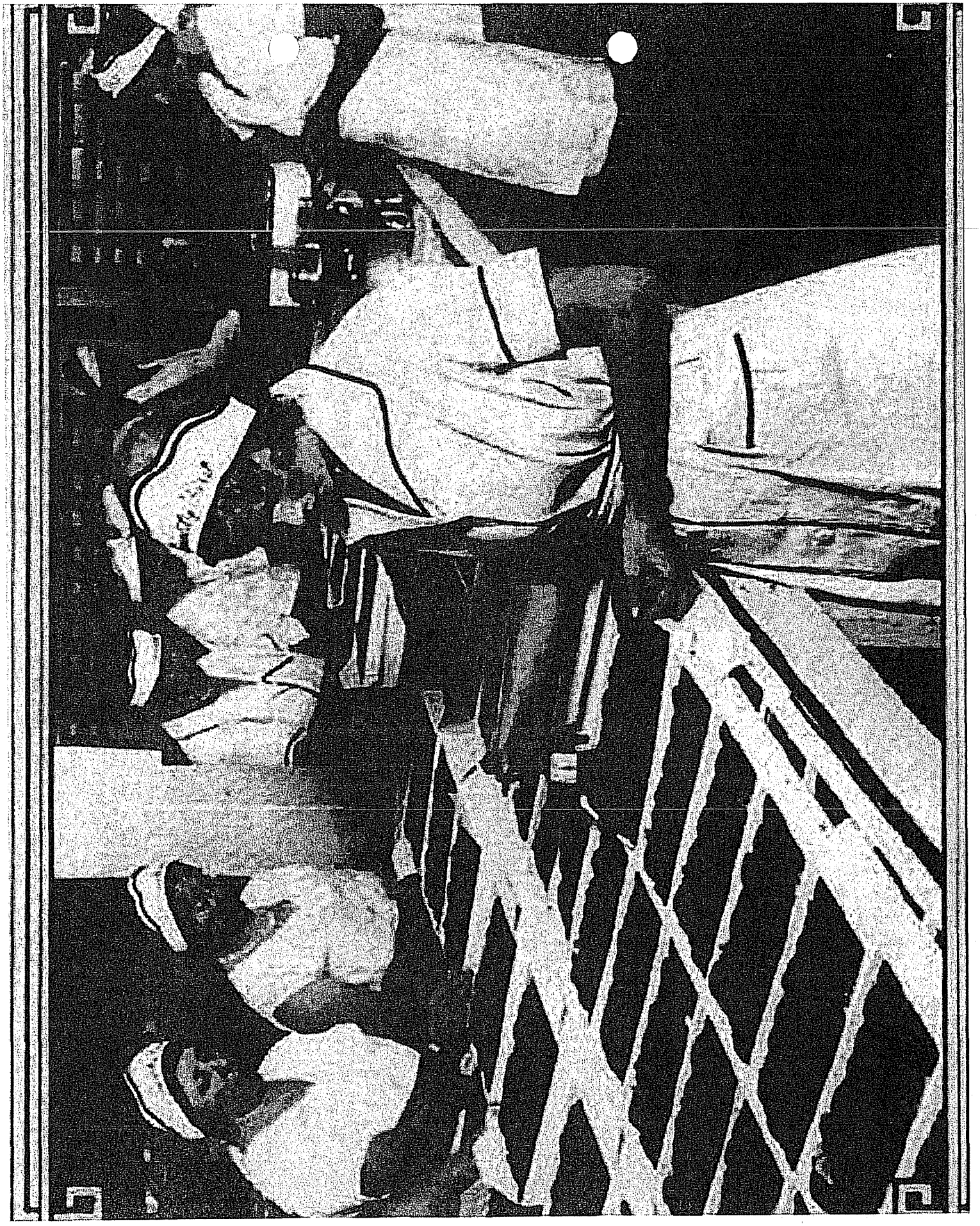




