# Los Angeles Department of City Planning
## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2017-3688-HCM**
**ENV-2017-3689-CE**

**HEARING DATE:** October 5, 2017
**TIME:** 10:00 AM
**PLACE:** City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 800 E. Traction Avenue;
310 S. Hewitt Street
Council District: 14 – Huizar
Community Plan Area: Central City North
Area Planning Commission: Central
Neighborhood Council: Historic Cultural
Legal Description: Mills and Wicks Extension of Second St. and Adjoining Subdivision Tract, Lots 42-44

**PROJECT:** Historic-Cultural Monument Application for the JOANNES BROTHERS COMPANY BUILDING

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNER(S):** 800 Traction Owner LLC
c/o Betawest Ltd.
1050 17th Street, Unit 350
Denver, CO 80265

**APPLICANT:** Laura Doerges
Clarett West
1901 Avenue of the Stars
Los Angeles, CA 90067

**PREPARER:** Emily Rinaldi
GPA Consulting
617 S. Olive Street, Suite 910
Los Angeles, CA 90014

**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]**

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

## SUMMARY

The 1917 Joannes Brothers Company Building is a five-story industrial building with a one-story wing to the south located on the southeast corner of East Traction Avenue and South Hewitt Street in downtown Los Angeles' Arts District. It was designed with Beaux Arts-architectural style influences by Los Angeles master architect John B. Parkinson (1861-1935) to serve as the Joannes Brothers Company's Ben-Hur coffee and spice manufacturing facility from 1917 to 1959. Established in 1872 in Wisconsin as a grocery wholesaler, the Joannes Brothers Company manufactured and distributed coffee, teas, and spices throughout the Southwestern United States. The company opened its first facility in Los Angeles in 1905 and first purpose-built factory around 1907-1909 at 819 East 1st Street (demolished).

Los Angeles' rapid growth around the turn of the 20th century led to an increased demand for manufactured goods, resulting in the area east of downtown becoming the city's industrial center. Located in this region were manufacturers producing bakery products, women's clothing, foundry and machinery goods, furniture, and printing and publishing materials. The area also had a burgeoning coffee and spice industry with dozens of local wholesalers and retailers, of which Ben-Hur was amongst the largest.

The subject property is rectangular in plan and is constructed primarily from brick and reinforced concrete with cast stone elements. Though lacking the elaborate ornamentation associated with the Beaux-Arts style, it displays a tripartite composition: an articulated ground floor constructed of concrete with a cast stone beltcourse as the base, brick and cast stone cladding on the second through fifth floors make up the shaft, and the simple cast stone coping at the parapet represents the capital. The primary, north-facing elevation features an arched recessed main entryway with glazed wood double doors, two sidelights, and a wood fanlight that is flanked by two tripartite fixed wood windows and two single-light fixed wood windows with transoms. The second through fifth floors on the north-facing and west-facing elevations are divided into vertical sections by brick-clad piers and cast stone surrounds, and have slightly recessed three-over-one double-hung wood windows separated by cast stone spandrel panels. There are four original loading bays on the west-facing elevation; one has been infilled with metal and glass and a red metal door to serve as the entrance to residential units. On the south-facing elevation there is a secondary entrance and three additional loading bays. Above the fifth floor on each elevation there are original inscriptions or painted signage. The interior is split between residential and commercial uses and features a circulation core with a stairwell and original freight elevator. The ground floor interior features a paneled wood-and-glass vestibule with marble stairs in the commercial space off Traction Avenue, concrete floors, wood baseboards, Tuscan columns and pilasters, and ceilings with panel moldings. The second through fifth floors have been repartitioned into eleven artist lofts and characteristic elements include concrete floors, exposed masonry walls, and an open concrete beam ceiling.

Born in England in 1861, John B. Parkinson began his prolific architectural career when he opened an office in Los Angeles in 1894. In 1905, Parkinson formed a partnership with G. Edwin Bergstrom, and in 1920, he opened a joint firm, Parkinson & Parkinson, with his son, Donald. Parkinson is best known for his civic, commercial and hotel projects, such as the Alexandria Hotel (1906, HCM #80), Los Angeles Athletic Club (1911-2, HCM #69), Los Angeles Memorial Coliseum (1923 & 1931), Los Angeles City Hall (1928, HCM #150), and Los Angeles Union Station (1939, HCM #101). However, he also designed many notable industrial buildings, including the Los Angeles Ford Motor Plant (1914), Wholesale Terminal Building Complex (1915-1917), and the Firestone Tire and Rubber Company Building (1916-1917).

The subject property appears to be largely unaltered on the exterior. Based on permit records, limited alterations include the reconstruction of three parapets in 1966; the replacement of 150 square-feet of brick cladding on the north-facing and west-facing elevations in 1971; and the

installation of two metal windows on the east-facing elevation in 1986. In 1982, the property was converted to residential use; interior and exterior alterations during this period include new metal-and-glass infill in one loading bay on the west-facing elevation and construction of a tenant lobby, changes to the window configurations on the south-facing elevation, and the demolition of historic non-load bearing partitions and installation of new interior partitions on all floors. Also, one of the original freight elevators was removed at an unknown date.

