

FORVE-PETTEBONE BUILDING
510-514 S. Broadway
CHC-2016-398-HCM
ENV-2016-399-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-398-HCM
ENV-2016-399-CE

HEARING DATE: April 21, 2016
TIME: 9:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
EXPIRATION DATE: May 3, 2016

Location: 510-514 S. Broadway
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Subdivision of the North Part of
Block 13, Ord's Survey, Lot 3

PROJECT: Historic-Cultural Monument Application for the
FORVE-PETTEBONE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/
APPLICANT: Daniel Neman, 5ten Broadway, LLC
1525 S. Broadway
Los Angeles, CA 90015

PREPARER: Suki Gershenhorn, Chattel, Inc.
13417 Ventura Blvd.
Sherman Oaks, CA 91423

RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Forve-Pettebone Building reflects the “broad cultural, economic, or social history of the nation, State or community” for its association with the Forve-Pettebone Company, a tenant of the building from 1905-1924, that designed and manufactured the first incandescent street lighting system in Los Angeles.

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

Located on the east side of south Broadway, between Fifth and Sixth Streets, the Forve-Pettebone Building is a five-story, brick commercial vernacular building built in 1905. It is surrounded by notable architectural structures, including the 1913 Jewelry Trades Building to the north, the 1905 Alexandria Hotel to the east, and the 1931 Roxie Theater to the south. The subject property was one of the earliest properties constructed on this stretch of Broadway. Sitting directly at the sidewalk with no setback, the rectangular building is 51' x 145' with small alleys on the north, south and east. It is situated within and is a contributor to the National Register Broadway Theater and Commercial District. The building is separated into two parts, with the ground floors intended for public retail space and the upper floors for private uses.

The property was developed by O.T. Johnson, an early developer in Los Angeles who commissioned architect Robert B. Young to design the building, which was their second collaboration on Broadway. Prior to the building's construction, it was referred to as the O.T. Johnson Building #2; however, shortly after its notable tenants began leasing the building, it became known as the Forve-Pettebone building (or Pettebone building). The Forve-Pettebone Company was an electric and gas light fixture company that was incorporated in 1901. Their factory and showroom was operated across the street at 515 Broadway, from 1902 until 1905. Once the construction of 510-514 South Broadway was completed, Forve-Pettebone Company relocated their showroom and manufacturers into the new building, occupying several floors of the five-story building. The entire second floor was utilized as a showroom, the fifth floor for manufacturing, and the basement as storage.

The company designed an array of lighting fixtures including lamps, chandeliers and sconces, in a range of styles. Their fixtures were installed in private residences and grand establishments including the Lankershim Hotel, Hotel Wentworth, the Asbury Apartments, and Occidental College. The company's most notable achievement was its exterior lamp post installations for the City of Los Angeles on Broadway, Spring, Hill and Main Streets. This allowed ground floor businesses to successfully expand operations into the evening. 135 posts alone were installed

on Broadway. Immediately following the installation of the lamp posts, a large celebration ensued on Broadway. In its May 7, 1905 issue the *Los Angeles Herald* described the event as "Broadway's triumph ... perhaps the greatest electrical display ever witnessed in any city on the Pacific Coast and by far the most enterprising project of its kind ever undertaken by a city of 200,000 population in America, and that means the world." The feat created lasting impacts on Los Angeles' built environment and helped to spur economic growth.

Originally from Quebec, Robert B. Young relocated to Los Angeles in 1883 from San Francisco to work as an architect and builder just as the building boom in Southern California began. At the time, there were few architects practicing in the region, which prompted Young's association with large projects. Because of the demand for Young's services, he increasingly was able to focus on design and to spend less time involved with the actual construction of buildings. He became so prolific as an architect that he had as many as 87 projects under construction at a given time. Some of his works include the Westminster, Hollenbeck, Lankershim, Occidental and Lexington hotels, Vickrey-Brunswick Building, and California Furniture commercial buildings. He also was responsible for the design of the top two floors of the San Fernando Building on Main Street (HCM #728) and the Palace Theater, formerly the Orpheum, on Broadway (HCM #449).

This Forve-Pettebone Building is a fiber framed building with structural cast iron columns, a method of fireproof construction that became popular in the 1880s. Heavy timber framing was considered a slow burning method of fireproof construction, popularized after several detrimental fires in the United States. Large beams, columns and wood plank floors are characteristic of heavy timber framing, seen in the second through fifth stories of the property. A cast iron framing system supports the structure, located in the basement and first story.

The majority of the front façade is clad with pressed brick, painted white. The ground floor and two storefronts have been altered and are clad in brown textured stucco. Fenestration on the second, third, fourth and fifth floors, includes windows arranged in continuous bands, within a distinctive green wooden casing. Through the center of the third and fourth story windows is a structural column, which lines up with the north pilaster of the entrance. This central column is hidden behind the second story band of windows, which was most likely replaced in the 1930s. The roof is flat and retains the original parapet, though the cornice has been removed. The north, east, and south elevations are entirely clad with exposed brick. Several alterations have been made to the ground floor storefronts, the interior spaces, and windows. Despite these alterations, the property is a Contributor to the Broadway Theater and Commercial National Register District and is listed in the California Register.

DISCUSSION

The Forve-Pettebone Building meets one criterion for designation under the Cultural Heritage Ordinance. The building reflects the "broad cultural, economic, or social history of the nation, State or community" for its association with the Forve-Pettebone Company and the installation of street lights in downtown Los Angeles. A tenant of the building from 1905-1924, the company designed and manufactured the first incandescent street lighting system in Los Angeles. In 1905 the company's exterior lamp posts were installed on Broadway, Spring, Hill and Main Streets. The subject property housed both their showroom and factory and served as their headquarters during the height of the company's success. The installation of street lighting in downtown spurred economic activity and left a lasting impact on the built environment.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

The designation of the Arcady Apartments 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 an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2016-386-CE was prepared on April 4, 2016.

BACKGROUND

On February 18, 2016 the Cultural Heritage Commission voted to take the property under consideration. On March 24, a subcommittee of the Commission consisting of Commissioners Milofsky and Scrafano visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 14
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PROJECT TITLE Forve-Pettebone Building	LOG REFERENCE ENV-2016-399-CE CHC-2016-398-HCM
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PROJECT LOCATION
510-514 S. Broadway

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of the Forve-Pettebone Building as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

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

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE April 4, 2016
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FEE:	RECEIPT NO.	REC'D. BY	DATE
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DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) _____

SIGNATURE _____

DATE _____

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-398-HCM
ENV-2016-399-CE

HEARING DATE: February 18, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 510-514 S. Broadway
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Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
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OWNER/
APPLICANT: Daniel Neman, 5ten Broadway, LLC
1525 S. Broadway
Los Angeles, CA 90015

PREPARER: Suki Gershenthorn, Chattel, Inc.
13417 Ventura Blvd.
Sherman Oaks, CA 91423

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 warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Located on the east side of south Broadway, between Fifth and Sixth Streets, the Forve-Pettebone Building is a five-story, brick commercial vernacular building built in 1905. It is surrounded by notable architectural structures, including the 1913 Jewelry Trades Building to the north, the 1905 Alexandria Hotel to the east, and the 1931 Roxie Theater to the south. The subject property was one of the earliest properties constructed on this stretch of Broadway. Sitting directly at the sidewalk with no setback, the rectangular building is 51' x 145' with small alleys on the north, south and east. It is situated within and is a contributor to the National Register Broadway Theater and Commercial District. The building is separated into two parts, with the ground floors intended for public retail space and the upper floors for private uses.

The property was developed by O.T. Johnson, an early developer in Los Angeles who commissioned architect Robert B. Young to design the building, which was their second collaboration on Broadway. Prior to the building's construction, it was referred to as the O.T. Johnson Building #2; however, shortly after its notable tenants began leasing the building, it became known as the Forve-Pettebone building (or Pettebone building). The Forve-Pettebone Company was an electric and gas light fixture company that was incorporated in 1901. Their factory and showroom was operated across the street at 515 Broadway, from 1902 until 1905. Once the construction of 510-514 South Broadway was completed, Forve-Pettebone Company relocated their showroom and manufacturers into the new building, occupying several floors of the five-story building. The entire second floor was utilized as a showroom, the fifth floor for manufacturing, and the basement as storage. The company designed an array of lighting fixtures including lamps, chandeliers and sconces, in a range of styles. The company's most notable achievement was its exterior lamp post installations for the City of Los Angeles on Broadway, Spring, Hill and Main Streets. Immediately following the installation of the lamp posts, a large celebration ensued on Broadway. In its May 7, 1905 issue the *Los Angeles Herald* described the event as "Broadway's triumph ... perhaps the greatest electrical display ever witnessed in any city on the Pacific Coast and by far the most enterprising project of its kind ever undertaken by a city of 200,000 population in America, and that means the world."

Originally from Quebec, Robert B. Young relocated to Los Angeles in 1883 from San Francisco to work as an architect and builder just as the building boom in Southern California began. At the time, there were few architects practicing in the region, which prompted Young's association with large projects. Because of the demand for Young's services, he increasingly was able to focus on design and to spend less time involved with the actual construction of buildings. He became so prolific as an architect that he had as many as 87 projects under construction at a given time. Some of his works include the Westminster, Hollenbeck, Lankershim, Occidental and Lexington hotels, Vickrey-Brunswig Building, and California Furniture commercial buildings. He also was responsible for the design of the top two floors of the San Fernando Building on Main Street (HCM #728) and the Palace Theater, formerly the Orpheum, on Broadway (HCM #449).

This Forve-Pettebone Building is an example of timber framing with structural cast iron columns, a method of fireproof construction that became popular in the 1880s. Heavy timber framing was considered a slow burning method of fireproof construction, popularized after several detrimental fires in the United States. Large beams, columns and wood plank floors are characteristic of heavy timber framing, seen in the second through fifth stories of the property. A cast iron framing system supports the structure, located in the basement and first story. Interior cast iron columns are rarely seen today, due to the advent of curtain wall construction. The brick bearing walls are another rare, character defining feature of the subject property.

The majority of the front façade is clad with pressed brick, painted white. However, the ground floor is clad in brown textured stucco. The ground floor includes two storefronts. The north storefront (510), has a rectangular glass entryway, whereas the exterior of the south storefront (514) is spanned by an arched transom window and consists of a recessed entry flanked by display windows set above stuccoed bulkheads. On the second, third, fourth and fifth floors, the windows are arranged in continuous bands, within a distinctive green wooden casing. Through the center of the third and fourth story windows is a structural column, which lines up with the north pilaster of the entrance. This central column is lacking, however, in the second story band of windows, which was most likely replaced in the 1930s. In addition, the edges of the continuous windows are rounded and the mullions are thinner than the upper floor windows. The roof is flat, and the cornice which once existed has been removed. The parapet still exhibits a simple, yet articulated pattern of rectangles.

The north, east, and south elevations are entirely clad with exposed brick. The north and south elevations are separated into five irregularly wide bays. Several windows throughout these elevations have been infilled. The east elevation has six bays, and uniformly infilled windows throughout the elevation. Behind the extended fire escape is a decorative pilaster that mirrors the structural column on the front façade.

Over the years, alterations have been made to the ground floor storefronts, the interiors have been reconfigured to accommodate tenants in the ground and upper floors, windows have been replaced, and windows on the side elevations have been enclosed.

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.

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 NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Forve-Pettebone Building		First Owner/Tenant	
Other Associated Names: O.T. Johnson Building #2			
Street Address: 512 South Broadway, Los Angeles, CA		Zip: 90013	Council District: 14
Range of Addresses on Property: 510-514		Community Name: Central City	
Assessor Parcel Number: 5149034002	Tract: Subdivision of the north part	Block: none	Lot: 3
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1905	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: R.B. Young	Contractor: T.A. Ashbridge		
Original Use: Commercial	Present Use: Commercial / vacant		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Vernacular, Early 20th Century Commercial		Stories: 5	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Concrete poured/precast	
CLADDING	Material: Brick	Material: Stucco, textured	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Recessed	
DOOR	Type: Double	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

1910	Cut opening on north wall facing alley on first floor, and three openings on third floor facing
1911	Alteration to store front, not vitally changing the construction of the building
1917	Change store front to side entrance (514)
1934	Rebuild store front
1937	New floor in lobby, new store front, and bulkheads for store and offices
1958	Store front alterations
1920-1933	Second story windows replaced
1932-1950	Cornice removed

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input checked="" type="checkbox"/>	Listed in the National Register of Historic Places
<input checked="" type="checkbox"/>	Listed in the California Register of Historical Resources
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
<input type="checkbox"/>	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
<input type="checkbox"/>	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Daniel Neman	Company: RYDA Ventures
Street Address: 2301 East 7th Street	City: Los Angeles State: CA
Zip: 90023	Phone Number: (310) 770-8091 Email: daniel@ryda.us

Property Owner

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

Name: Daniel Neman	Company: RYDA Ventures
Street Address: 2301 East 7th Street	City: Los Angeles State: CA
Zip: 90023	Phone Number: (310) 770-8091 Email: daniel@ryda.us

Nomination Preparer/Applicant's Representative

Name: Suki Gershenhorn	Company: Chattel, Inc.
Street Address: 13417 Ventura Blvd.	City: Sherman Oaks State: CA
Zip: 91423-3938	Phone Number: 818-788-7954 Email: suki@chattel.us



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

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

Suki Gershenhorn

11-12-2015

Name:

Date:

Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

Located on the east side of Broadway Boulevard, between Fifth and Sixth Streets, 510-514 South Broadway, (Forve-Pettebone building, O. T. Johnson Building #2), is a five-story, brick commercial building. Sitting directly at the sidewalk with no setback, the rectangular building is 51'x145' with small alleys on the north, south and east sides of the building. The subject property is situated within and is a contributor to the Broadway Theater District, a National Register-listed historic district. It is surrounded by notable architectural structures, including the Jewelry Trades Building, 1913 (directly north), Hotel Alexandria, 1905 (directly east) and the Roxie Theater, 1931 (directly south). Built in 1905, 510-514 was one of the earlier properties constructed in this distinctive area, and has flourished in its location.

This building is an example of timber framing with structural cast iron columns, a method of fireproof construction that became popular in the 1880s. Heavy timber framing was considered a slow burning method of fireproof construction, popularized after several detrimental fires in the US. Large beams, columns and wood plank floors are characteristic of heavy timber framing, seen in the second through fifth stories of the property. A cast iron framing system supports the structure, located in the basement and first story. Interior cast iron columns are rarely seen today, due to the advent of curtain wall construction. The brick bearing walls are another rare, character defining feature of the subject property.

The subject property is characterized as Early 20th Century Commercial Vernacular, 1900-1950, specifically, two-part commercial block, as described by the Context Theme Property Type from Survey LA. As the property sub-type suggests, the building is characterized by its use; separated into two parts, with the ground floors intended for public, retail space, and the upper floors for private uses. Other character defining features of this typology include brick cladding, stucco exterior, over two stories in height, the inclusion of colored brick patterns and rectangular in volume. The character defining features of the storefronts include a bulkhead, display windows, glazed entry and a transom. Although the storefronts have been heavily altered, many of these features still exist.

The front façade is clad with pressed brick, painted white. On the first story, however, is clad in brown textured stucco and has two adjacent storefronts which occupy the entire floor of the building (510 and 514 respectively). The north storefront (510), has a rectangular glass entryway, whereas the exterior of the south storefront (514) is spanned by an arched transom window and consists of a recessed entry flanked by display windows set above stuccoed bulkheads.

On the second, third, fourth and fifth floors, the windows are arranged in continuous bands, within a distinctive green wooden casing. Through the center of the 3rd and 4th story windows is a structural column, which lines up with the north pilaster of the entrance. This central column is lacking, however, in the second story band of windows, which was most likely replaced in the 1930s. In addition, the edges of the continuous windows are rounded and the mullions are thinner than the upper floor windows. The roof is flat, and the cornice, which once existed below has been removed. The parapet still exhibits a simple, yet articulated pattern of rectangles.