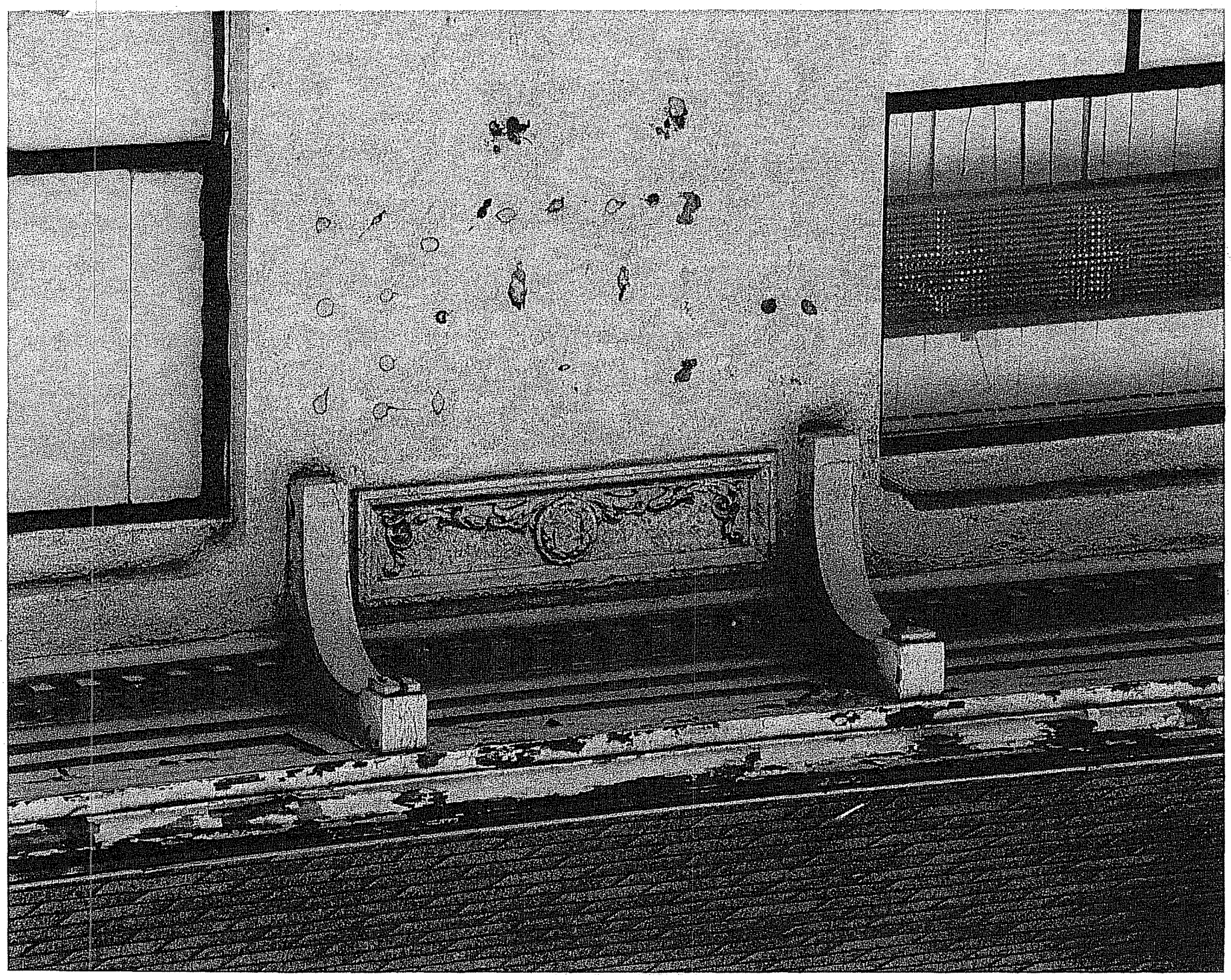
Mary See


NASH
036.