The subject property was identified in preliminary findings of the citywide historic resources survey, SurveyLA, as individually eligible for listing or designation at the national, state and local levels, both as an excellent example of a 1917 industrial building and as an excellent example of industrial architecture by master architect John Parkinson in Los Angeles' primary industrial district.

## 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.

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

# HISTORIC-CULTURAL MONUMENT
# NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

| | | | |
|---|---|---|---|
| Proposed Monument Name: Joannes Brothers Company Building | | | First Owner/Tenant |
| Other Associated Names: | | | |
| Street Address: 800 E. Traction Avenue | | Zip: 90013 | Council District: 14 |
| Range of Addresses on Property: 310 S. Hewitt Street | | Community Name: Central City North | |
| Assessor Parcel Number: 5163013001 | Tract: MILLS AND WICKS EXT. | Block: N/A | Lot: 42, 43, 44 |
| Identification cont'd: Mills and Wicks Extension of Second Street and Adjoining Subdivision | | | |
| Proposed Monument Property Type: ● Building | ○ Structure | ○ Object | ○ Site/Open Space ○ Natural Feature |
| Describe any additional resources located on the property to be included in the nomination, here: | | | |
| | | | |

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

| | |
|---|---|
| Year built: 1916-1917 ● Factual ○ Estimated | Threatened? None |
| Architect/Designer: John Parkinson | Contractor: Leonard & Peck |
| Original Use: Manufacturing & Storage | Present Use: Artist-in-Residence Lofts |
| Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ 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: Concrete poured/precast | Type: Brick | |
| CLADDING | Material: Brick | Material: Stone, cast | |
| ROOF | Type: Flat | Type: Select | |
| | Material: Rolled asphalt | Material: Select | |
| WINDOWS | Type: Double-hung | Type: Double-hung | |
| | Material: Wood | Material: Steel | |
| ENTRY | Style: Centered | Style: Off-center | |
| DOOR | Type: Double | Type: Slab | |

# 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. | |
|---|---|
| 1966 | Reconstruction of parapets on three elevations. |
| 1971 | Removal and replacement of 150 square-feet of brick veneer on primary elevations. |
| 1982 | Interior alterations related to building's change of use into artist-in-residence lofts. |
| c. 1982 | Alteration to window configuration on south elevation. |
| c. 1982 | Insertion of new metal-and-glass infill in former loading bay on S. Hewitt Street elevation. |
| 1986 | Insertion of two new metal windows on the third and fifth floors of the east elevation. |
| | |
| | |

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

| | |
|---|---|
| ☐ Listed in the National Register of Historic Places | |
| ☐ Listed in the California Register of Historical Resources | |
| ☐ Formally determined eligible for the National and/or California Registers | |
| ☐ Located in an Historic Preservation Overlay Zone (HPOZ) | ○ Contributing feature<br>○ Non-contributing feature |
| ☐ Determined eligible for national, state, or local landmark status by an historic resources survey(s) | Survey Name(s): SurveyLA-Central City North<br>Downtown Los Angeles Industrial Historic District |
| 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): | |
|---|---|
| ☑ | Reflects the broad cultural, economic, or social history of the nation, state, or community |
| ☐ | Is identified with historic personages or with important events in the main currents of national, state, or local history |
| ☑ | Embodies the distinguising characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction |
| ☐ | 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 attech 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: Laura Doerges | | Company: Clarett West | |
| Street Address: 1901 Avenue of the Stars | | City: Los Angeles | State: CA |
| Zip: 90067 | Phone Number: 323-821-0400 | Email: laura.doerges@clarettwest.com | |

***Property Owner*** Is the owner in support of the nomination? (●) Yes ( ) No ( ) Unknown

| | | | |
|---|---|---|---|
| Name: Timan Khoubian | | Company: DLJ Real Estate Capital Partners | |
| Street Address: 1901 Avenue of the Stars, Suite 1465 | | City: Los Angeles | State: CA |
| Zip: 90067 | Phone Number: 310-734-0880 | Email: timan.khoubian@dljrecp.com | |

***Nomination Preparer/Applicant's Representative***

| | | | |
|---|---|---|---|
| Name: Emily Rinaldi | | Company: GPA Consulting | |
| Street Address: 617 S. Olive Street, Suite 910 | | City: Los Angeles | State: CA |
| Zip: 90014 | Phone Number: 310-792-2690 | Email: emily@gpaconsulting-us.com | |

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

# HISTORIC-CULTURAL MONUMENT
# NOMINATION FORM

## 9. SUBMITTAL

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

APPLICATION CHECKLIST

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

## 10. RELEASE

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

Emily Rinaldi — Name:
5/15/2017 — 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

## A. DESCRIPTION

The Joannes Brothers Company Building is located east of downtown Los Angeles on the corner of Traction Avenue and S. Hewitt Street. It is a vernacular, early 20th century commercial loft building with simple facades that reflect the influence of the Beaux Arts style. The building has a rectangular footprint. It is five stories in height with a one-story wing to the south. The building has a concrete foundation, and was constructed primarily from brick and reinforced concrete with cast stone elements.