The north, east and south elevations are entirely clad with exposed brick. The north and south elevations are separated into five irregularly wide bays. Several windows throughout these elevations have been infilled. The east elevation has six bays, and uniformly infilled windows throughout the elevation. Behind the extended fire escape is a decorative pilaster that mirrors the structural column on the front façade.

The entrance to the north storefront is a rectangular glass entryway, which rolls up, creating an open intermediary space between the interior of the restaurant and the street. 510 S. Broadway is currently undergoing a renovation, in which it is being converted to a restaurant. The interior is dominated by a bar, and a small walkway to the left, beyond which is a dining area, kitchen and restrooms. The interior the south storefront appears to be modified to suit the space's needs, currently Young Angeles Formal Wear, which including drop ceilings, which potentially encapsulates any extant materials. Centered between the two storefronts is the entrance to the upper floors of the building, 512 South Broadway. The entryway is a narrow, rectangular and recessed, with an arched pediment over a rectangular transom. Through a pair of half glassed double doors, there are faint traces of a terrazzo floor in the vestibule. The staircase, which leads to the upper floors of the building, has an ornate metal railing and stairs, likely in relation to the decorative metal motif of lighting manufacturing company Forve-Pettebone, who occupied the building. The staircase also leads to basement of the subject property, however, lacks the ornamental detail of the first floor corridor. The basement, which was used as storage by the Forve-Pettebone Company, has concrete floors, and cast iron framing. In the center of the basement is an elevator shaft, where the passenger elevator once was. Towards the back of the building is a freight elevator, which although does not function, remains intact, and is an original feature of the building.

The lobby, or small vestibule, offers access to the 2nd to the 5th floors as well. The second floor was originally the showroom for the Forve-Pettebone Company's light fixtures. The second floor is a contiguously open space, only obscured by the central stairway and elevator shaft, structural columns and recent structural "X" bracing throughout the floor. The walls are exposed brick, which have a white patina throughout. The windows on the rear (east) elevation have been infilled, although the openings still exists. The windows on the south and north elevations are not uniform in their type and condition. The most prevalent window type were two over two, single sash segmented arched windows, which appear to be original.

The 3rd, 4th and 5th floors are similar in their floor plans. Each floor has the original continuous band of windows facing west, and similar "X" bracing moment frames. At each higher level, the lesser weight carried is reflected by thinner columns and walls. Most of the windows located on the north south and east elevations are two-over-two wood-framed windows with a wooden arch on top. Wood columns begin to appear in the center line in the upper floors. Fire escapes are located on the north and east elevations. The fire escape on the east elevation was extended in 1922, in order to accommodate the Forve-Pettebone Co. offices. Currently, the only functional fire escape is on the north elevation, which provides access to the flat roof.

Several interior renovations have occurred throughout the years, mostly to accommodate the tenants' uses. These renovations included creating partitions, office space and lofts for the various tenants. The exterior alterations are more substantial, specifically the replacement of the second story windows. This alteration most likely occurred in the 1930s or 40s. The curved edges and thin mullions draw from Moderne influence. This alteration has taken on significance based on their stylized appearance, of the era which they were replaced. The cornice was removed as well, at an unknown time, presumably after the 1933 earthquake; however, the parapet still retains its integrity. The storefronts have been altered several times, including once in 1917, which included the removal of the original entrance to the upper floors from the southern storefront, and relocating it to the center of the two storefronts. An original rendering of the facade depicts the storefronts as almost entirely glass, seen in figure 7 of the image attachment. In addition, window modifications have occurred in the building, most notably the window

Forve-Pettebone Building
510-514 South Broadway, Los Angeles
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Architectural Description

infills on the east elevation. Figures 64-70 are permits which identify significant alterations of the subject property, found in the Los Angeles Department of Buildings' online database.

Formerly referred to as the O.T. Johnson Building #2, 510-514 South Broadway, Los Angeles, California (Forve-Pettebone Building, subject property) satisfies the criteria for Historic-Cultural Monument nomination reflecting the broad economic and social history of Los Angeles. The building is significant for its association with Forve-Pettebone Company during the period in which it made a critical historical contribution to downtown Los Angeles by designing the first incandescent lighting system in Los Angeles for Broadway, Hill, Spring and Main Streets in 1906. The Forve-Pettebone Company's streetlight design and implementation profoundly changed the look of the local streetscape by day and illuminated it at night. The subject property also reflects the economic growth and developmental history of downtown Los Angeles, since it was one of the earliest commercial buildings constructed south of 5th Street, which was predominately a residential neighborhood. The period of significance of the subject property dates from 1905-1924, during the occupancy of the noteworthy tenants, Forve-Pettebone Company and their contribution to the built environment of downtown Los Angeles.

Prior to 1900, the Bradbury Building and Grand Central Market anchored the central commercial district, which was in close proximity to City Hall, along Broadway between Second and Third Street. Plans for the construction of the Hamburgers Department Store at Broadway and 8th Street spurred commercial development along Broadway, expanding the growth of the central commercial district.¹ Concurrent with the development of Hamburgers in 1906, numerous other commercial buildings were constructed south of Fourth Street, including the subject property (1905), Hotel Alexandria (1906), Bullocks (1906) the Parmelee Building (1907), and the W.P. Story Building (1908). The subject property was amid a downtown building boom and commercial expansion on South Broadway.

During this period of downtown growth, Robert B. Young was among a small group of architects who were constructing buildings in Los Angeles, especially concentrated downtown. Originally from Quebec, Young first moved to Denver, Colorado to seek his fortune in the West. Once he arrived there in the late 1870s, he began working in construction. He relocated to Los Angeles in 1883, via San Francisco, to work as an architect and builder at a fortuitous moment that coincided with the building boom in Southern California. At the time, there were few architects practicing in the region, which prompted Young's association with large projects. Because of the demand for Young's services, he increasingly was able to make design the primary focus of his professional activities and to spend less time involved with the actual construction of buildings. He became so prolific as an architect that he had as many as 87 projects under construction at one given time.² Some of his works include the Westminster, Hollenbeck, Lankershim, Occidental and Lexington hotels, Vickrey-Brunswick Building³ and California Furniture commercial buildings. He also was responsible for the design of the top two floors of the San Fernando Building, which is listed on both the National Register of Historic Places and designated as a Los Angeles Historic Cultural Monument. Young's residential projects include the Seminole, Engstrum,

¹ *Bringing Back Broadway*, 52.

² James Miller Guinn. *A History of California and an Extended History of Los Angeles and Environs*. Historic Record Company, 1915, 183.

³ Listed in the National and California Registers.

Westonia and Young apartments,⁴ as well as the Young-Gribbling Residence.⁵ He also designed the Burbank Theater and was the resident architect at the Orpheum Theater. He designed several Catholic churches and schools in the dioceses of Los Angeles and Monterey. His works outside of Los Angeles include the Masonic Temple in Corona, the Reynolds' Department Store in Riverside, and the State Reform School in Whittier.

The subject property was not Young's only project on Broadway at the turn of the century. In 1904, Young also designed a building to house the J.B. Brown Music Company and Lyon McKinney Smith Company at 648 South Broadway, which currently houses Clifton's Cafeteria.⁶ Young's impact as one of Los Angeles's pioneer architects was recognized in the early 1900s. His obituary states: "Many of the structures now regarded as Landmarks are of his design."⁷ Although Young is considered a master architect in Los Angeles due to his influence on the built environment of the late 19th and early 20th centuries, the subject property is not considered a notable work of his.

O.T. Johnson, an early developer in Los Angeles commissioned Young to design the subject property, which was their second collaboration on Broadway. Prior to the building's construction, it was referred to as the O.T. Johnson Building #2, however shortly after its notable tenants began leasing the building, it became known as the Forve-Pettebone building (or Pettebone building). Recent studies refer to the subject property as O.T. Johnson Building #2, however, in order to retain its historic association with the notable lighting company, we revert back to the Forve-Pettebone building.

The Forve-Pettebone Company was an electric and gas light fixture company that was incorporated in 1901. Their manufactory and showroom was operated at 515 Broadway, from 1902 until 1905.⁸ Once the construction of 510-514 South Broadway was completed, Forve-Pettebone Company relocated their showroom and manufacturers into the new building, occupying several floors of the five-story building. The Forve-Pettebone Company initially leased the subject property five years prior to the completion of its construction.⁹ The entire second floor was utilized as a showroom, the fifth floor for manufacturing, and the basement as storage.¹⁰ The company designed an array of lighting fixtures including lamps, chandeliers and sconces, in a range of styles. The company's most notable achievement was their exterior lamp post installations for the City of Los Angeles on Broadway, Spring, Hill and Main Streets.¹¹

⁴ Historic Cultural Monument #317.

⁵ Historic Cultural Monument #1017.

⁶ Clifton's Cafeteria: History. Los Angeles Conservancy.

<<https://www.laconservancy.org/locations/cliftons-brookdale-cafeteria> >

⁷ "Buildings Are His Monument: Noted Architect Dies After Illness of Months." *Los Angeles Times*. January 30, 1914, II1.

⁸ *Los Angeles Herald*, Volume XXIX, No. 243, June, 1 1902, 35.

⁹ "Business Block for Broadway," *Los Angeles Times*, June 18, 1905, 20.

¹⁰ John Steven McGroaty, *Los Angeles From the Mountain to the Sea*, American Historical Society, 1921, 111.

¹¹ "Industrial Interests of Southern California." *Los Angeles Times*, May 11, 1907, III15.

Illuminating Broadway was a significant undertaking, which resulted in several improvements along the street, mostly regarding commerce. As early as 1895, merchants located along Broadway organized The Broadway Improvement Company, in hopes to improve lighting, and enhance business after dark. Initially, lights were strung at the intersections of the streets, which were difficult to maintain and with a minimal quality of light. In 1905, the lighting system was updated with the city's first incandescent ornamental light post system.¹²

A designer for the Forve-Pettebone Company named Western Underwood was the superintendent of the design improvements. His lamp design used on Broadway was described as a center ball made of ground glass, roughed on the inside, 18 inches in diameter, containing six 32 candle-power lamps in two tiers. Surrounding this central globe are six eight-inch balls with one 32 candle-power lamp in each. Underwood claimed the light was enhanced with the use of these balls and appeared ornamental and dignified. These aesthetic improvements positively increased business on Broadway, according to Underwood. He notes: "Not only the street itself is well lighted, but also the buildings, giving an extremely cheerful effect to the entire street."¹³ The light posts were an artful design in themselves, but their light cast on the buildings highlighted their architectural detail. There were 135 posts in total, lining Broadway, one approximately every 100 feet.¹⁴

Immediately following the installation of the lamp posts, a large celebration ensued on Broadway. The *Los Angeles Herald* describes the event as "Broadway's triumph... perhaps the greatest electrical display ever witnessed in any city on the Pacific Coast and by far the most enterprising project of its kind ever undertaken by a city of 200,000 population in America, and that means the world."¹⁵

Underwood also designed the lamp posts on Spring and Hill Streets, which have similar aesthetics, but are subtly nuanced in their post and globe design. His downtown lighting systems proved to be so successful, that City Planner Charles Mulford Robinson praised the lighting and design in his report entitled *The City Beautiful* (1909). He celebrates the street lighting scheme, stating it is "the handsomest in the United States... The lights are so fine, the effects on the streets so beautiful and so rare in this country, that they deserve all the protection and development you can give to them."¹⁶ Robinson's influential opinion of the beauty and superiority of Los Angeles's street lighting system was echoed by proud locals and business owners. The street lights were even the topic of enthusiastic letter writers across the country.¹⁷ Cities such as Seattle, Denver, St. Louis and Salt Lake considered adopting similar

¹² Eddy Feldman, *The Art of Street Lighting in Los Angeles*, Dawson's Book Shop, 1972, 31.

¹³ Western Underwood, "A Method of Street Lighting by Incandescent Lamps," *Municipal Engineering Volume 31*, Municipal Engineering Company, 1906: 119.

¹⁴ *ibid*

¹⁵ "Broadway Blaze of Electricity," *The Los Angeles Herald*, May 7, 1905, 1.

¹⁶ Report of the Municipal Art Commission for the City of Los Angeles, William J. Porter, 1909

¹⁷ "New Cluster Lights Make Fine Impression." *Los Angeles Herald*, November 3, 1906, 3.

lighting schemes on their own principal business streets based on the success of Los Angeles's streetlights, for which the Forve-Pettebone Company was responsible.¹⁸

The success as lighting designers continued for the Forve-Pettebone Company, not only in public works projects, but also for their interior and residential lighting. Their collection was highlighted in several articles featured in the *Los Angeles Times*. One such article described the company's salesroom located at 514 S. Broadway as follows: "[It] contains a wonderful display of artistic lighting fixtures and has become one of our city's first attractions, to resident and tourist."¹⁹ The showroom alone was considered a destination for seeing the attractive designs, which were manufactured on the fifth floor. Critics praised the showroom when it first opened, describing it as "a perfect harmony in the soft coloring effects produced by electric light."²⁰ Celebrated for their artistic metal work and versatility of fixtures, Forve-Pettebone was one of the first lighting companies of its kind in the region. Their merchandise was of a quality and quantity typically not seen on the West Coast.²¹

The company continued to enhance the appearance of Los Angeles's architecture with interior and exterior lighting fixtures that served to accent it. Fixtures were created for residences throughout Los Angeles and Pasadena in addition to well-known commercial establishments, such as the Lankershim Hotel, Hotel Green, Hotel Wentworth²², the Jonathan Club,²³ Los Angeles Public Library Cahuenga Branch, 14th Street Intermediate School (demolished), Asbury Apartments²⁴ and Occidental College.

The president of the company was Henry Wells Pettebone, a former resident of Pennsylvania who had been born in 1860. In 1878, at the age of 18, Pettebone relocated to the West when he arrived to Colorado with the intent to improve his health. Once there, he became a travelling salesman for the R. Douglas and Company. Later, he became a salesman for the St. Louis Glass and Queensware Company, where he found his sales territory expanded to the entire Southwest region. In 1897, he resigned from his position as a salesman for the company when he decided to relocate from Colorado to Los Angeles. Once established in the city, he began working for the W.G. Hutchison Company, manufacturers of gas and electric fixtures. However, his tenure at this company was somewhat short, for in 1901, Pettebone organized and incorporated his own retail venue for the sales of gas and electric fixtures, the Forve-Pettebone Company. The company moved into its offices, originally located at 515 South Broadway, in 1902.

Pettebone's business flourished in the 1910s. The company was a leader in its sales of wholesale and trade light fixtures throughout Los Angeles. The Forve-Pettebone Company held membership in the Merchants and Manufacturers' Association, a powerful organization within Los Angeles, which was

¹⁸ Underwood, 120.

¹⁹ "Industrial Interests of Southern California, Forve-Pettebone Co." *Los Angeles Times*, May 11, 1907, III15.

²⁰ "The City in Brief: Brevities." *Los Angeles Times*. 8 June 1902, 12.

²¹ Ibid

²² Currently known as the Huntington Hotel

²³ In its 1905 location in the top three floors of the Pacific Electric Building at 610 S. Main Street.

²⁴ Eligible for the National Register of Historic Places

involved in the politics and legislation of the city.²⁵ Pettebone, himself, was considered one of the most successful business men of his time in Los Angeles, who "in a manufacturing sense, placed that city on a map of the world."²⁶ He was a member of several local organizations including the Chamber of Commerce, Municipal League, Knights Templar, Masons, Shriners and the Jonathan Club. Pettebone remained the president of the company until 1910, when his health began to deteriorate.