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Mobile



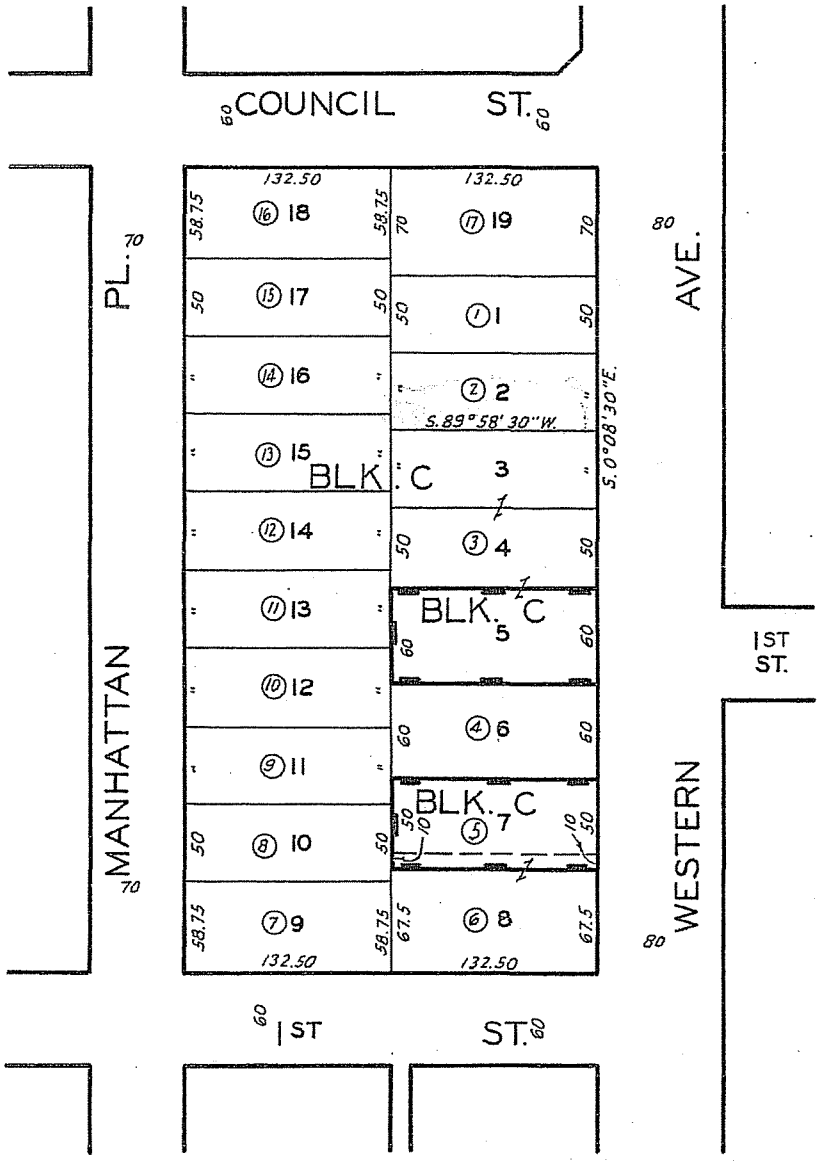

캠핑
여정안내
BOX AIR
양무관광

5517 | 3

ALE 1" = 80'

1996

REVISED
680319
960215



TRACT NUMBER ONE

M. B. 12-187

HOLMES - WALTON CO'S
WESTMINSTER TERRACE

M. B. 9-164

N

CODE
6657

FOR PREV. ASSM'T. SEE: 646-19 & 26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