Beaux Arts buildings are characterized by their tripartite façades that mimic Italian Renaissance palazzos, which in turn mirror the three portions of a classical column–the base, shaft, and capital. The Joannes Brothers Company Building has none of the elaborate decorative ornament typically exhibited on Beaux Arts-style buildings; however, like Beaux Arts buildings, it has three clearly delineated sections. The articulated ground floor constructed out of concrete with cast stone beltcourse establishes the base, the second through fifth floors clad in brick and cast stone make up the shaft, and the simple cast stone coping at the parpet represents the capital.

The elevation facing Traction Avenue is five-bays wide. On the ground floor, there are four windows and a main entrance. There are single-light fixed wood windows with transoms on the two outer bays and tripartite fixed wood windows with transoms on the two inner bays. The main entrance is centered on the elevation within an arched recessed entryway. It has glazed wood double-doors, two wood sidelights, and a wood fanlight. Above a cast stone beltcourse, the second through fifth floors are divided into vertical sections by brick-clad piers and cast stone surrounds. Each floor has slightly recessed three-over-one double-hung wood windows above cast stone spandrel panels. The two outer bays each have one window, the two inner bays have groups of four windows, and the center bay has a group of two windows. Above the fifth floor is the inscription "JOANNES BROS CO." The elevation is topped with a cast stone coping.

The elevation facing S. Hewitt Street is similar in its design to the Traction Avenue elevation with only a few minor differences. This elevation is six-bays wide with a one-story wing to the south. On the ground floor, there are three windows, three loading bays, and a residential tenant entrance. The bay closest to the corner of Traction Avenue and S. Hewitt Street has a group of two single-light fixed wood windows with transoms. The two adjacent bays to the south have a tripartite fixed wood window with transoms and a group of four wood windows with two double-hung center sash and two fixed side sash with transoms. The residential tenant entrance is located off-center on the elevation in what was originally a loading bay.[1] It now has metal-and-glass infill with a red metal door. The other three loading bays, including the loading bay on the one-story wing, feature roll down metal doors. Like the Traction Avenue elevation, the second through fifth floors of the S. Hewitt Street elevation are divided into vertical sections by brick-clad piers and cast stone surrounds, and each floor features slightly recessed three-over-one double hung wood windows above cast stone spandrel panels. The two outer bays have groups of two windows and the inner four bays have groups of four windows. Above the fifth floor is the inscription "JOANNES BROTHERS COMPANY." The elevation is topped with a cast stone coping.

[1] John Parkinson, *Building for the Joannes Brothers Company Architectural Drawing Set*, May 10, 1916, sheet 12.

The east elevation is a secondary elevation with a plain façade sheathed with shotcrete. The ground floor has brick cladding, which remains from a now demolished portion of the adjacent building, 810 Traction Avenue. There are three-over-three double-hung hollow metal windows on the four northern bays. The windows on the first, second, and fourth bays are located on the third through fifth floors. The windows on the third bay are located between the third and fourth floors, fourth and fifth floors, and the fifth floor and circulation tower. There are two multi-light sliding sash metal windows on the third and fifth floors to the south of the fourth bay. Signage reading "ANGELES DESK CO." is painted horizontally above the fifth floor. Faded signage for "BEN-HUR COFFEE" is painted horizontally above the fourth floor and the faded remains of the Ben-Hur Coffee logo is painted on the circulation tower.

While the Traction Avenue, S. Hewitt Street, and east elevations are primarily constructed out of reinforced concrete, the south elevation is constructed primarily from brick.[2] On the ground floor of the one-story wing, there is a secondary entrance and three loading bays. The secondary entrance has a slab door with a multi-light fixed hollow metal window above. The garage loading bays have roll down metal doors and multi-light sliding sash hollow metal transoms above. The majority of the bays on the second through fifth floors have three-over-three double-hung hollow metal windows. The building's original configuration consisted of groups of two windows on each of the outer bays, a group of three windows on the second bay from the S. Hewitt Street elevation, and one window on each of the remaining two bays. Alterations to this configuration include the insertion of doors to the rear fire escape in former window openings on the center bay of the second through fifth floors; the insertion of infill into the second easternmost window bay and enlargement of the easternmost window opening and insertion of a new sliding sash window on the second floor; the enlargement of a window opening on the easternmost bay and insertion of new pivot window on the third floor; and the enlargement of the second easternmost window bay and insertion of a new multi-light metal window on the fifth floor. Signage reading "ANGELES DESK CO." is painted horizontally above the fifth floor. The elevation is topped with a cement coping.