As the hyphenated name of Pettebone's company suggests, he did not found the company entirely on his own. Like many businessmen during this era, he had a business partner, who was named Phillip Forve. Like Pettebone, Forve was also originally from Pennsylvania. Born just four years earlier than Pettebone, in Wilkesbarre in 1856, Forve was schooled until age 14. Shortly thereafter, he began an apprenticeship in the plumbing and heating business. Forve first started his own company with his brother as a business partner. This company was established under the name Peter Forve & Brother, and it was dedicated to general plumbing and heating. The business operated for nearly a quarter century.²⁷ In 1900, Forve relocated to Los Angeles, and shortly thereafter, in the following year, he entered into a business partnership with Henry Pettebone.

Although the Forve-Pettebone Company was the most dominant and visible tenant of the second building to house the company, as located at 510-514 S. Broadway, they also shared the space with tailors, jewelers and dentists. Another early notable tenant was Dr. Burner, who operated the Temple of Health from the fourth floor.²⁸ The Temple of Health included consultation offices, a lecture hall and the largest anatomical museum west of Philadelphia.²⁹ Dr. Burner gained notoriety in the early 20th century as the inventor of the California radium cure, which essentially consisted of radium-charged liquids that he would administer to his patients. His staff consisted of well-known physicians, including two surgeons and a natural healer. His first lecture given at the Temple of Health attracted over 800 people.³⁰ Between the attractions of Dr. Burner's lectures and Forve-Pettebone Company's artistic lighting fixtures, the subject property received ample use by the public.

Although the building continued to be utilized by the public after the Forve-Pettebone Company relocated to 818 Figueroa Street, its most significant years corresponds to their occupancy during 1905-1924. It was during these years which the prolific lighting designers and manufacturers made tremendous contributions to downtown Los Angeles' built environment as well as its economic growth.

²⁵ Marilyn Pankey, "Henry Wells Pettebone," Los Angeles County Biographies. Ancestry.com

²⁶ Los Angeles Examiner, *Being the Portraits And Biographies of Progressive Men of the South-west ...* Los Angeles, Cal, The Los Angeles Examiner, 1912.

²⁷ McGroatry, 110.

²⁸ "Display Ad 73- No Title." *Los Angeles Times*, September 24, 1906, I18.

²⁹ "Display Ad 106- No Title." *Los Angeles Times*, August 19, 1906, IV12.

³⁰ Tom Connor, "The People Awakened," *Los Angeles Times*, August 28, 1906, I7.

Forve-Pettebone Building
510-514 South Broadway, Los Angeles
Historic Cultural Monument Application
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City of Los Angeles Department of Buildings

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USC Digital Library

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

FIGURES ATTACHMENT

FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

MAPS

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 1: Sanborn Fire Insurance Map, 1888, the subject property served as a stable prior to its 1905 construction (LAPL).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 2: Sanborn Fire Insurance Map, 1894, the subject property served as a stable prior to its 1905 construction (LAPL).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 3: Sanborn Fire Insurance map, 1906, the subject property outlined in red LAPL).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

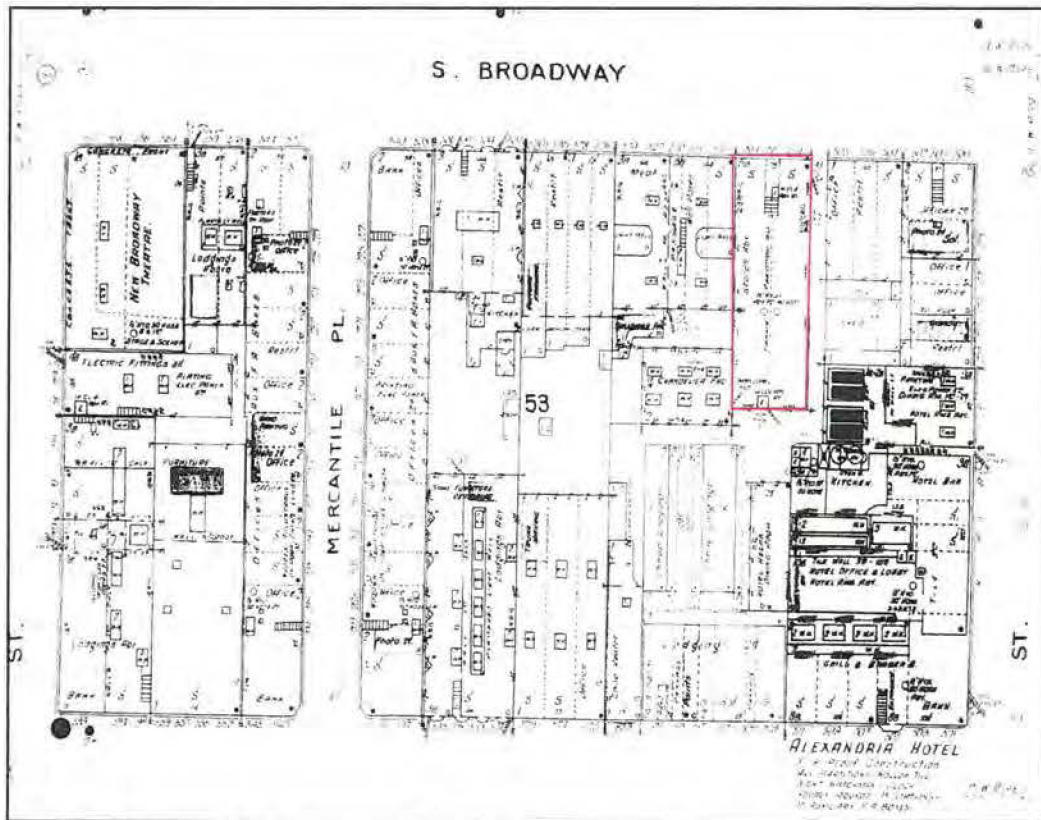


Figure 4: Sanborn Fire Insurance Map, 1944, the subject property is outlined in red (LAPL).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 6: Map of subject property outlined in red (Los Angeles County Assessors Map, 2015)

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

HISTORIC DOCUMENTS AND PHOTOGRAPHS
OF OR RELATING TO THE SUBJECT PROPERTY

1902-8001 406-5-10/12

Ward 3

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

Application for Erection of "Class B & C" Buildings

Application is hereby made to the Superintendent 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) O. T. Johnson
 Los Angeles, Cal., June 16, 1905

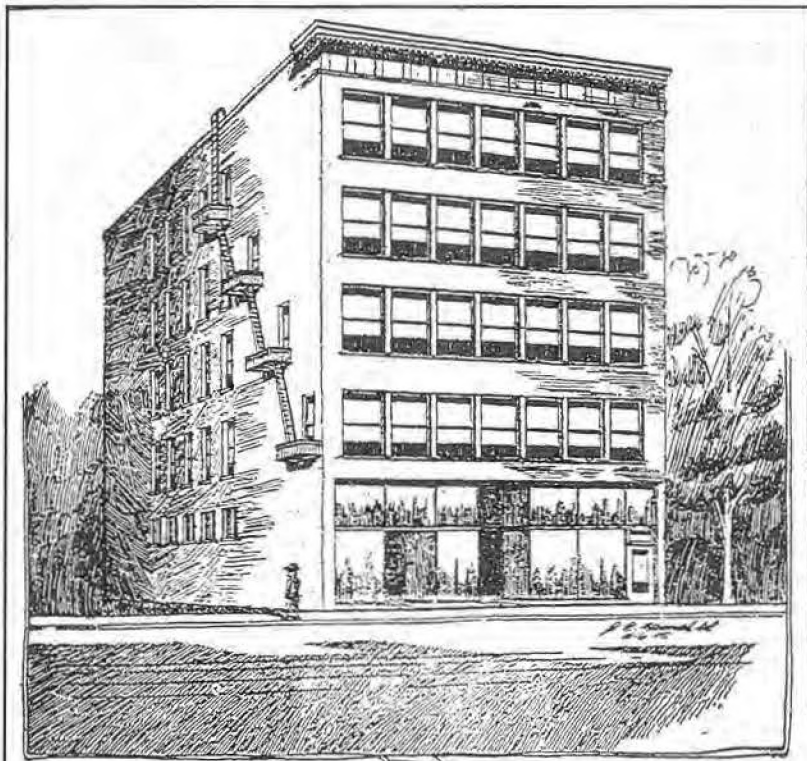
Location: Lot Three (3) Block North Part Block 13 Ord. Survey
 Assessor Please Verify Re-sub of N. Part of BLK 13 Ord. Survey
 District No. 10 M. B. page 10 F. B. page Lewis Davis
 Engineer Please Verify No. 510-512 So. Broadway Street 510-512

1. Purpose of the Building Stores
 Is any part to be used for store or other business purposes? If so, state what.....
2. Owner's name O. T. JOHNSON
3. Owner's address 1221 Orange Street
4. Architect's name R. P. Young
5. Builder's name J. A. Ashbridge
6. Builder's Address 1020 1/2 St. 1st
7. Estimated Cost of the Proposed Improvements, \$4000 Twenty thousand Dollars
8. Size of lot? 51 feet front; 51 feet rear; 100 feet deep.
9. Size of building? 51 feet front; 51 feet rear; 14.5 feet deep;
 Size of extension? _____ feet front; _____ feet rear; _____ feet deep;
 Number of stories in height: main building? Five Extension? _____
 Height from curb level to highest point: main building? 7.5 feet. Extension _____ feet.
10. What is the character of the ground: rock, clay, sand, filled, etc. Gravel
11. Will the foundation be laid on earth, rock, or piles? Not Gravel
12. Will there be a basement? No
13. What will be the base, stone or concrete? Concrete
 Give thickness and how laid Will conform to ordinance
14. What will be the depth of foundation walls below curb level? Five feet
15. Of what will foundation walls be built? Brick
16. Give thickness of foundation walls; front 26 inches; sides 25 inches;
 rear 28 inches.
17. Will interior supports be C. I. or steel columns? Cast Iron
 Give size of same Conform to ordinance
18. Give size of piers and cap plates or stones
19. Give base course, width and thickness Will conform to ordinance

Permit No. 2556

Figure 7: Original building permit for erection of Forve-Pettebone Building (LA DBS, 1905).

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Six-story block that will be erected on South Broadway by O. T. Johnson.

<p>Business Block for Broadway. Another creditable addition to Broadway's business buildings is to be made on the east side of that street, between Fifth and Sixth streets by O. T. Johnson, from plans prepared by Architect R. B. Young.</p> <p>The building is to be five stories with basement throughout, and steel construction will be employed in the basement and the first story.</p>	<p>There are to be two elevators also, an iron staircase leading to the fifth floor, all being enclosed by a fire-proof partition, the building having fire-proof floors.</p> <p>The front of the building will receive handsome treatment in pressed brick, and all windows will be of plate glass. The entire building is to be modern in every respect, complying in all details with the new building ordinance.</p>	<p>The building will practically cover one acre, or that is 20,000 feet with an alley in the rear. The cost is placed between \$20,000 and \$25,000.</p> <p>The building has been leased for five years, in advance of construction, by the Forve-Pettebone Company, dealers in electrical supplies, who have sold their lease to H. F. Vollmer & Co., the last-named also taking the Dubois & Davison store that is in the same building. The electrical company will vacate</p>
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Figure 8: Rendering of the proposed building (*Los Angeles Times*, June 18, 1905).

JOHNSON BLOCK ON BROADWAY.

One of the latest additions to Broadway is the five-story block erected by O. T. Johnson, after the plans by R. B. Young, architect. The building has a frontage of 51 feet on Broadway and 145 feet deep. It has an alley on two sides. The building is leased for a term of years. All of the floors are for commercial purposes. The elevation of the front is nearly all plate glass, with pressed brick trimmings and surmounted with a neat cornice, giving the building a pleasing appearance. The rear is built in the same manner, nearly all glass, making all of the floors very light. In the center, between the two stores there is a vestibule with marble wainscoting and tile floors, and a large passenger elevator with wide iron stairs leading to the top floor. In the rear there is a large freight elevator, connecting all the floors with the alley. The building cost \$40,000.

Figure 9: Article describing architecture of the Forve-Pettebone building (Los Angeles Times, Jan 14, 1906, V24).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

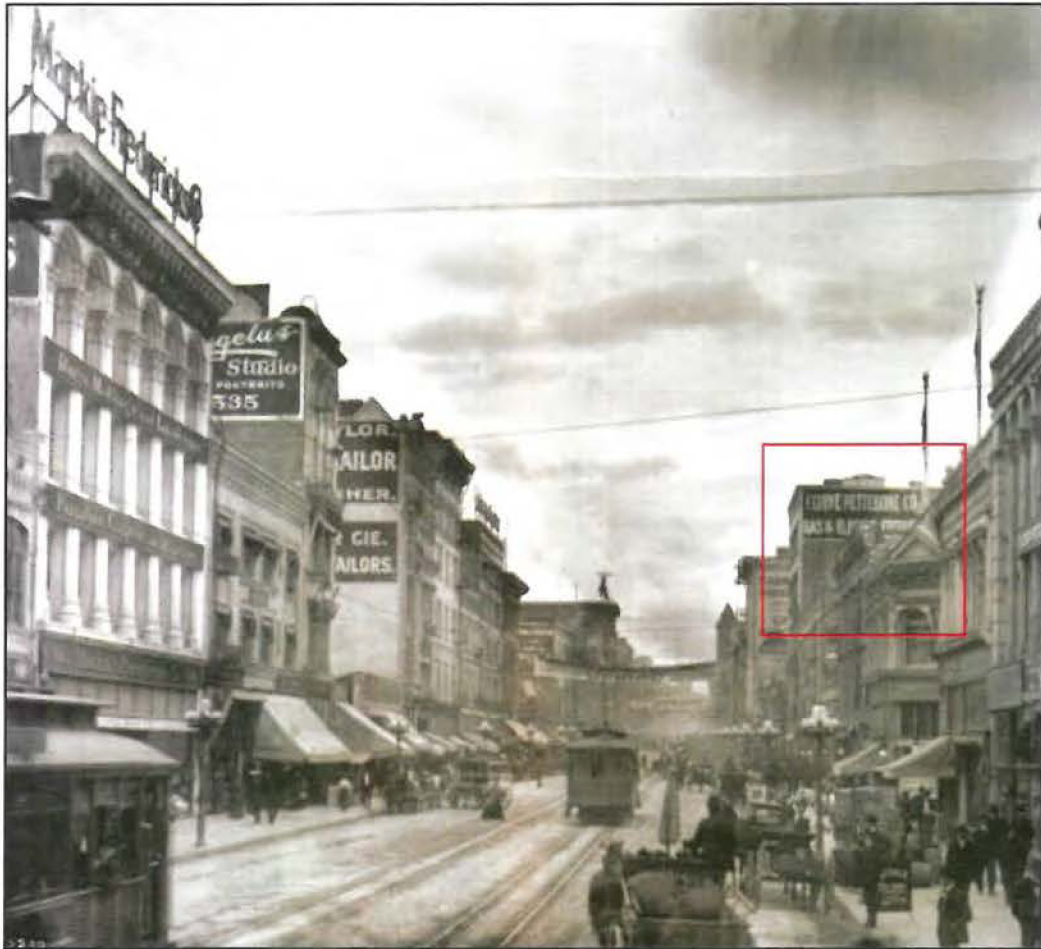


Figure 10: View of Broadway looking north from Sixth Street. A painted sign on the side of the subject property indicates its tenants, Forve-Pettebone Company (USC Digital Library, California Historical Society Collection, 1906).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