5517

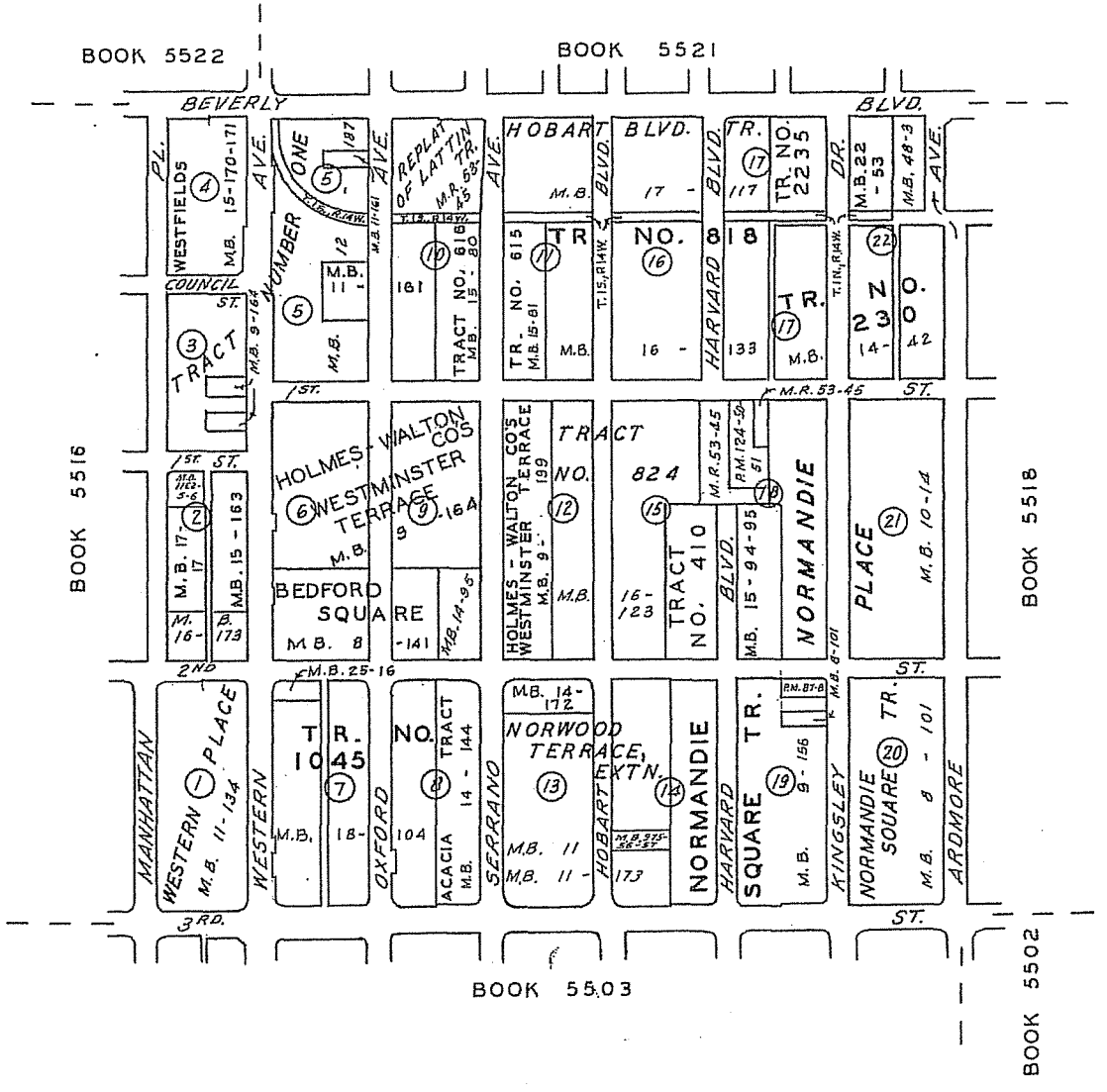
ALE 1" = 400'

1991

1-19-64
1-6-64
9-11-64
680820
771203
810323
830104
831021
901002

INDEX-5517

SCALE 1 IN.=400 FT.



CITY OF LOS ANGELES

ASSESSOR'S MAP

COUNTY OF LOS ANGELES, CALIF.

All applications must be filled out by applicant

Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

1

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "[redacted]"—"C"

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR

CITY CLERK PLEASE VERIFY

Description of Property

Lot No. 2 Block C

Tract #1

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

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

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

No. ..... (Location of Job) ..... Street

07 137½

USE INK OR [redacted]IL

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

1. Purpose of Building Living Q[redacted] No. of families 1
2. Owner's name Wm. T. A[redacted] Phone .....
3. Owner's address 609 .....
4. Architect's name ..... Phone .....
5. Contractor's name Geo. [redacted] Phone S 2908 J.
6. Contractor's address 486 [redacted]
7. TOTAL VALUATION OF BUI[redacted] 15 000
8. Any other buildings on lot at present? .....
9. Size of proposed building 50 x 6[redacted] 50 x 140 feet
10. Number of stories in height 2 [redacted] point 28 ft.
11. Material of foundation Concrete Character of soil Clay
12. Size of footings 12" X 36" Depth below surface of ground 2 ft.
13. Number of chimneys None Material of chimneys .....
14. Number of inlets to each flue ..... Interior size of such flues ..... x ..... x .....
15. Material of exterior walls Brick - 17"
16. Material of interior construction frame
17. Material of floors Wood second floor
18. Material of roof Composition
19. Are there any other buildings within 30 feet of the proposed structure? .....

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

7/7/27

(Sign here) Geo M Carlson

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
15718	Plan Examiner.	JUL 11 1927 Clerk.	JUL 11 1927

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

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

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to [illegible] in accordance with the descriptions and for the purpose hereinafter set forth. This application is made subject to the following conditions, to which I agree, and which shall be deemed conditions entering into the exercise of the permit:

First—That this permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public ground or premises thereof.

Second—That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose other than that permitted by ordinance of the City of Los Angeles.