The building has three metal fire escapes, two on the S. Hewitt Street elevation and one on the south elevation. One of the fire escapes located on the S. Hewitt Street is on the northernmost bay and extends from the second floor to the fifth floor. The second fire escape located on the S. Hewitt Street elevation is above the one-story wing and was likely added in 1921 or 1928.[3] The fire escape on the south elevation is located on the center bay and second westernmost bay and extends from the second floor to the fifth floor. It is not original to the building, and was likely added in the 1980s. All three fire escapes consist of simple metal railings and ladders.

On the roof, there are two skylights, four supports remaining from a now removed water tank, and a circulation tower. The skylights are metal-and-glass covered in a waterproofing membrane. The circulation tower is sheathed with shotcrete. It has a purple metal fire door, two-over-two metal windows on the north, south, and west elevations, and a cement coping. The parapets on the Traction Avenue and S. Hewitt Street elevations are taller than the parapets on the east and south elevations. The roof is covered in asphalt.

[2] Parkinson, sheets 5-9.
[3] Los Angeles Department of Building and Safety Building Permit No. 27746, October 19, 1921; and LABDS Building Permit No. 19591, July 12, 1928.

The Joannes Brothers Company Building has five floors above street level and a basement below. The basement and upper floors are accessed via the residential tenant entrance on S. Hewitt Street, which leads to the residential tenant lobby and the building's circulation core with a stairwell and freight elevator. The basement is divided into mechanical and storage spaces. The ground floor has two commercial tenant spaces, one accessed via the main entrance on Traction Avenue and the other accessed via the residential tenant lobby. The commercial tenant space accessed via Traction Avenue features a paneled wood-and-glass vestibule with marble stairs. Both commercial tenant spaces have concrete floors, wood baseboards, Tuscan columns and pilasters, and ceilings with panel moldings. The wood used throughout the commercial tenant spaces is oak stained a medium brown. The second through fifth floors are partitioned into artist-in-residence lofts. There are eleven artist lofts–three lofts on the second through fourth floors and two lofts on the fifth floor. These floors feature concrete floors, drywall and exposed masonry walls, round and square concrete columns, and an open concrete beam ceiling. The circulation core features an open well and has concrete floors, a concrete staircase with wood rail, and exposed hollow clay tile walls painted white.

The building is largely unaltered on the exterior. In 1966, the parapets on three elevations were reconstructed, and in 1971, 150 square-feet of brick cladding was removed and replaced on the Traction Avenue and S. Hewitt Street elevations.[4] Other exterior alterations are likely related to the building's change of use from industrial to artist-in-residence in 1982.[5] Building permit records indicate that the new metal-and-glass infill in the loading bay on the ground floor of the S. Hewitt Street elevation was probably inserted in 1982. Alterations to the window configurations on the south elevation likely occurred in 1982 as well. The two metal windows on the third and fifth floors on the east elevation were installed in 1986.[6]

Most of the major alterations to the building's interior are also related to the building's change of use in 1982.[7] Prior to the 1980s, alterations made to the building's interior were relatively minor and related to the buildings industrial use.[8] In 1982, historic non-load bearing partitions were demolished and new non-load bearing partitions were constructed on all floors. A second commercial tenant space was partitioned on the ground floor and a new residential tenant lobby was constructed. New spaces were also partitioned on the second through fifth floors for new artist-in-residence lofts. The building originally had a second freight elevator, which has been removed.

The Joannes Brothers Company Building retains all aspects of integrity. The building was never moved and therefore retains its integrity of location. The setting of small-scale commercial and industrial buildings is similar to the period in which the building was constructed. The integrity of design, materials, and workmanship remain intact. The exterior alterations are mostly limited to alterations to the building's two secondary elevations. The overall design of this vernacular, early 20th century commercial loft building is still readily apparent and the majority of its original features and materials remain in place on all four elevations. The interior spaces have changed over time. Most notably, the building was converted from an industrial building into artist-in-residence lofts in 1982. Historic features, finishes, and materials remain on all the floors, and the original circulation core with

[4] LABDS Building Permit No. LA15831, March 21, 1966; and LABDS Building Permit No. LA32539, June 3, 1971.
[5] LABDS Building Permit No. 01100300, October 1, 1982.
[6] LABDS, 1982; and LABDS Building Permit No. 10900100384, February 25, 1986.
[7] LABDS, 1982.
[8] LABDS, Various dates.

staircase and freight elevator remains. The Joannes Brothers Company Building is an excellent example of a vernacular commercial building from the early 20th century that retains its feeling from that time period and conveys its association with food processing industries in Los Angeles.

## B. SIGNIFICANCE

The Joannes Brothers Company Building is significant in the context of the history of industrial development in Los Angeles for its association with the food processing industry and in the context of architecture as an excellent example of an early 20th century industrial loft. The Joannes Brothers Company commissioned John Parkinson, one of Los Angeles' most notable architects, to design the building in 1916. Although Parkinson is better known for his civic, commercial, and hotel projects, he designed several industrial buildings in Los Angeles over the course of his career. The period of significance is 1917-1959, the period from when the original building was constructed and housed the manufacturing facility for Ben-Hur coffee and spices.