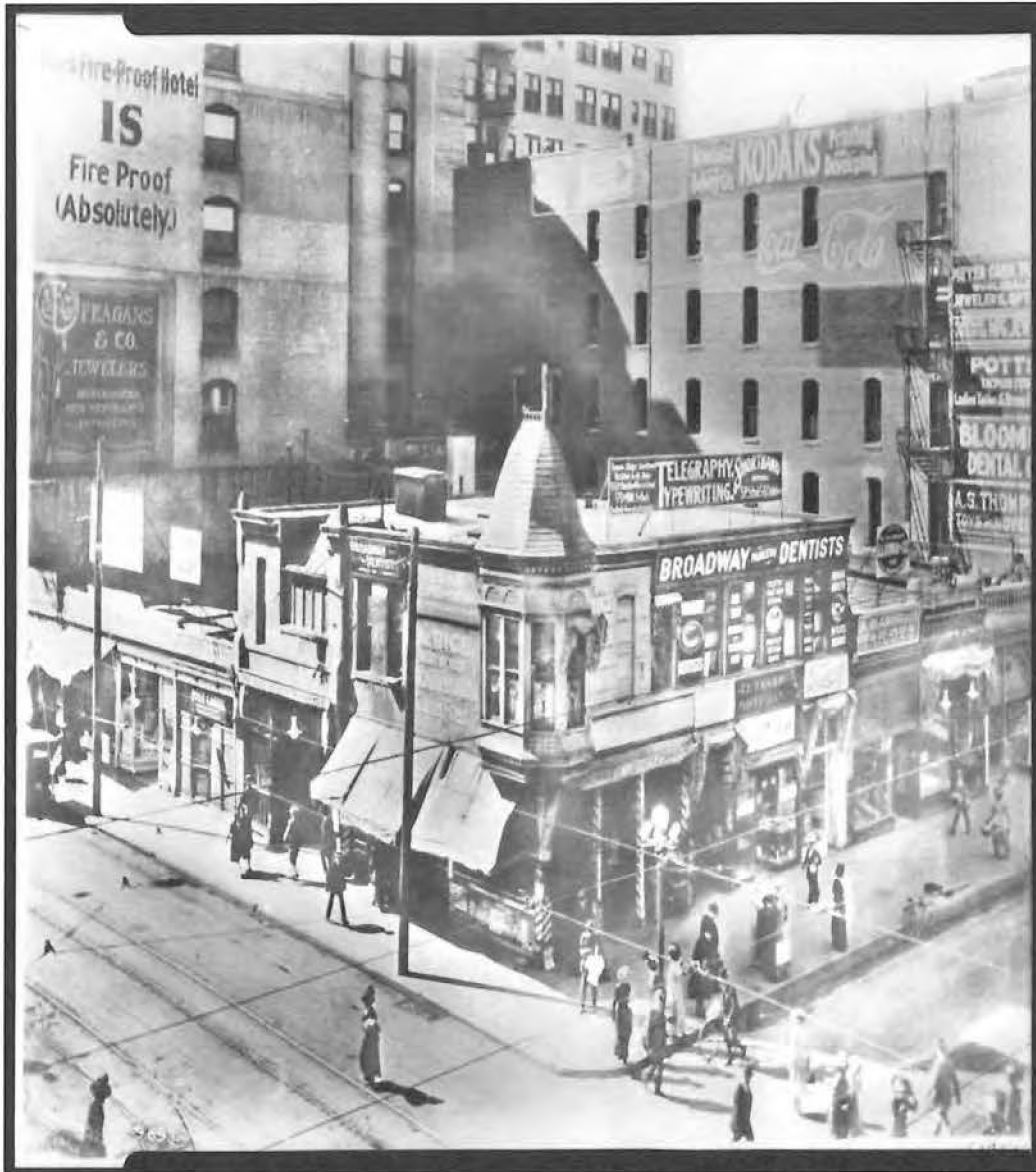


Figure 11: Bird's eye view of the corner of Broadway and 5th Street (California Historical Society Collection, USC Digital Archives, 1907).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

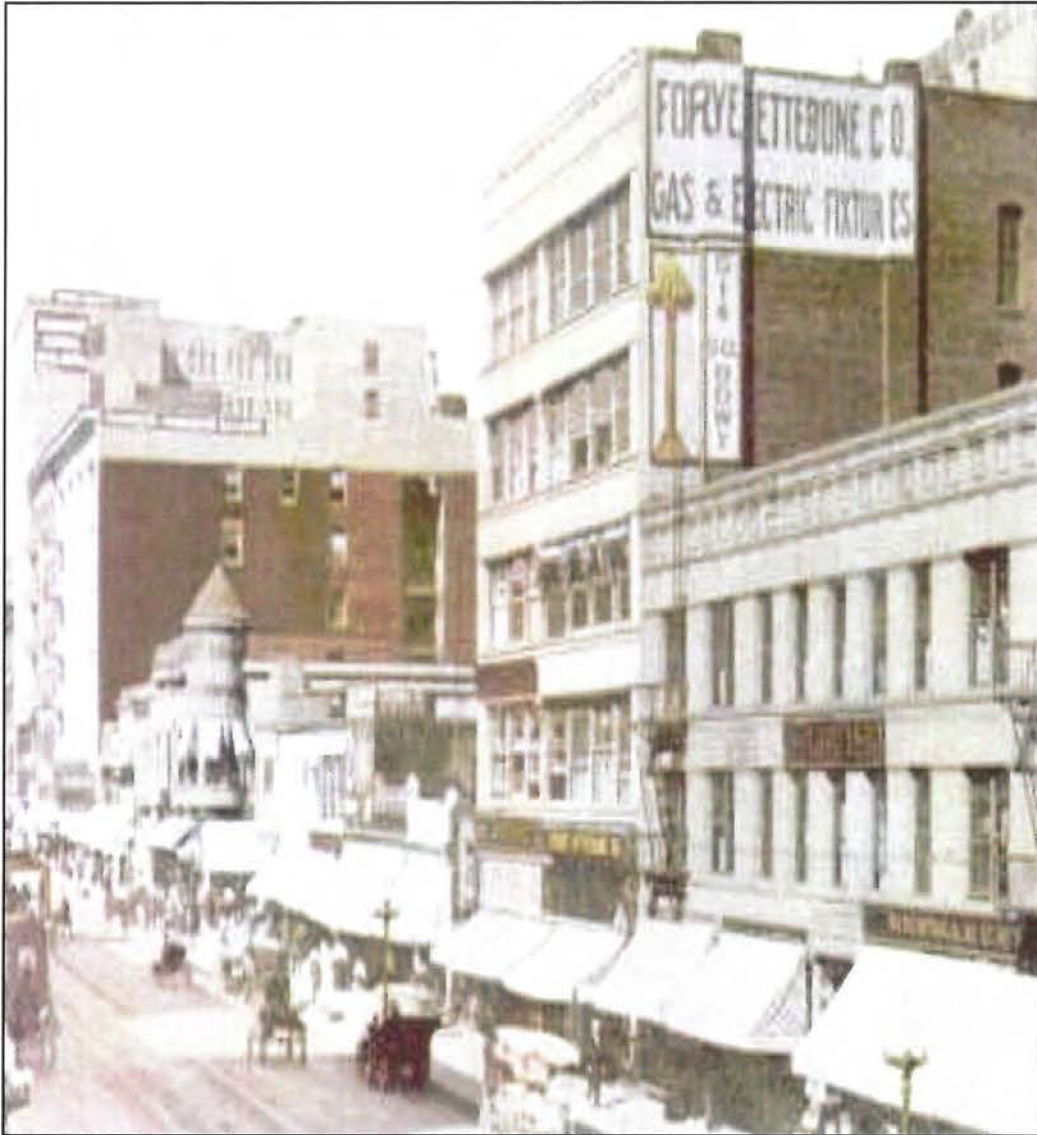


Figure 12: Postcard of Broadway looking north, subject property center with advertisement on south elevation, circa 1906-1915 (Brent C. Dickerson Archive).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

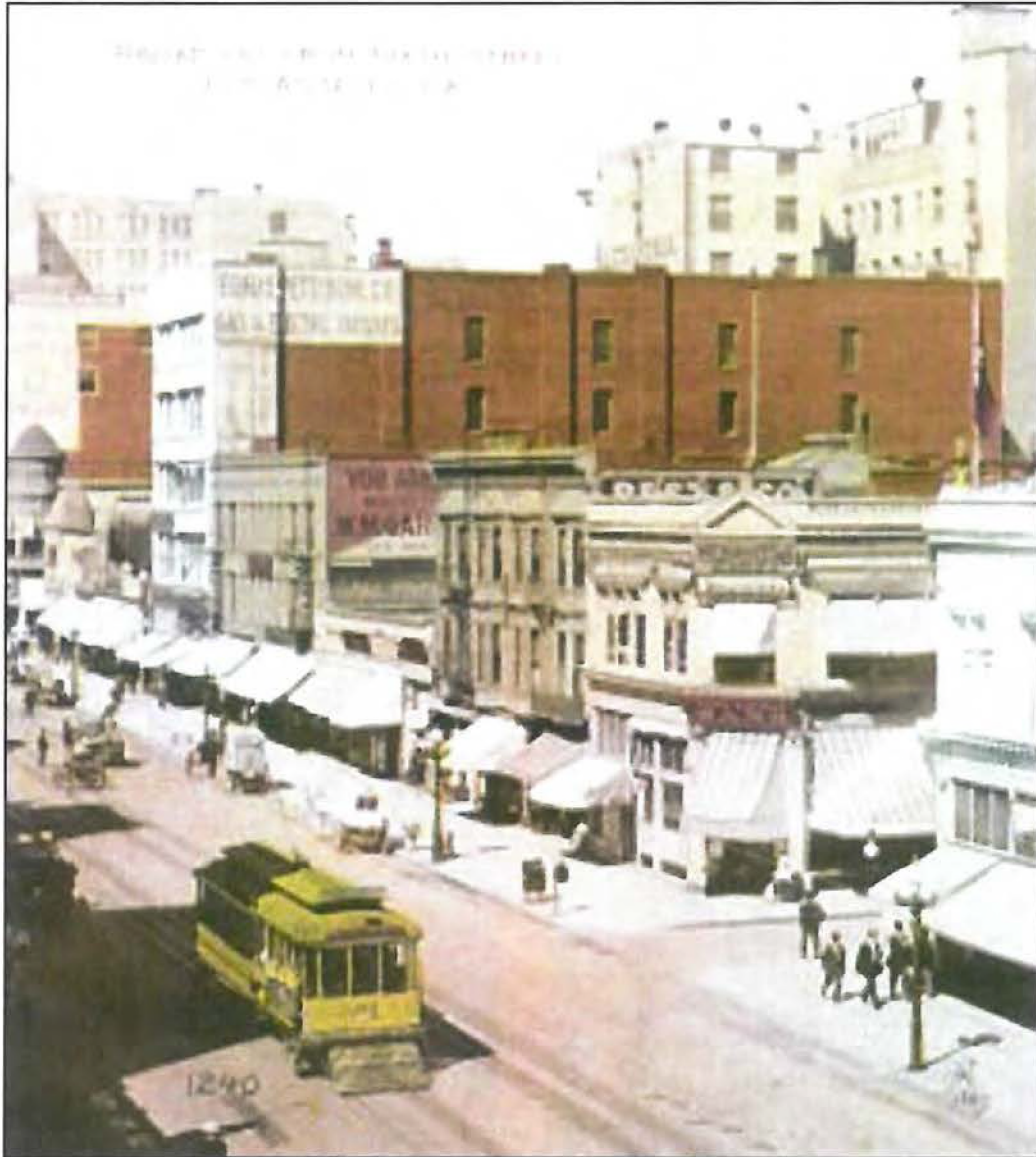


Figure 13: Postcard of Broadway looking north, subject property with advertisement on south elevation, circa 1906-1915 (Brent C. Dickerson Archive).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 14: View of Broadway from the corner of 5th and Broadway at night, subject property second from the left, ca. 1920s (Brent C. Dickerson Archive).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 15: View of Broadway looking south from Fifth Street, Los Angeles. The subject property is the second from the left (California Historical Society Collection, USC Digital Library, 1928).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 16: A view of Broadway looking north, between West 5th Street and West 6th Street (Dick Whittington Studios, USC Digital Library, 1939).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 17: View Looking South on Broadway at 5th Street, subject property is second from the left (Los Angeles Public Library Digital Archives, Security Pacific National Bank Collection, 1932).

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FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 18: South view of Broadway from 5th Street (Security Pacific National Bank Collection, Los Angeles Public Library, 1963).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

HISTORIC DOCUMENTS AND PHOTOGRAPHS
RELATING TO THE FORVE-PETTEBONE COMPANY

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

**BROADWAY BLAZE
OF ELECTRICITY**
THOROUGHFARE SHINES WITH
BRILLIANCY
GREAT PARADE IS FEATURE
Scenes of Partial Darkness Trans-
formed Into Veritable Gardens of
Light—Great Throng Amazed
at Wondrous Spectacle
It was Broadway's triumph. All the
rest of Los Angeles stood in the back-
ground, amazed at the wondrous spec-
tacle, perhaps the greatest electrical
display ever witnessed in any city on
the Pacific coast and by far the most
enterprising project of its kind ever
undertaken by a city of 200,000 popula-
tion in America, and that means the
world.
At 8:45 o'clock last night, by the
pressing an electric button, the scene
on Broadway was changed from one of
partial darkness to a veritable garden
of light, and so 'twill ever be thus. The
merchants of that beautiful thorough-
fare paved the way for the magnificent
display last evening which marked the
beginning of a mighty illumination
that will serve as a monument of refine-
ment and beauty to a street that now
ranks second to none in the entire
country.

Figure 19: Article describing Broadway's new lighting system and ceremony (*Los Angeles Herald*, May 7, 1905).



Figure 20: Photograph of Broadway's new lighting system, designed by an employee of the Forve-Pettebone Company (Underwood, 1906).

THE CITY IN BRIEF.

BREVITIES.

New gas and electric light fixture store on Broadway—Messrs. Forve, Pettebone & Co., 515 South Broadway, opened their doors for business on Monday last and it is no exaggeration to state that nothing like this establishment is to be found west of Chicago in completeness and elegance of stock. The artistic taste displayed in the store fittings, from the beautiful elegant sign over the front entrance, all through the series of finely-furnished parlors to the shop in the rear, has stood the crucial test of the critic's eye. There is perfect harmony in the soft coloring effects produced by electric light. The line of gas and electric fixtures on exhibition are all new in design, strictly up-to-date, and it will well repay a visit to this store to all lovers of art metal work, whether or not they have any intention of purchasing. Such a visit will convince the most skeptical that they are perfectly capable of fitting up the most elegant homes, as well as the modest cottages. Forve, Pettebone & Co. will make a specialty of manufacturing gas and electric light fixtures and all kinds of metal work. They have given the lighting question a very close study from an architectural standpoint and are evidently prepared to meet all competition on the coast, both as to price and as to beauty and artistic finish. This new house is a valuable addition and an ornament to the mercantile establishments of Southern California.

Figure 21: Article on the Forve-Pettebone Company's first showroom, 515 S. Broadway. The article praises their inventory, and their business a "valuable addition and an ornament to the mercantile establishment of Southern California." (*Los Angeles Times*, June 8, 1902, 12).

Hill Street Will Be Fully Illuminated

Central Park Embraced Within the Area of Advancement

The committee of Hill street property owners having in charge the lighting of that street by ornamental electroliers held an important meeting last Friday. The committee is composed of the following well known Angelenos: W. E. Cline, T. L. Duque, Westey Clark, J. H. Spires, F. W. Blanchard, John S. Stearns, Charles Silent, Gilbert S. Wright, Homer Laughlin, Walter S. Newhall, Isaac A. Lothlan and Dr. M. E. Spinks. At the meeting T. L. Duque was elected permanent chairman and J. H. Spires secretary.

The agreement which is being signed by the property owners authorizes the committee to contract for the posts and for one year's lighting. The canvassers reported that about eighty per cent of the property owners had signed and it is expected that the remainder will give their consent within the next few days.