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

	REMOVED FROM	REMOVED TO
TAKE TO BOOM No. 4 SOUTH FLOOR	Lot.....Block.....	Lot.....Block.....
	Tract.....	Tract.....
	.....	.....
TAKE TO ROOM No. 425 SOUTH FLOOR ENGINEER PLEASE VERIFY	.....	.....
	.....	.....
	.....	.....
TAKE TO ROOM No. 425 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....Page.....F. B. Page.....	Book.....Page.....F. B. Page.....
	From No.....Street	
	To No. 137 North Western Ave.....Street	

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

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Stores + Offices
2. What purpose will Building be used for hereafter? Stores Offices Flat
3. Owner's name Wm F. K Leishman Phone.....
4. Owner's address Security Bldg.
5. Architect's name.....Phone.....
6. Contractor's name Geo M Eaton Phone S2908J.
7. Contractor's address 436 W 3d
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 5480.00
9. Class of present Building D No. of rooms at present 8 3
10. Number of stories in height 2 Size of present Building 22 x 100
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for.....
(Tenement House, Hotel, Residence, or any other purpose.)

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

Remove One Story Part 9" Brick Building 22 X 100
and Store Build 4 Rooms & Shower on Plans
Remove Wall ~~3 Store Rooms~~ Replace on 2X4 studding
Composition Roof. Replace made & Double floors
Stair in Rear yard. 15718

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

OVER 8/16/50 (Sign here) Geo M Eaton
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to ordinances and State Laws	Application checked and found O. K.	Stamp here when permit is issued
AUG 24 1921 20854	[illegible]	AUG 24 1921 [illegible] Clerk	ISSUED AUG 24 1921 Bldg. Dept.

Permission to alter as above changed [illegible]

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 1

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair or Demolish

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

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

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

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

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

	REMOVED FROM	REMOVED TO
TAKE TO Room No. 348 (2ND FLOOR) CITY CLERK PLEASE VERIFY	Lot ... Block ... Tract ...	Lot ... Block ... Tract ...
TAKE TO ROOM No. 5 (MAIN ST FLOOR) ENGINEER PLEASE VERIFY	Book ... Page ... F. B. Page ... No. 5739 No Western Ave. Street between 1st Sh. on So. Council on N. Street	Book ... Page ... F. B. Page ...

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

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

USE INK OR INDELIBLE PENCIL

1. What purpose is the present Building now used for? Store
2. What purpose will Building be used for hereafter? Store
3. Owner's name Dr. Dedyard ... Phone ...
4. Owner's address 311 E. Huron St. Pasadena
5. Architect's name ... Phone ...
6. Contractor's name Lees Laundry Shops Inc. Phone Westmore 2401
7. Contractor's address 125-134 N. Vermont Ave.
8. VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) $ 1,000.00
9. Class of present Building D ... No. of Rooms at present Two
10. Number of stories in height 1 st. ... Size present Building 50 x 100
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Store (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? ...

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

Remove partition between two stores and enclose to front of building with steel sash and glass

Stee

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

OVER

(Sign here) Lees Laundry Shops G. M. Hopkins (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	
22880	Plan Examiner.	Clerk	RECEIVED SEP 29 1930 BUILDING DIVISION

Lath

Awning Carpenter

14. Size of new addition [illegible] x [illegible] No. of stories in height ..... Size of Lot ..... x ..... ft.

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

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

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

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

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

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

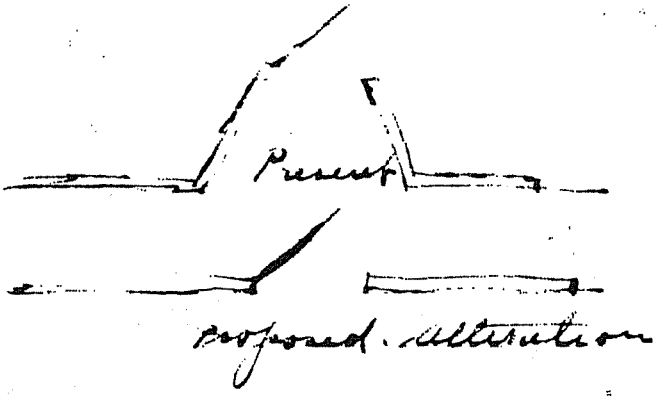
I have carefully examined and read the above blank and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) Leg Lumber Co Inc.
L. W. Nelson
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