The establishment and growth of industrial development in Los Angeles is tied to the city's rapid population growth during the late 19th and early 20th centuries.[9] Tens of thousands of new residents arriving in the late 19th century intensified the demand for manufactured goods. This growth in the local market along with civic investments in infrastructure, an expanding pool of skilled workers, and the increase in the purchasing power of the consumer fueled the expansion of local industry during this period. Los Angeles' growing population also created a viable local market for foodstuffs and household goods.

The Joannes Brothers Company Building reflects the significance of food processing industries in Los Angeles in the early 20th century for its association with the Joannes Brothers Company, which manufactured and distributed coffee, teas, and spices throughout the Southwestern United States.[10] The company was established in 1872 by Mitchell Joannes in Green Bay, Wisconsin as a grocery wholesaler.[11] Capitalizing on the expansion of the local market, the Joannes Brothers opened a new facility in Los Angeles in 1905 and constructed its first purpose-built factory around 1907-1909 at 819 E. 1st Street (demolished).[12] At this time, there were numerous coffee, tea, and spices manufacturers in the Los Angeles area. An early Los Angeles firm was the Los Angeles Coffee Factory at 80 Los Angeles Street, already in operation by 1873.[13] Another was George H. Stoll Co., noted as one of the first coffee roasting establishments in the city.[14]

In 1909, the Los Angeles City Directory lists twenty-seven coffee, tea, and spice retailers and thirteen wholesalers.[15] Like the Joannes Brothers, many of these coffee, tea, and spice manufacturers were located east of downtown Los Angeles along streets like S. Los Angeles, E. 1st, and E. 3rd. Notable firms included the Newmark Bros. (310 E. 1st Street, demolished), Puritas Coffee & Tea Co. (365-358 S. Los Angeles Street, demolished), and Earl Cowan Co. (465 E. 3rd Street, demolished).[16] This area east of downtown became the

[9] LSA Associates, Inc., "Industrial Development," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, August 26, 2011), 3.
[10] City of Los Angeles Office of Historic Resources, "Industrial Development, 1850-1980, Early Industrial Development, 1880-1945," Los Angeles Citywide Historic Context Statement (City of Los Angeles Office of Historic Resources, 2014), 31.
[11] "New Notes of the Trade," *Simmons' Spice Mill* 39, no. 10 (October 1916): 1126; and "R.L. Joannes, Food Trade Leader, Dies," *Los Angeles Times*, January 14, 1934, 12.
[12] "New Home for Growing Firm," *Los Angeles Times*, December 17, 1916, V1.
[13] W. McPherson, *Homes in Los Angeles City and County* (Mirror Book and Job Printing Establishment, 1873), viii.
[14] *Simmons' Spice*, 1006.
[15] City Directory, Los Angeles, 1909.
[16] Ibid.

industrial center of Los Angeles in the early 20th century.[17] Manufacturers producing bakery products, women's clothing, foundry and machinery goods, furniture, printing and publishing materials, automobile parts and rubber were all located in this burgeoning industrial district. In 1922, the City re-zoned downtown to eliminate all residential housing, solidifying this area's industrial nature.

The Joannes Brothers soon became known throughout the Southwest for Ben-Hur coffee, tea, spices, extracts, and baking powders. The company packaged these products in memorable red tins featuring its logo of a charioteer and chariot drawn by a team of horses.[18] Their business quickly grew, necessitating the construction of a new manufacturing and distribution facility. The growth of their business was likely tied to the increase in demand for foodstuffs and household goods by new chain stores during this period.[19] Completed in 1917, the Joannes Brothers Company Building was a modern reinforced-concrete factory equipped with cutting edge technologies for the roasting and milling of coffee and spices as well as housing its shipping and wholesale facilities. There was also an elegant company office space on the ground floor accessed via the main entrance on Traction Avenue.

By 1920, Ben Hur was a household name in the American Southwest. The Joannes Brothers distributed Ben Hur products throughout California, Arizona, Nevada, New Mexico, and Texas.[20] A few of the many Ben-Hur products sold included Ben-Hur Vacuum Packed Coffee, Ben-Hur Cream of Tartar, Fiesta Steel Cut Coffee, and Golden State Alum Baking Power, as well as a wide variety of extracts and spices.[21] In 1930, the Joannes Brothers Company merged with the Puritas Coffee & Tea and San Diego Coffee Companies to form Coffee Products of America.[22] Coffee Products of America continued to manufacture and distribute Ben-Hur products, which remained a popular brand in the Southwest despite the economic downturn during the Great Depression. The company expanded its facilities, purchasing the adjacent properties at 816 Traction Avenue (demolished) and 801 E. 4th Place (constructed in 1923). [23]