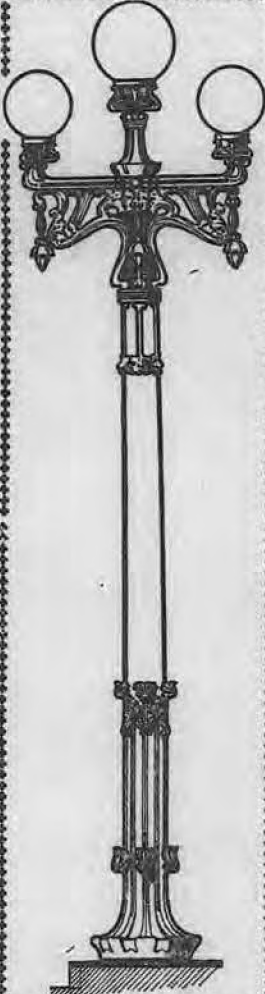
As soon as the canvassing is completed contracts for the lighting will be let and the work will be completed in January or early in February. The lighting will not only be on Hill street, but the streets around Central park will also be lighted. This will add a beautiful feature to that part of the city.

The electrolier that has been adopted is of handsome design, having five globes, one large central one and four smaller ones. Each globe will carry a cluster of incandescence lights and will be so wired that the four smaller clusters can be turned off at midnight and the large center one be left burning the remainder of the night. It is the purpose of the committee not only to furnish light but also a handsome ornament for the street.

The committee has received bids for the work, but so far all exceed the money subscribed and the committee considers them too high. A sub-committee has been appointed, consisting of Homer Laughlin jr. and Western Underwood, the artist of the Forve-Pettebone company, either to secure new bids or so modify the design as to bring the cost within the amounts of the subscription.

say this because I know of scores of persons who are coming hither to remain, and if you will ask the hundreds of hustlers who roamed this summer and lived to tell the story, you will find the same report. Los Angeles is known everywhere, and as soon as you register from the town you are picked out like the winner of a race. Everybody crowds around and then is your opportunity. Do they know about the city of the Angels? Well, I should say, and some know more than one dreamed they did."

Mr. Marsh has settled down to business and his friends have kept him



HILL STREET NEW STYLE ELECTROLIER

Figure 22: Article depicting the new style of electrolier, designed by Western Underwood, artist of the Forve-Pettebone Company (*Los Angeles Herald*, November 6, 1905).

SPRING STREET IS READY FOR LIGHT

NEW SYSTEM GIVEN TRIAL: PROVES SUCCESS

Ornamental Posts and Globes Beautify Thoroughfare—Formal Opening Will Take Place Tonight

After months of earnest work on the part of a number of interested property owners of Spring street the fondest hopes of the merchants of that busy thoroughfare will be realized tonight when the new lighting system will be put into operation.

During the past few weeks workmen have been busy erecting the ornamental posts along the thoroughfare and when the signal is given the evening lights on 132 posts will burst forth in illumination. Following the example set by Broadway, the Spring Street Improvement association has provided electricity equal to 33 candle power for each post, and although there will be only five globes in a post the voltage will be as heavy as that of the Broadway lights.

The members of the Spring Street Improvement association have had a hard time in securing the non-protected lights, but their efforts have at last met with success. At 7 o'clock last night as a preliminary experiment the lights were turned on and the street illuminated. All the lights were in perfect order and the effect was magnificent. The strength of the new lights is not as apparent on Spring street as on Broadway because of the many private illuminations along the former thoroughfare.

Posts Are Costly

The Spring street posts were designed by Western Underwood of the Forve-Pettebone company of Los Angeles and were made by the Llewellyn Iron works. The cost of each post is about \$119, or about \$15,000 for all. The city pays for the electric current and the cost of the posts was assessed against the property owners on Spring street under a law passed at the last session of the legislature.

To overcome labor and other objections, through the efficient efforts of the Southern California delegation in the legislature, the law was finally enacted and now applies to the whole state. Main street and Hill street, East and West Ninth street and other cross streets are taking the subject up under its provisions.

The Spring street posts, while following in general style the Broadway posts, are different in a number of particulars. The column is fluted and the base is swelled and ornamented instead of being perfectly plain. The posts on Spring street are being decorated in antique bronze.

Figure 23: Article describing the lighting improvements along Spring Street (*Los Angeles Herald*, December 20, 1905).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

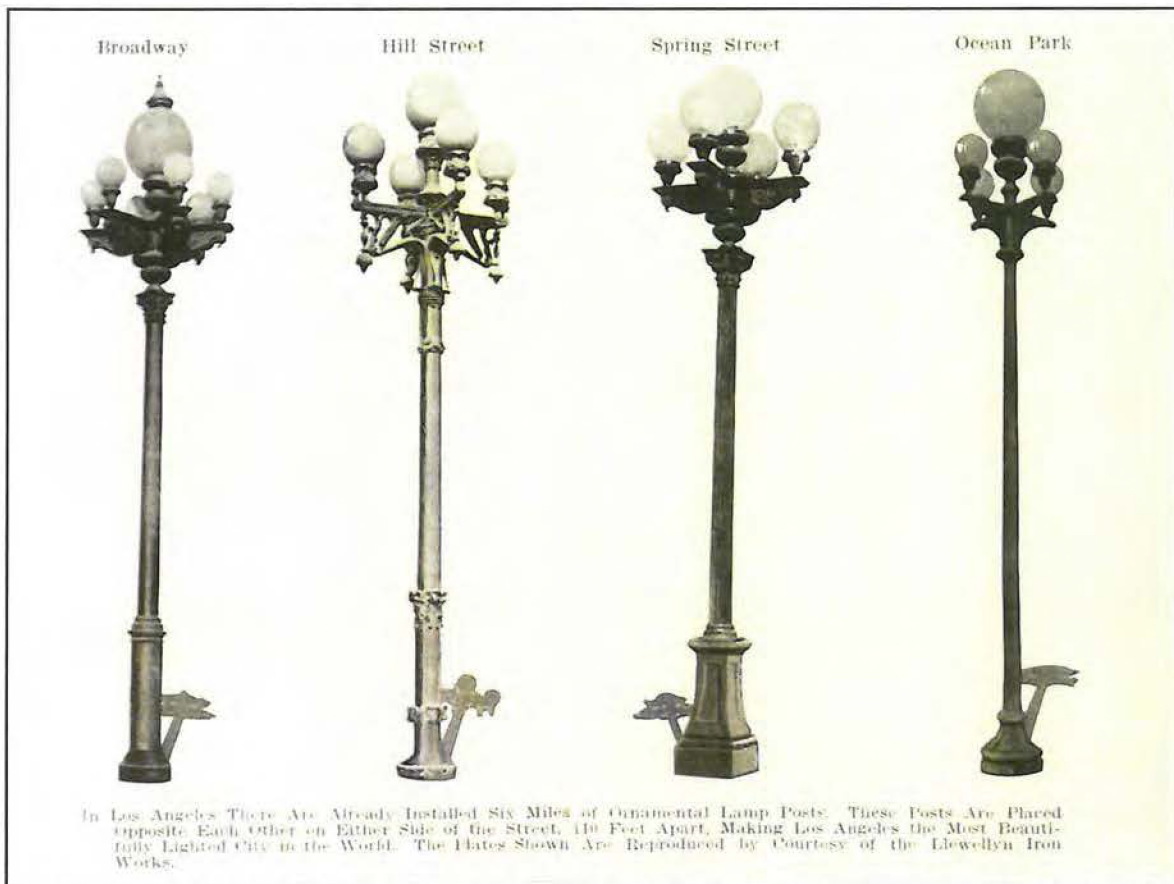


Figure 24: Examples of the lamp posts designed by Western Underwood, of the Forve-Pettebone Company. Reproduced by the Llewellyn Iron Works. City planner Charles Mulford Robinson credits these lamp post "Making Los Angeles the Most Beautifully Lighted City in the World." (*The City Beautiful*, 1909).

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

"LIGHTING IS A PART OF ARCHITECTURE"

These lamps, by Occidental College, Los Angeles California (John Stone, Architect)

THE Lighting Equipment of any building should be a first consideration and regarded as an integral essential part of the structure, not as a mere "accessory." In this way complete harmony and adequate lighting are assured—the Equipment is in sympathy with, and a part of, the architecture and the decorative scheme.

The Forve-Pettebone Company believes in *planned* lighting and offers its cooperation to Pacific Coast Architects in designing, reviewing and installing Lighting Equipment that reflects the character of the structure it embellishes. Our every facility is at your disposal. Design and estimate will be submitted upon request. Our beautiful new books contain Spanish, English and French designs that permit visualization of the equipment as it would appear after installation.

The modern trend in Lighting Equipment design is well illustrated in an unique file folder which will be mailed to architects upon request.

FORVE-PETTEBONE COMPANY
 818 South Figueroa
Los Angeles, California

An interesting Forve-Pettebone design installed in living room.

Figure 27: Advertisement for Forve-Pettebone Company, marketing their products as architectural elements, using their work at Occidental College as an example (*Pacific Coast Architect*, January 1926).

Figure 28: Advertisement for Forve-Pettebone Company illustrates their contributions to the Ashbury apartment house (*Pacific Coast Architect*, April 1926).

"LIGHTING IS A PART OF ARCHITECTURE"

LIGHTING equipment designed by Forve-Pettebone was selected for the fine interiors of the Ashbury... Los Angeles Superb new 13-story apartment home.

In this new structure Forve-Pettebone specialists have demonstrated how lighting can add to the beauty of architecture. Each design follows the motif of decoration. Each detail harmonizes with its surroundings. Always co-operating closely with the architect, effects have been achieved which add sheer beauty to the Ashbury interiors.

For a quarter of a century The Forve-Pettebone Company has specialized in lighting. The benefit of this long experience is always available to architects. Designs and estimates for any type of building will be furnished cheerfully. Upon request a file folder showing latest designs in lighting equipment will be sent without charge.

FORVE-PETTEBONE COMPANY
 818 South Figueroa
Los Angeles, California

Detail of interior of THE NEW ASHBURY Los Angeles Norman E. Albaugh Architect

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 29: Exterior of 500 South Hudson Avenue, fixtures designed by Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926.).



Figure 30: Interior of the Pacific Electric building (former Jonathan Club), light fixtures by Forve-Pettebone Company (Security Pacific National Bank Collection, Los Angeles Public Library Digital Archives, 1905).

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FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 31: Bedside lamp with flowers and figure, designed by Forve-Pettebone Company (Dick Whittington, USC Digital Library,



Figure 32: Desk lamp designed by Forve-Pettebone Company (Dick Whittington, USC Digital Archive, 1925).

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FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 33: Table lamp designed by Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).



Figure 34: Decorative table lamp designed by Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 35: Chandelier designed by Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).



Figure 36: Sconce designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).

FIGURES ATTACHMENT
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510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 37: Electric lamp designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).



Figure 38: Desk lamp designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).

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Figure 39: Floor lamp designed by Forve-Pettebone Company (USC Digital Library, Dick Whittington, 1925).



Figure 40: Candelabras designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1925).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 41: Boards of samples of hardware from the Forve-Pettebone Studio (Dick Whittington, USC Digital Library, 1926).



Figure 42: Boards of samples of hardware from the Forve-Pettebone Studio (Dick Whittington, USC Digital Library, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

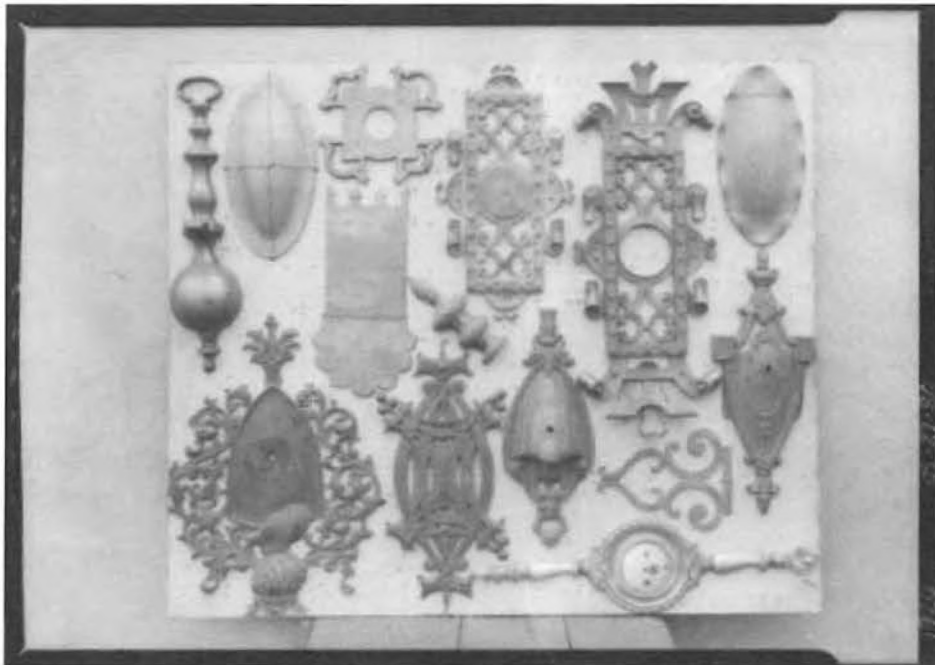


Figure 43: Boards of samples of hardware from the Forve-Pettebone Studio (Dick Whittington, USC Digital Library, 1926).

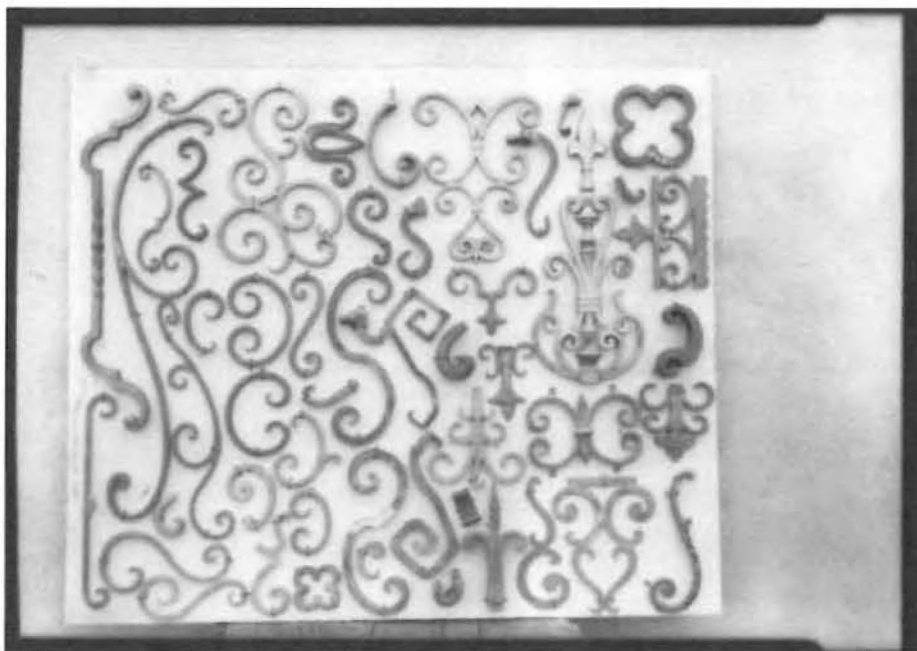


Figure 44: Boards of samples of hardware from the Forve-Pettebone Studio (Dick Whittington, USC Digital Library, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 45: A blurb entitled "Art in Los Angeles" features the lighting fixtures by the Forve-Pettebone Company (*Los Angeles Times*, October 10, 1926).



Figure 46: Description of the chandelier at the New Elks club by Forve-Pettebone Company (*Los Angeles Times*, July 4, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 47: Photograph of man and chandelier at the Elks Club, designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).



Figure 48: Photograph of the chandelier at the New Elks Club, designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Photo Archive, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 49: Interior view of Santa Monica Church, lighting fixtures designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).



Figure 50: Interior view of Santa Monica Church, lighting fixtures designed by the Forve-Pettebone Company (Dick Whittington, USC Digital Archives, 1926).