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

REMARKS



City of Los Angeles
Department of City Planning

01/21/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES
139 N WESTERN AVE
137 N WESTERN AVE
135 N WESTERN AVE
139 1/2 N WESTERN AVE

ZIP CODES
90004

RECENT ACTIVITY
Adaptive Reuse Incentive Spec.
Pln-Ord 175038

CASE NUMBERS
CASE-2977
ZA-7941
ZA-1984-20-ZV
ZA-1984-2-ZV

Address/Legal Information

PIN Number:	138B193 868
Lot Area (Calculated):	6,631.6 (sq ft)
Thomas Brothers Grid:	PAGE 633 - GRID H1
Assessor Parcel No. (APN):	5517003002
Tract:	TRACT NUMBER ONE
Map Reference:	M B 12-187
Block:	C
Lot:	2
Arb (Lot Cut Reference):	None
Map Sheet:	138B193

Jurisdictional Information

Community Plan Area:	Wilshire
Area Planning Commission:	Central
Neighborhood Council:	None
Council District:	CD 4 - Tom LaBonge
Census Tract #:	2115.00
LADBS District Office:	Los Angeles Metro

Planning and Zoning Information

Special Notes:	None
Zoning:	C2-1
Zoning Information (ZI):	ZI-1940 Wilshire Center / Koreatown Redevelopment Project
General Plan Land Use:	General Commercial
Plan Footnote - Site Req.:	See Plan Footnotes
Additional Plan Footnotes:	Wilshire
Specific Plan Area:	None
Design Review Board:	No
Historic Preservation Review:	No
Historic Preservation Overlay Zone:	None
Other Historic Designations:	None
Other Historic Survey Information:	None
Mills Act Contract:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
NSO - Neighborhood Stabilization Overlay:	No
Streetscape:	No
Sign District:	No
Adaptive Reuse Incentive Area:	Adaptive Reuse Incentive Areas Specific Plan
CRA - Community Redevelopment Agency:	Wilshire Center / Koreatown Redevelopment Project
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
500 Ft School Zone:	No
500 Ft Park Zone:	No

Assessor Information

Assessor Parcel No. (APN):	5517003002
Ownership (Assessor) :	PARIS PLAZA REALTY LLC 1020 S CROCKER ST LOS ANGELES CA 90021
Ownership (City Clerk):	PARIS PLAZA REALTY LLC 1020 CROCKER ST LOS ANGELES CA 90021
APN Area (Co. Public Works)*:	0.152 (ac)

The contents of this report are bound by the User Agreement as described in the Terms and Conditions of this website. For more details, please refer to the Terms & Conditions link located at http://zimas.lacity.org.
(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Use Code:	1200 - Store and Office Combination
Assessed Land Val.:	$1,479,000
Assessed Improvement Val.:	$510,000
Last Owner Change:	05/06/08
Last Sale Amount:	$1,950,019
Tax Rate Area:	6657
Deed Ref No. (City Clerk):	793975 2779420 276071 2365773 1825753 0-674
Building 1:	
1. Year Built:	1921
1. Building Class:	C6A
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	9,606.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.92449 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	None

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(*) - APN Area: LA County Assessor's Office is not the data provider for this item. The data source is from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	West
Division / Station:	Wilshire
Report District:	708
Fire Information:	
District / Fire Station:	52
Batallion:	5
Division:	1
Red Flag Restricted Parking:	No

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CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: ZA-1984-20-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Description(s): ZONE VARIANCE - TO PERMIT THE CONTINUED USE AND MAINTENANCE OFAN EXISTING ILLEGALLY ESTABLISHED CONTRACT SEWING BUSINESS OF A BUILDING IN THE C2-2 ZONE.

Case Number: ZA-1984-2-ZV
Required Action(s): ZV-ZONE VARIANCE
Project Description(s): TO PERMIT THE CONSTRUCTION OF A TWO-STORY, SINGLE-FAMILY DWELLING WITH ATTACHED GARAGE, BUT WITH THE PROPOSED STRUCTURE TO OBSERVE A REDUCED SOUTHERLY SIDE YARD OF 4 FT. INSTEAD OF THE REQUIRED 5 FT.

DATA NOT AVAILABLE

Adaptive Reuse Incentive Spec. Pln-Ord 175038
CASE-2977
ZA-7941

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