Coffee Products of America later became Ben-Hur Products, Inc. in the 1940s. The company later purchased a new five-story coffee-roasting and food-processing plant at 405 Mateo Street in 1950.[24] McCormick & Company purchased the company in 1953.[25] It was probably around this time that McCormick ceased distribution of Ben-Hur products. By 1959, Ben-Hur had vacated the building, which was now occupied by the Angeles Desk Company.[26] McCormick continued to operate the factory at 405 Mateo Street, manufacturing Schilling brand products, a coffee, tea, and spice company that it acquired in 1947.[27]

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[17] Los Angeles Conservancy, "The Arts District: History and Architecture in Downtown L.A." (Los Angeles Conservancy, 2013), 3.
[18] Wm. J. Schaefle, "Ben Hur Products Ride into New Home," *American Globe*, October 1920, 3.
[19] LSA Associates, 117.
[20] Schaefle, 3.
[21] Schaefle, 4.
[22] "Coffee Houses Effect Merger," *Los Angeles Times*, June 24, 1930, 12.
[23] Sanborn Map Company, Los Angeles Volume 2, Sheet 197, 1906, revised 1950, accessed April 12, 2017, www.proquest.com.
[24] "Food-Processing Plant Acquired," *Los Angeles Times*, November 26, 1950, E8.
[25] City Directory, Los Angeles, 1942; and "McCormick Merger Approved," *New York Times*, December 10, 1953, 82.
[26] Angeles Desk Co. Advertisement, *Los Angeles Times*, June 26, 1959, 9.
[27] City Directory, Los Angeles, 1960; and "Spice Houses Join Forces," *The New York Times*, April 3, 1947, 35.

Like many buildings in the area, the Joannes Brothers Company Building became an artist-in-residence loft in the 1980s when the neighborhood transformed into the center of a thriving Los Angeles underground arts scene.[28] The Arts District, as it became known, also featured several avant-garde art galleries, including the Los Angeles Contemporary Exhibitions, and arts hangouts like Al's Bar in the American Hotel. Despite this change of use, the Joannes Brothers Company Building retains some of the building's original branding, including inscriptions on the Traction Avenue and S. Hewitt Street elevations and faded painted signage for Ben-Hur products.[29]

The Joannes Brothers Company Building is also significant in the context of architecture as an example of a vernacular, early 20th century commercial and industrial loft.[30] The building exemplifies many of the character-defining features of this property type. It is between three and twelve stories in height, with ceiling heights of approximately twelve-to-thirteen feet, a generally open interior floor plan on upper stories, industrial metal sash windows on two of its four elevations, and a freight elevator.

The building is constructed out of reinforced concrete.[31] In the early 20th century, reinforced concrete became a popular building material for industrial buildings.[32] It was easy to maintain and supported increased floor loads for heavy machinery. Reinforced concrete buildings were more sanitary as well as vibration resistant. The materials necessary to make reinforced concrete were easy to acquire. It was easy to build taller structures that were fire resistant and could be designed with large expanses of windows. The first reinforced concrete building erected in Los Angeles was the Laughlin Annex/Lyon Building constructed in 1905, designed by Harrison Albright.[33] Examples of notable reinforced concrete buildings near the Joannes Brothers Building include the Santa Fe Freight House at 960 E. 3rd Street (1906) and California Supply Co. Building at 810 E. 3rd Street (1910).

Like other food processing industrial buildings built in the early 20th century, the design of the Joannes Brothers Company Building reflects the influence of revival-style architecture, specifically Beaux Arts.[34] The typical Beaux Arts façade is organized into a tripartite composition that mirrors that of an Italian palazzo, which in turn is very reminiscent of a classical column. The articulated ground level represents the base of a column; the middle stories represent the shaft; and the upper section, usually elaborate and capped by an overhanging cornice, represent the capital. This form was easily stretched to several stories, making the style especially well suited for skyscrapers, commercial and financial buildings, and hotels. Though the Joannes Brothers Company building lacks the lavish decorative detailing normally found on Beaux arts-style buildings, the organization of its street-facing elevations into a tripartite composition reflects the influence of this style.

[28] Los Angeles Conservancy, 3.
[29] GPA Consulting, 31.
[30] GPA Consulting, 48.
[31] "New Home," V1.
[32] New York City Landmarks Preservation Commission, "New York City Landmarks: DUMBO Historic District, Brooklyn, New York," December 18, 2007, 15.
[33] "Grand Central Market," Los Angeles Conservancy, accessed April 12, 2017, https://www.laconservancy.org/locations/grand-central-market
[34] LSA Associates, 117.

John Parkinson was responsible for the design of the Joannes Brothers Company Building.[35] With its simple facades and plain, open interiors, the building is not a noteworthy example of his work; however, Parkinson is without a doubt one the most distinguished architects in the history of Los Angeles. Individually, or in association with G. Edwin Bergstrom or later in partnership with his son Donald, Parkinson took part in the design of some of the city's most enduring landmarks.