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FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 51: Exterior arcade of the 13th Church of Christ Scientist, Los Angeles, lighting by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).



Figure 52: Interior of the 13th Church of Christ Scientist, Los Angeles, lighting by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 53: Interior of 13th Church of Christ Scientist, Los Angeles, lighting by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).



Figure 54: Interior of 13th Church of Christ Scientist, Los Angeles, lighting by the Forve-Pettebone Company (Dick Whittington, USC Digital Library, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

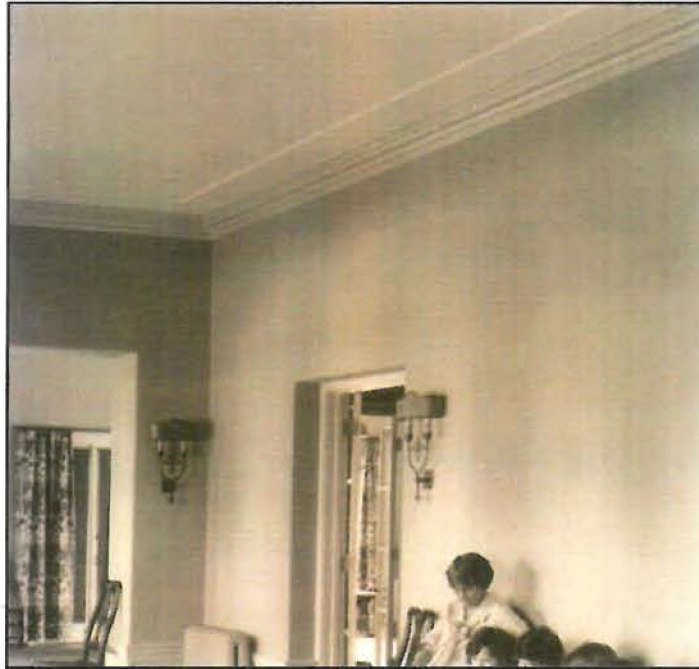


Figure 55: Interior lighting fixtures designed by the Forve-Pettebone Company at Occidental College (Dick Whittington, USC Digital Library, 1926).



Figure 56: Interior lighting fixtures designed by the Forve-Pettebone Company at Occidental College (Dick Whittington, USC Digital Library, 1926).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

HISTORIC DOCUMENTS AND PHOTOGRAPHS
REGARDING THE ARCHITECT,

ROBERT B. YOUNG

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



R. B. Young.
 One of the leading architects of Southern California, who died yesterday.

Work Ended.
BUILDINGS ARE
 HIS MONUMENT.

NOTED ARCHITECT DIES AFTER
 ILLNESS OF MONTHS.

Came to This City Thirty-five
 Years Ago and Many of the Structures
 Now Regarded as Landmarks
 Are of His Design—Was Born in
 Canada.

Following closely upon the passing of William C. Curlett, who died at Menlo Park on January 21, death has claimed another distinguished Los Angeles architect in the person of Robert Brown Young, senior member of the firm of R. B. Young & Son, and one of the pioneer designers of buildings in this city. Young died at 12:20 yesterday morning at the family home, No. 1901 South Hoover street, failing to respond longer to the administrations of oxygen given

him at short intervals during several days. He had been ill for a number of months.

Young was the architect of some of the most important structures in Los Angeles and the Southwest. Notable among the buildings he planned in this city are the Lankershim, Occidental, Westminster, Lexington and Hollenbeck hotels, the Lankershim office building, the Barker Brothers' Block, the California Furniture Company's building, the Seminole Apartments and the Westonla apartment hotel.

Throughout Southern California are scattered notable structures of which he was the designer, among these being the Whittier Reform School, the Reynolds department store in Riverside, the Masonic Temple at Corona, and St. Andrew's Church at Pasadena. He was the architect of the Yuma county Courthouse and other noteworthy buildings in Arizona. He was resident architect for the Orpheum Theater in this city, and was also the designer of many of the churches and schools of the Roman Catholic diocese of Los Angeles and Monterey.

Young was born in Huntington county, Canada, April 1, 1855, the son of Alexander Young and Mary Ann (Dowler) Young. While a young man he studied architecture and construction in Denver, but learned most of all in the great school of experience. He first opened an office for himself in San Francisco, but left the Bay City two months afterward for Los Angeles, where he found himself in the midst of the first real building boom this city experienced.

When he arrived here in 1879, Young had for his competitors in the thriving little city of 10,000 inhabitants, Charles Davis and the firm of Kyser & Morgan (now Morgan, Walls & Morgan.) The town extended only as far south as Fourth street, and boasted but few buildings of consequence. The new architect secured in short order a commission to prepare plans for the old Clifton Hotel at the corner of Broadway and Temple street. Later he planned the Hollenbeck Hotel and the Wilson Block, both in their day architectural marvels of the city. A large number of the old-time structures that are today looked upon as landmarks in the city's growth, were planned by the young Canadian in the early '80s.

Young was married in 1880 to Mary C. Wilson of Denver. He leaves, besides his widow, two children, Frank Wilson Young and Mary Elizabeth Young Moore. His son, who was taken into partnership a number of years ago, will probably continue the architectural business under the firm name, having been in sole charge of the work of the office during his father's illness.

Young was a member of the Chamber of Commerce, of the Merchants and Manufacturers' Association, the Engineers' and Architects' Association, the Jonathan Club, the Elks' Lodge, the Los Angeles Athletic Club and the Union League and Highland

Park clubs. He had been a member of the Southern California chapter of the American Institute of Architects for many years and only a few months before his death was elected president of that organization.

Figure 57: Obituary of architect Robert B. Young, one of the pioneers of Los Angeles architecture (*Los Angeles Times*, January 30, 1914).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 58: A view of the Mason building at the southeast corner of 4th and Broadway, designed by Robert B. Young (Los Angeles Public Library Digital Archives, Security Pacific National Bank Collection, n.d).



Figure 59: The Occidental Hotel, located at 428 Hill Street was designed by Robert B. Young in 1898. This property was one of the earlier commercial buildings in the downtown area (Los Angeles Public Library Digital Archives, 1900).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 60: Hotel Lankershim, 230 West Seventh Street, designed by Robert B. Young and completed in 1905 (Los Angeles Public Library Digital Archive, 1925).



Figure 61: Young Apartments, 1615-1631 South Grand Avenue, designed by Robert Brown Young & Son (firm) in 1912. This property is a Historic-Cultural Monument #317 and has been determined eligible for the National Register of Historic Places. (Los Angeles Public Library Digital Archive, 1972).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 62: San Fernando Building, 400 South Main Street, Historic-Cultural Monument #728 and listed in the National Register of Historic Places The upper two stories were an addition made by R.B. Young in 1911 (Dick Whittington, USC Digital Library, 1936).

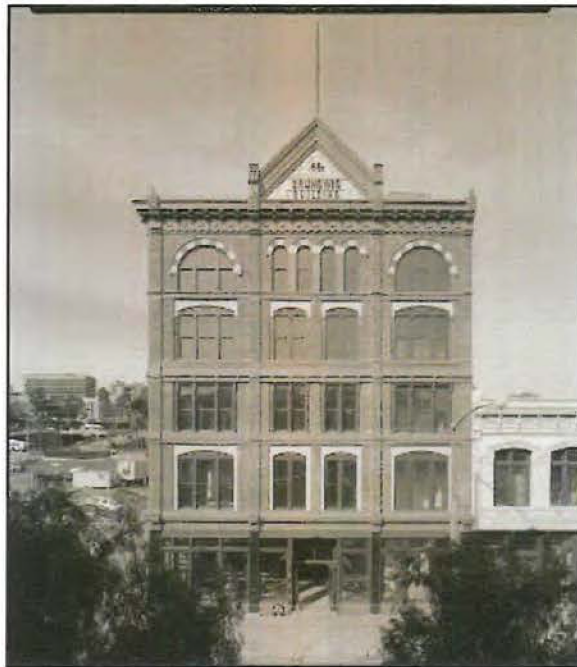


Figure 63: Vickrey-Brunswig Building, 501 North Main Street designed by R.B. Young in 1888 and is listed in the California State Register (HABS CA-2798, Library of Congress, 2009).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

BUILDING PERMITS
FOR LATER ALTERATIONS

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

All applications must be filled out by applicant.

WARD 3

PLANS and SPECIFICATIONS and other data must also be filed.

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(SIGN HERE)

C. G. Berg

Los Angeles, Cal., Aug 24 1910 1910

CITY ASSESSOR: Please Verify

TAKE TO ROOM NO. 6 FIRST FLOOR

O. K. BY [Signature]

REMOVED FROM		REMOVED TO	
Lot	Block	Lot	Block
<u>3</u>			
Tract <u>Part of N part of</u>		Tract	
<u>Block 13 of S. of N. Highway</u>			
Book <u>10</u>	Page <u>10</u> F. B. Page <u>116</u>	Book	Page F. B. Page

TAKE TO ROOM NO. 34 THIRD FLOOR

CITY ENGINEER: Please Verify Street Number

From No. 512 So. Broadway OK

- Owner's name C. J. Johnson
- Owner's address C. J. Johnson Bldg 4th & Broadway
- Architect's name
- Contractor's name C. G. Berg
- Contractor's address 705 San Raimon Bldg
- Entire cost of the Proposed Improvements, \$ 1200.00
- Purpose of the building Miscellaneous house
- Class of building B No. of rooms at present Lofts
- No. of stories in height 5 Size of present building X
- Size of new addition X
- Material of foundation Size Footing Size of wall
- Size of exterior studs X Interior studs X
- Size of mud sills X Bearing studs X
- Size of first floor joist X Second floor joist X

15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:-

Cut one opening in north wall facing alley on first floor, and three openings on third floor facing alley. To be metal louvered & wire glass windows as per ordinance

PERMIT NO. 6808

Date AUG 24 1910, 1910

Applicant's Recd. [Signature]

Figure 64: Building permit for window alterations on the north wall on the first and third floors, 1910 (Los Angeles Department of Building and Safety).

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

FORM 300-10-10-16

All applications must be filled out by applicant

WARD _____

PLANS AND SPECIFICATIONS
 and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

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 building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot.....	Block.....	Lot.....	Block.....
Tract.....		Tract.....	
Book.....	Page..... F. B. Page.....	Book.....	Page..... F. B. Page.....

TAKE TO ROOM No. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

From No. 512 S Broadway Street

To No. _____ Street

(USE INK OR INDELIBLE PENCIL)

- What Purpose is the present Building used for? Business Office
- Owner's name Forve-Pettebone Co Phone 414-937
- Owner's address 514 S Broadway
- Architect's name _____ Phone _____
- Contractor's name W. H. Wilson Phone 414-3732
- Contractor's address 2514 Broadway Blvd
- ENTIRE COST OF PROPOSED WORK including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, etc. \$ 250
- Class of Present Building 6 No. of Rooms at present _____
- No. of stories in height 5 Size of present building _____
- State how many Buildings are on this lot _____
- State purpose Buildings on lot are used for: _____
(Restaurant, Store, Hotel, Residence, etc.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.

Install steel and plaster partition and
open part door from elevator corridor
to rear room
move toilet from rear of room to
front in line with lot in front of room
then corridor to fire escape extend fire escape balcony

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) W. H. Wilson
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>534</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) <u>70</u> Plan Examiner.	Application checked and found O. K. (Use Number Stamp) JAN 26 1917 R. B. Clerk

Figure 65: Building permit for interior updates for the Forve-Pettebone Company and for extend fire escape balcony to their studio on the fifth floor, 1917 (Los Angeles Department of Building and Safety).

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

WARD 3 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 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 terms 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 ASSESSOR PLEASE VERIFY	REMOVED FROM	REMOVED TO	By Deputy City Engineer
	Lot <u>3</u> Block <u>13</u>	Lot <u>3</u> Block <u>13</u>	By Deputy City Engineer <i>[Signature]</i>
	Tract <u>Dist of N. Park, with 13 C.P.S.</u>	Tract <u>Dist of N. Park, with 13 C.P.S.</u>	
	Book <u>10</u> Page <u>6</u> F. B. Page <u>117</u>	Book <u> </u> Page <u> </u> F. B. Page <u> </u>	

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No.	To No.	Street	By Deputy City Engineer
	<u>514 1/2 S Broadway</u>	<u>514 1/2 S Broadway</u>	<u> </u>	By Deputy City Engineer <i>[Signature]</i>
	(USE INK OR INDELIBLE PENCIL)			

- What Purpose is the present Building used for? Stores + offices
- Owner's name C. F. Johnson Corp. Phone 2nd 2023
- Owner's address 47 Bond
- Architect's name Phone
- Contractor's name Black Plaster Mill Co Phone 75349
- Contractor's address 645 Maple Ave
- ENTIRE COST OF PROPOSED WORK including Plumbing, Gas Fitting, Sewers, Despoise, Elevators, Painting, Finishing, etc. \$ 300.00
- Class of Present Building C No. of Rooms at present
- No. of stories in height 5 Size of present building
- State how many Buildings are on this lot
- State purpose Buildings on lot are used for (Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO.
Change store front to side entrance
No. structural changes.

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) [Signature]
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>1781</u>	Plans and specifications checked and found to conform to Ordinance, State Laws, etc. (Use Ink) <u>[Signature]</u> City Examiner	Application checked and found O.K. (Use Rubber Stamp) MAR 26 1917 B.B. Clerk

Figure 66: Building permit to change store front to side entrance, 1917 (Los Angeles Department of Building and Safety).

3

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING DIVISION

USE INK OR
 INDELIBLE PENCIL

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 Supervisor 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 a by claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>510 S. Broadway</u> (House Number and Street)	Approved by City Engineer. Deputy.
New location of building } _____ (House Number and Street)	
Between what cross streets } _____	

1. Purpose of PRESENT building Store Families Rooms
2. Use of building AFTER alteration or moving Store Families Rooms
3. Owner (Print Name) New York Hat Stores Inc Phone VA6871
4. Owner's address 534 1/2 S. Spring St.
5. Certificated Architect _____ State License No. _____ Phone _____
6. Licensed Engineer _____ State License No. _____ Phone _____
7. Contractor N. Steinberg State License No. 15356 Phone FN2542
8. Contractor's address 3226 Winter St.
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical, wiring and air conditioning equipment therein or thereon) \$ 1500.00
10. State how many buildings NOW on lot and give use of each: _____ Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building _____ x _____ Number of stories high 1 Height to highest point _____
12. Class of building C Material of existing walls Bricks Exterior framework _____
 Describe briefly and fully all proposed construction and work:

Rebuild Store front. No structural changes.

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

PERMIT NO. 10172 PLANS <input checked="" type="checkbox"/>	FOR DEPARTMENT USE ONLY			Fee <u>4.50</u> Stamp here when Permit is issued AUG 10 1934 Inspector <u>Shovass</u>
	Plans and Specifications checked	Zone <u>C3</u>	Fire District No. <u>1</u>	
	Corrections verified	Stdg. Line <u>None</u>	Street Widening <u>None</u>	
	Plans, Specifications and Applications rechecked and approved <u>Maximsky</u>	Application checked and approved <u>P. J. 8/10/34</u> Clerk		
For Plans See <input checked="" type="checkbox"/>	Filed with <input checked="" type="checkbox"/>	Revised Valuation Included <input checked="" type="checkbox"/>	SPRINKLER <input checked="" type="checkbox"/>	Inspected <input checked="" type="checkbox"/>

Figure 67: Building permit for store front alterations for 510 South Broadway, 1934 (Los Angeles Department of Building and Safety).