Born in England, Parkinson's prolific career began when he opened a Los Angeles office in 1894. By 1896 he had designed the city's first fireproof steel-frame building, the Homer Laughlin Building at W. 3rd Street and Broadway. In 1905, Parkinson formed a partnership with G. Edwin Bergstrom, which lasted for ten years. During this period the firm was commissioned to design several more buildings including the Security Trust and Savings Bank (1907), Union Oil Building (1911), Los Angeles Athletic Club (1911-12), and New Hotel Rosslyn (1914).

Parkinson designed the Joannes Brothers Company Building in the five-year period between Bergstrom's departure in 1915 and the formation of Parkinson & Parkinson with his son Donald in 1920. It was around this period that he designed several other industrial buildings, including the Los Angeles Ford Motor Plant (1914), Wholesale Terminal Building Complex (1915-1917), Firestone Tire Building (1916-1917), and T.W. Mather and Company Building (1917).[36]

Five years after Bergstrom left to establish his own successful practice, his son, Donald, joined the firm. Parkinson & Parkinson were responsible for the original campus at the University of Southern California (1919-39), Los Angeles Memorial Coliseum (1923 and 1930-31), Los Angeles City Hall (1928 with A.C. Martin and John C. Austin), Bullocks-Wilshire (1929), and Union Station (1939, supervising architect). The work of John Parkinson, in collaboration with Edwin Bergstrom and later Donald, helped define the architectural aesthetic of the city in the first four decades of the 20th century. He remains one of the most pivotal architects in the development of Los Angeles's built environment.

[35] LABDS Building Permit No. 7375, December, 15, 1916.
[36] Denny A. Clark, *John Parkinson and Donald B. Parkinson Architectural Firm Brochure*, 1922.