Bldg. Form 3
3

USE INK OR
 INDELIBLE PENCIL

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>508 S. Broadway</u> (House Number and Street)	Approved by City Engineer. Deputy.
New location of building } (House Number and Street)	
Between what cross streets }	

- Purpose of PRESENT building Store Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving. Families..... Rooms.....
- Owner (Print Name) R. A. Kowron & Co. Phone 770131
- Owner's address Lawm Bldg
- Certificated Architect..... State License No..... Phone.....
- Licensed Engineer..... State License No..... Phone.....
- Contractor Wth Y. Eaves State License No. 2201 Phone 021177
- Contractor's address 3313 Sunset Blvd
- VALUATION OF PROPOSED WORK (Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.) \$ 750⁰⁰
- State how many buildings NOW }
on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building..... x..... Number of stories high..... Height to highest point.....
- Class of building C Material of existing walls..... Exterior framework.....
Describe briefly and fully all proposed construction and work: Weat or Steel

Alterations & repair to store front
(Remove old front and install new
ext - wiring, electric glass, & hardware)

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

PERMIT NO. 2792	FOR DEPARTMENT USE ONLY 2-26-34			No. <u>323</u> Stamp here when Permit is issued
	Plans and Specifications checked	Zone <u>C 5</u>	Fire District No. <u>1</u>	
PLANS	Corrections verified	Set Back <u>7.0</u> Ft.	Street Widening	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved		
By <u>[Signature]</u>	Filed with <u>[Signature]</u>	Specified <u>[Signature]</u>	Inspector <u>[Signature]</u>	

Figure 68: Building permit to repair storefront, remove old storefront and install new storefront, 1935 (Los Angeles Department of Building and Safety).

Div. Form 3

USE INK OR
 INDELIBLE PENCIL

3

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions existing into the execution of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>512 So. Broadway</u> (House Number and Street)	Approved by City Engineer, Deputy.
New location of building } <u>Same</u> (House Number and Street)	
Between what cross streets } <u>5th & 6th St.</u>	

- Purpose of PRESENT building. Store & office Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving. Same Families..... Rooms.....
- Owner (Print Name). O. T. Johnson Estate Phone. MU 8391
- Owner's address. O. T. Johnson Bldg. 4th & Broadway
- Certificated Architect. Harbin F. Hunter State License No. 1588 Phone. TU 9411
- Licensed Engineer..... State License No...... Phone.....
- Contractor..... State License No...... Phone.....
- Contractor's address.....
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$3000.
- State how many buildings NOW on lot and give use of each. } One - Store & office Bldg.
Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 50' x 150' Number of stories high 5 Height to highest point 85'
- Class of building C Material of existing walls Brick Exterior framework Steel
Wood or Steel

Describe briefly and fully all proposed construction and work:
This permit is for construction only and does not include fixture work. Remove existing show windows and rear wall leaving show windows ceiling construction. Install new floor in lobby, new store front, bulkheads, rear wall and vitrolite on front & bulkheads.

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

PERMIT NO. 23335	FOR DEPARTMENT USE ONLY			No. <u>1200</u> Stamp here when Permit is issued <u>JUL 14 1937</u>
	Plans and Specifications checked <u>Smith</u>	Zone <u>C-3</u>	Fire District No. <u>1</u>	
	Corrections made by <u>P. A.</u>	Rdg. Line <u>5</u> Ft.	Street Widening Ft. <u>0</u>	
	Plans, Specifications and Applications received and approved <u>Smith</u>	Application checked and approved <u>7/14/37</u>	Clerk <u>Smith</u>	
PLANS Re'd	Filed with <u>Smith</u>	Required Valuation Included <u>Smith</u>	Specified Yes-No <u>Smith</u>	Inspector <u>Henry Carpenter</u>

Figure 69: Building permit for floor in lobby, new store front, and bulkheads for store and offices, 1937 (Los Angeles Department of Building and Safety).

FIGURES ATTACHMENT
 FORVE-PETTEBONE BUILDING
 510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

3		APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY				CITY OF LOS ANGELES		DEPT. OF BUILDING AND SAFETY		
1. LEGAL LOT	3	BLK.	13	TRACT	Sub of N. Pt of Blk 13 Ord's Survey	DIST. MAP	129-209			
2. BUILDING ADDRESS	510 S Broadway				APPROVED	ZONE C-5-4				
3. BETWEEN CROSS STREETS	Fifth St.		AND		6th St.		FIRE DIST. I 80'			
4. PRESENT USE OF BUILDING	Haberdashery		NEW USE OF BUILDING		Same		INSIDE <input checked="" type="checkbox"/> KEY			
5. OWNER	Leo Fond				PHONE	COR. LOT				
6. OWNER'S ADDRESS	510 S. Broadway				P. O.	ZONE		LOT SIZE 51 x 160		
7. CERT. ARCH.	Lorand West		STATE LICENSE		G-2321		PHONE		oor cut	
8. LIC. ENGR.					STATE LICENSE	PHONE		REAR ALLEY	12	
9. CONTRACTOR	Robert W. Stanhope Co.				STATE LICENSE	PHONE		SIDE ALLEY	10	
10. CONTRACTOR'S ADDRESS	1231 S. La Cienega Blvd.				P. O.	L.A. 35		BLDG. LINE	5'	
11. SIZE OF EXISTING BLDG.	60 x 150	STORIES	6	HEIGHT	120'	NO. OF EXISTING BUILDINGS ON LOT AND USE		1		
12. MATERIAL	EXT. WALLS: <input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input checked="" type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> CONG. BLOCK <input checked="" type="checkbox"/> CONCRETE		ROOF CONST.	<input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONG. <input type="checkbox"/> OTHER		ROOFING		
								SPRINKLERS REQ'D SPECIFIED		
3 510 S. Broadway								DISTRICT OFFICE		
								L.A.		
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 800.00				VALUATION APPROVED		DWELL. UNITS			
14. SIZE OF ADDITION	None		STORIES	HEIGHT		APPLICATION CHECKED		PARKING SPACES		
15. NEW WORK:	EXT. WALLS		ROOFING		Alterations - store front		APPLICATION CHECKED		GUEST ROOMS	
								Ingram *		
O. OF O. ISSUED								PLANS CHECKED		FILE WITH
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.								CORRECTIONS VERIFIED		CONT. INSP.
SIGNED: Robert W. Stanhope Co. by RM								PLANS APPROVED		Grading no pre in
This Form When Properly Validated is a Permit to Do the Work Described.								APPLICATION APPROVED		INSPECTOR
TYPE	GROUP	MAX. OCC.	P.F.	S.P.C.	B.P.	I.F.	O.S.	C/O		
III	G-1		2		5					
VALIDATION										
CASHIER'S USE ONLY										
LA 95071		MAR-10-58		15474		A - 2 CK		2.00		
		MAR-10-58		15475		A - 1 CK		5.00		

Form B-3 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
 2. Plot Plan Required on Back of Original.

Figure 70: Building permit for store front alterations for 510 South Broadway, 1958 (Los Angeles Department of Building and Safety).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

CONTEMPORARY PHOTOGRAPHS

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 71: West elevation of 510-514 South Broadway (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 72: Oblique view of the west elevation and storefronts (Chattel, 2015).



Figure 73: West elevation storefronts and second story windows (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

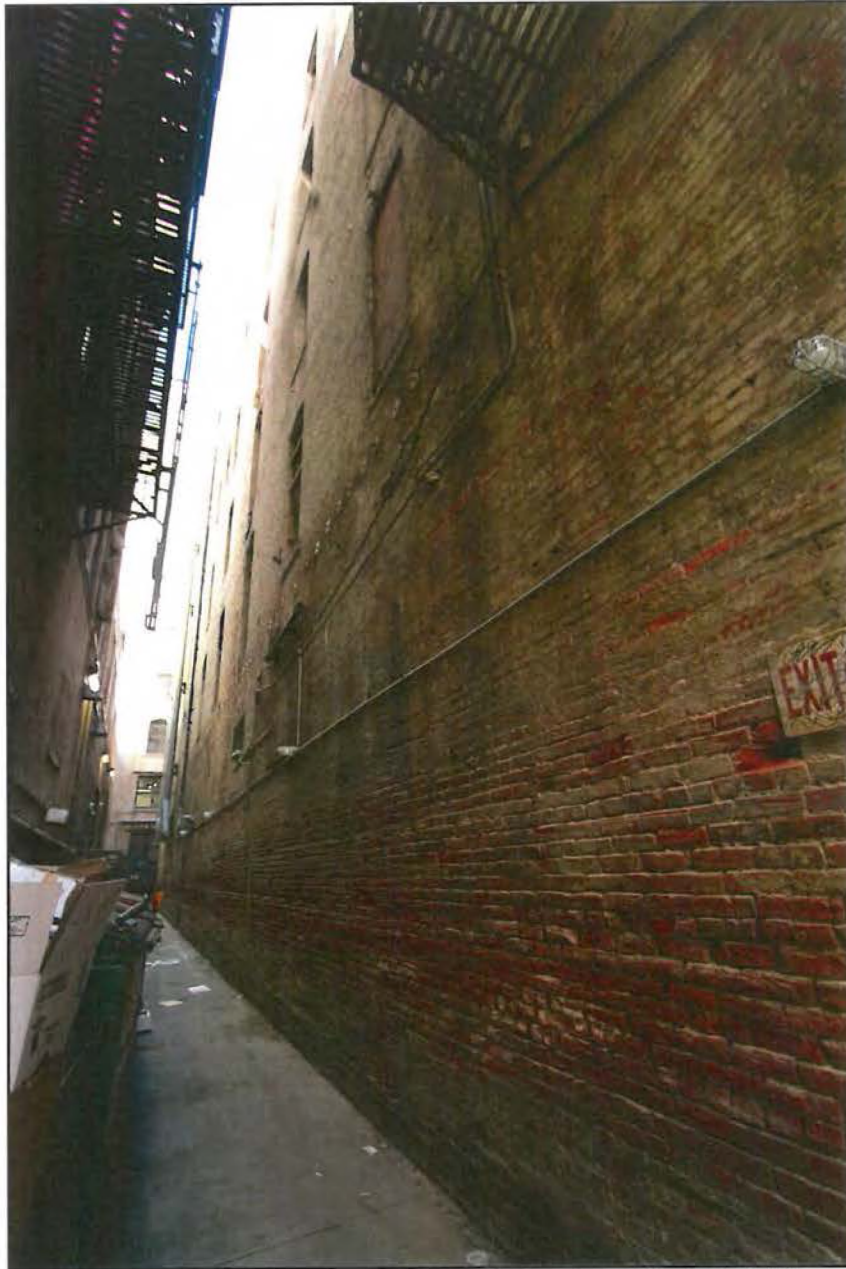


Figure 74: North elevation of 510-514 South Broadway (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 75: Oblique view of north and east elevations, and northern alley (Chattel, 2015).



Figure 76: Oblique view of east and south elevation, southern alley obscured by gate (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

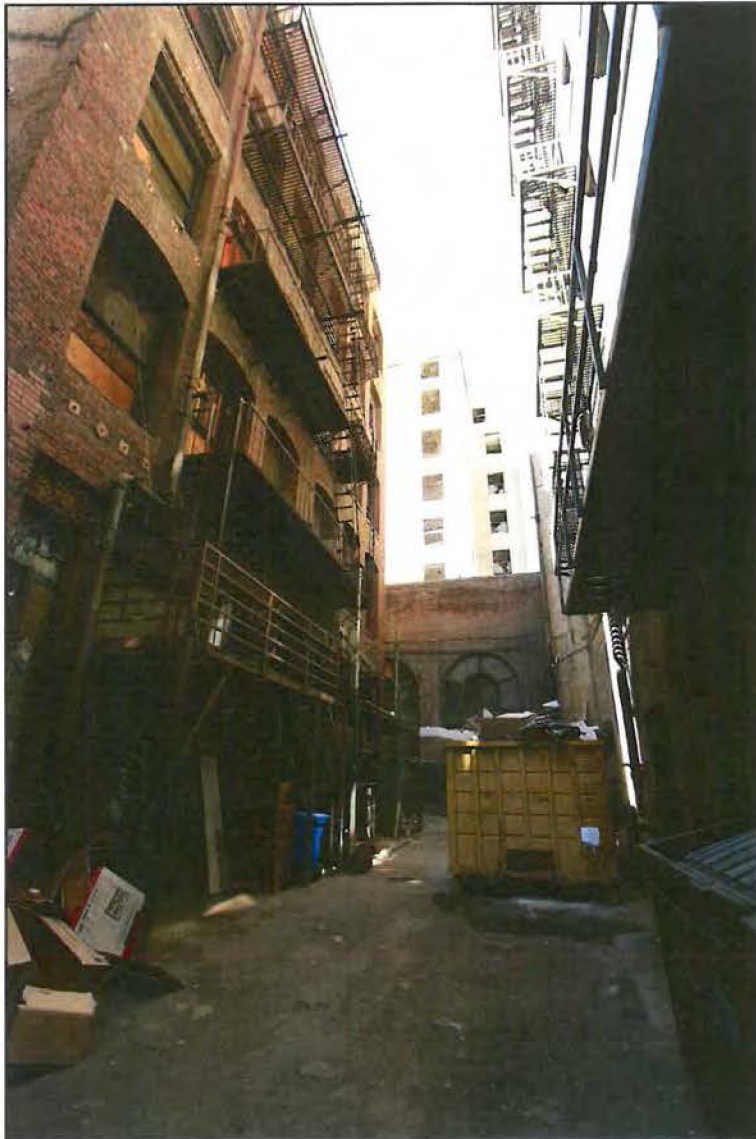


Figure 77: Rear alley and east elevation of the subject property (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 78: Interior staircase leading to basement (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 79: Interior of basement, with original cast iron columns (Chattel, 2015).

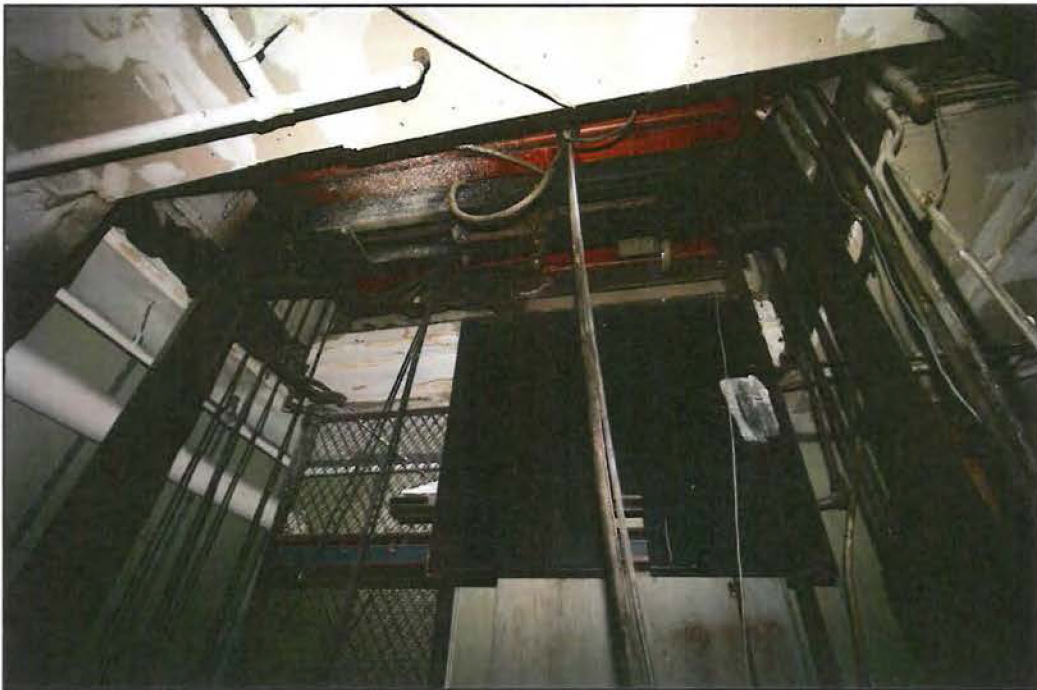


Figure 80: Non functioning, original elevator located in the basement (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 81: Sidewalk vault, facing west from the interior of the basement (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 82: Exterior of 510 South Broadway storefront and main entrance (Chattel, 2015).



Figure 83: Interior vestibule of the retail space at 510 South Broadway (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 84: Interior of vestibule of 510 South Broadway (Chattel, 2015).



Figure 85: Interior of the current restaurant renovations at 510 South Broadway (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 86: Interior of 510 South Broadway, facing west (Chattel, 2015).



Figure 87: Interior of kitchen, 510 South Broadway (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 88: Interior staircase leading from ground floor to second story (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 89: Second story windows facing west (Chattel, 2015).



Figure 90: Second story windows facing west (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 91: Detail of second floor curved window facing west (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 92: Detail of second floor windows facing west (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

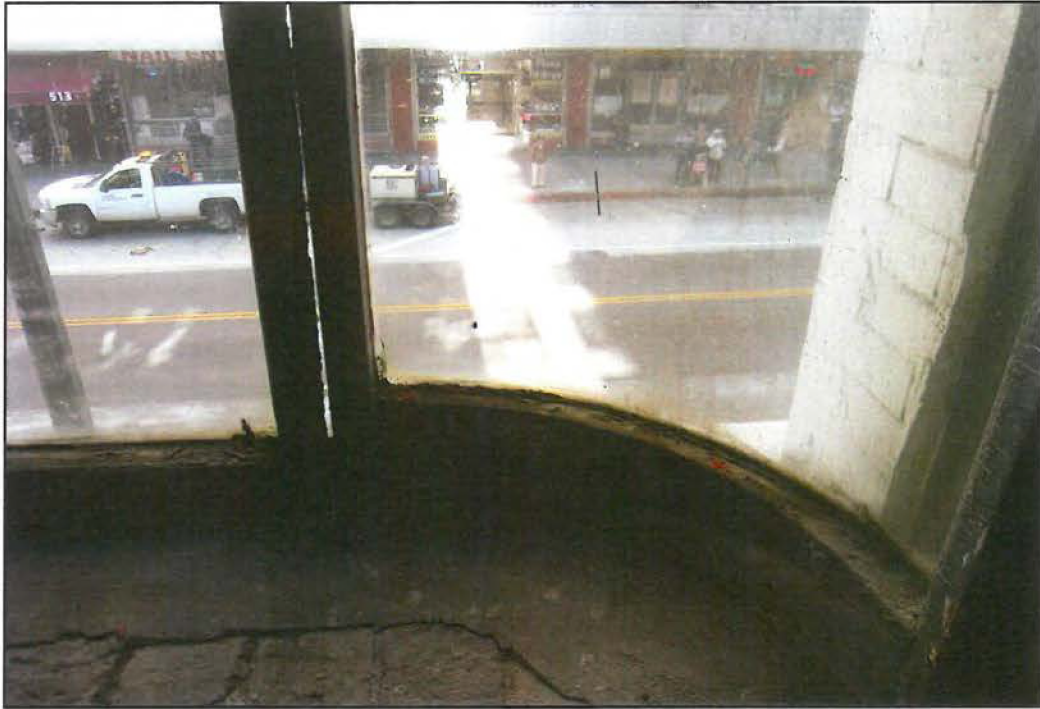


Figure 93: Detail of second floor curved window (Chattel, 2015).



Figure 94: Second floor interior facing east (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 95: Interior of second floor, facing northeast (Chattel, 2015).



Figure 96: Elevator shaft, second floor (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 97: Staircase between second and third floor (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

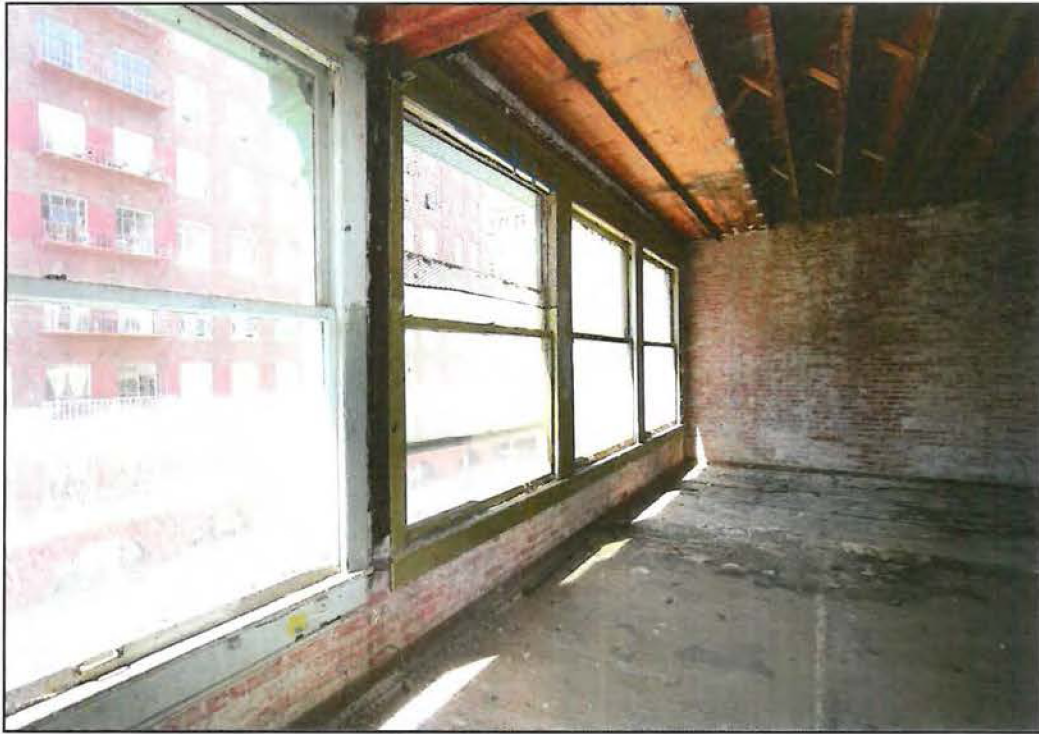


Figure 98: Third story windows facing west (Chattel, 2015).



Figure 99: Third story windows facing west (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 100: Third story double hung windows with segmented arches (Chattel, 2015).



Figure 101: Interior view, exposed brick and windows in need of repair (Chattel 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

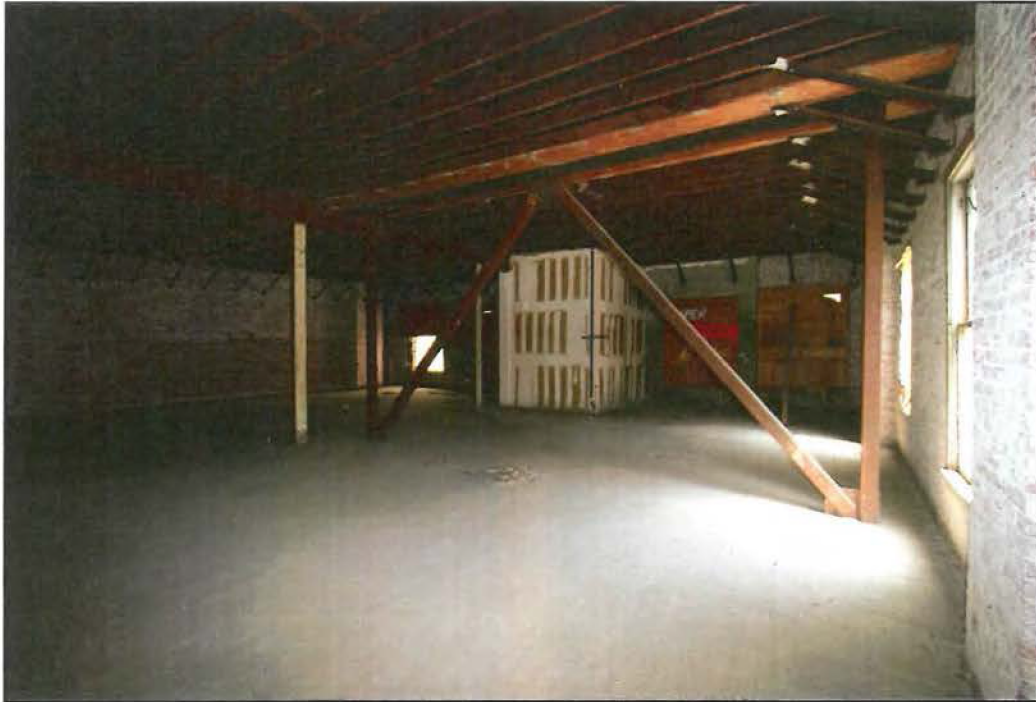


Figure 102: Interior of rear of the fourth floor, with smaller columns and seismic bracing (Chattel, 2015).



Figure 103: Detail of wood column (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 104: Pair of windows on fourth floor, north elevation (Chattel, 2015).



Figure 105: Interior of the fourth floor, looking east (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 106: Interior of fifth floor windows, facing west (Chattel, 2015).



Figure 107: Interior of fifth floor, facing east (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 108: Exterior of fifth floor, north elevation fire escape (Chattel, 2015).



Figure 109: View of the roof, facing north (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA



Figure 110: Roof, facing east (Chattel, 2015).

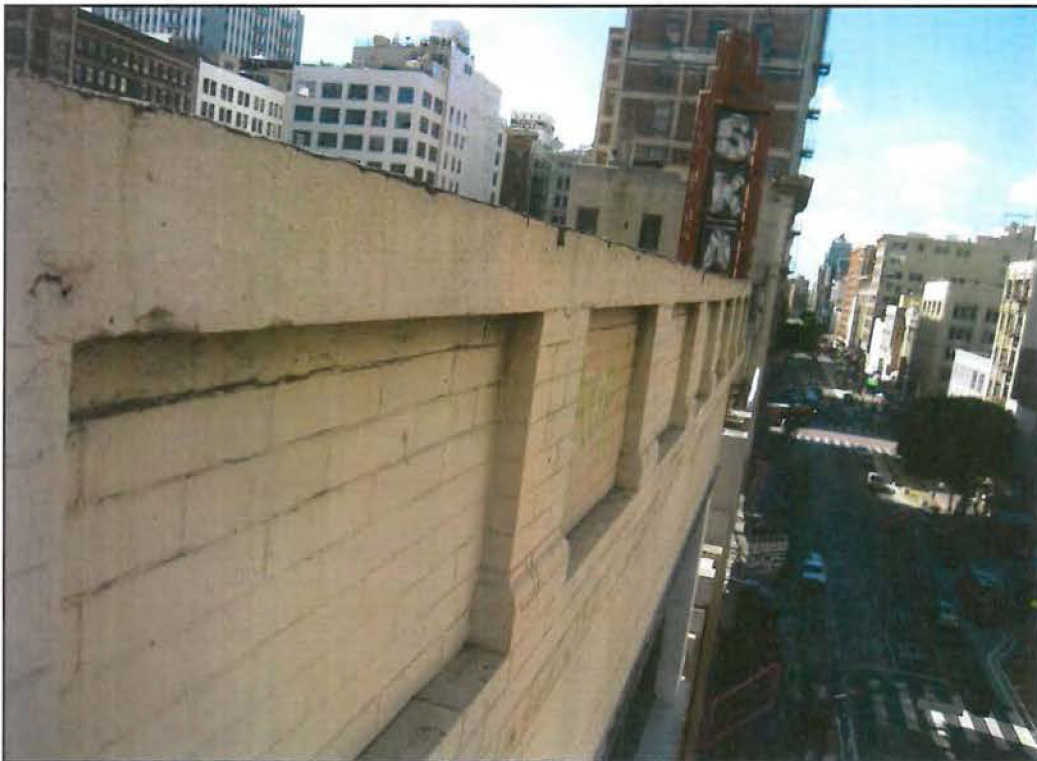


Figure 111: Detail of decorative brick roofline (Chattel, 2015).

FIGURES ATTACHMENT
FORVE-PETTEBONE BUILDING
510-514 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

ZIMAS PARCEL REPORT



City of Los Angeles Department of City Planning

8/24/2015

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

510 S BROADWAY
512 S BROADWAY
514 S BROADWAY

ZIP CODES

90013

RECENT ACTIVITY

Broadway CDO, Eff. 10/26/09
DIR-2010-2488
ZA-2014-4732-CUB
ENV-2014-4733-EAF
TT-72523-CC
ENV-2014-1309-EAF
DIR-2010-2489-CDO
ENV-2015-1254-EAF

CASE NUMBERS

CPC-2014-2711-CDO-SN-ZC
CPC-2012-1737-MS
CPC-2010-213-CA
CPC-2009-874-CDO-ZC
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-75667
ORD-180871
ORD-164307-SA1345
ORD-137036
ORD-135901
ORD-129944
ZA-2015-1255-CUB
ENV-2015-1254-MND
ENV-2014-2712-ND
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2009-1487-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
AFF-62738
AFF-61258
AFF-56946

Address/Legal Information

PIN Number	129A211 108
Lot/Parcel Area (Calculated)	8,092.3 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149034002
Tract	SUBDIVISION OF THE NORTH PART OF BLOCK 13, ORD'S SURVEY
Map Reference	M R 5-155
Block	None
Lot	3
Arb (Lot Cut Reference)	None
Map Sheet	129A211

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C5-4D-CDO
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing Incentive Area ZI-2408 Broadway ZI-145-2033 ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
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	Broadway
NSO - Neighborhood Stabilization Overlay	No
Streetscape	Broadway
Sign District	No
Adaptive Reuse Incentive Area	Downtown
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes

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Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	Active: Pershing Square Park

Assessor Information

Assessor Parcel No. (APN)	5149034002
APN Area (Co. Public Works)*	0.186 (ac)
Use Code	1100 - Stores
Assessed Land Val.	\$1,881,184
Assessed Improvement Val.	\$2,090,205
Last Owner Change	04/23/15
Last Sale Amount	\$7,075,070
Tax Rate Area	3264
Deed Ref No. (City Clerk)	919094
	491980
	4-384
	1247463
	1236062
	1236061

Building 1

Year Built	1905
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	36,975.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.27217424
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000

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Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	HISTORIC DOWNTOWN LOS ANGELES
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	153
Fire Information	
Division	1
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2012-1737-MSD
Required Action(s):	MSD-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETScape PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2015-1255-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PURSUANT TO 12.24 W 1 TO ALLOW THE ON-SITE CONSUMPTION OF A FULL-LINE OF ALCOHOL BEVERAGES SALES IN CONJUNCTION WITH AN EXISTING RESTAURANT, HAVING APPROX. 3,645 SQUARE FEET IN SIZE, WITH 84 SEATS, AND HAVING THE DAILY OPERATING HOURS OF 11 AM TO 2 AM, 7 DAYS A WEEK, IN THE ZONE.
Case Number:	ENV-2015-1254-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	PURSUANT TO 12.24 W 1 TO ALLOW THE ON-SITE CONSUMPTION OF A FULL-LINE OF ALCOHOL BEVERAGES SALES IN CONJUNCTION WITH AN EXISTING RESTAURANT, HAVING APPROX. 3,645 SQUARE FEET IN SIZE, WITH 84 SEATS, AND HAVING THE DAILY OPERATING HOURS OF 11 AM TO 2 AM, 7 DAYS A WEEK, IN THE ZONE.
Case Number:	ENV-2014-2712-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available

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Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

ORD-75667
ORD-180871
ORD-164307-SA1345
ORD-137036
ORD-135901
ORD-129944
AFF-62738
AFF-61258
AFF-56946



Address: 510 S BROADWAY

Tract: SUBDIVISION OF THE NORTH
PART OF BLOCK 13, ORD'S SURVEY

Zoning: [Q]C5-4D-CDO

APN: 5149034002

Block: None

General Plan: Regional Center Commercial

PIN #: 129A211 108

Lot: 3

Arb: None