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## PRIMARY PHOTOGRAPHS - VIEW OF TRACTION AVENUE ELEVATION



## PRIMARY PHOTOGRAPHS - VIEW OF S. HEWITT STREET AND SOUTH ELEVATIONS

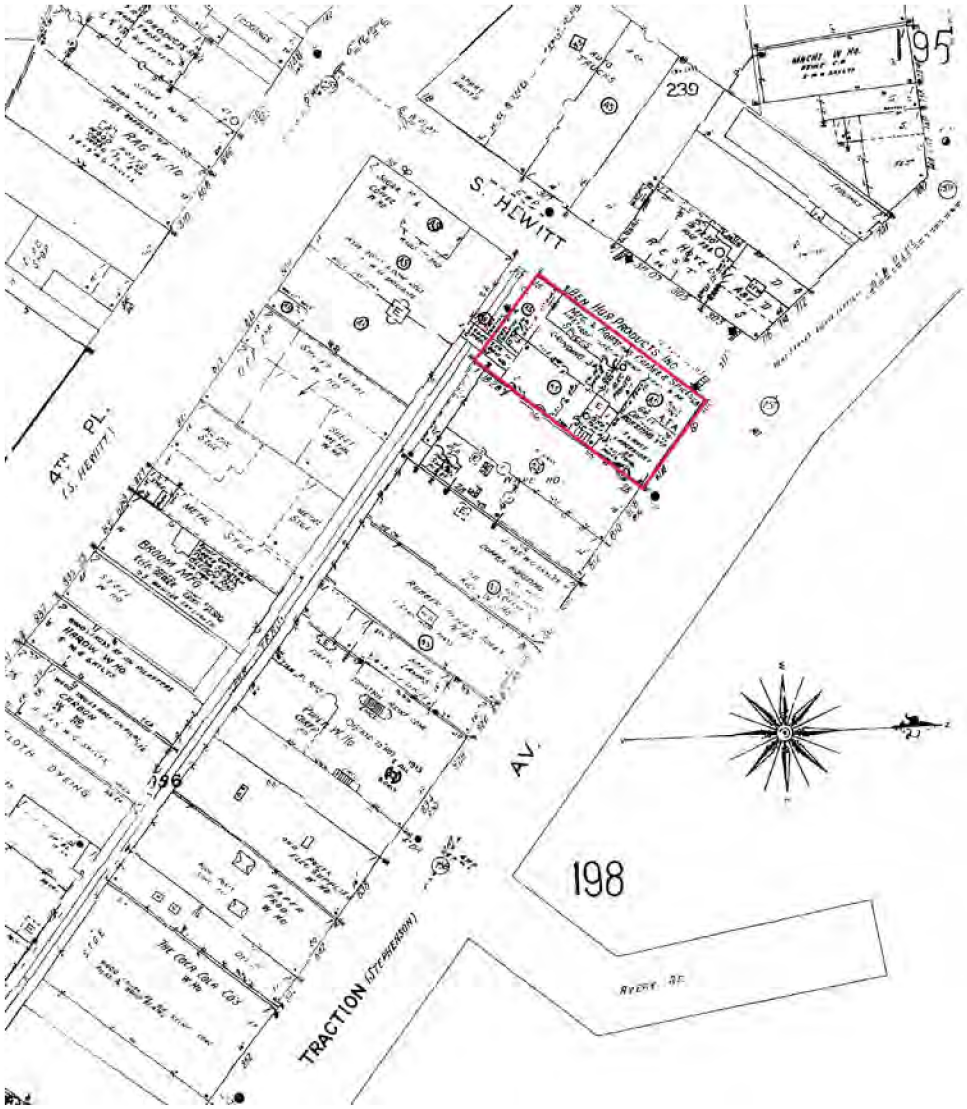


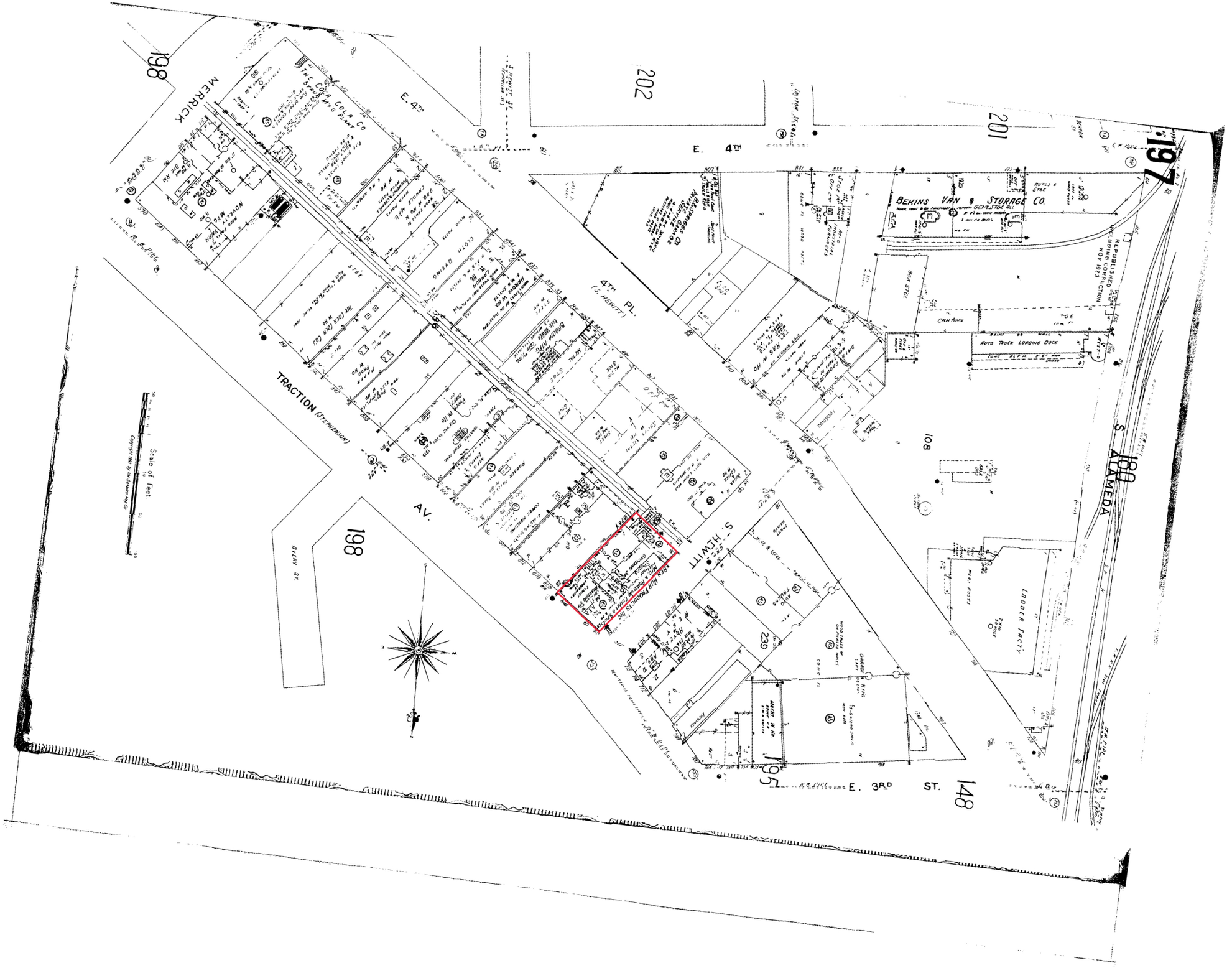
## PRIMARY PHOTOGRAPHS - VIEW OF EAST ELEVATION



**PRIMARY DOCUMENATION - SANBORN FIRE INSURANCE MAP**

1906 with updates through 1950. Joannes Brothers Company Building indicated in red.




198
MERRICK
E. 4TH
202
201
197
E. 4TH
S. HEWITT
4TH PL.
(S. HEWITT)
BEKINS VAN & STORAGE CO.
TRACTION (STEPHENSON)
AV.
198
BETA ST.
108
S. ALAMEDA
239
LOOSE LEAF FACTY
195
E. 3RD ST.
148
Scale of Feet

## SECONDARY DOCUMENTATION – NEWSPAPER AND JOURNAL ARTICLES

NEW HOME FOR GROWING FIRM.: COFFEE AND SPICE COMPANY STARTS BIG ...
*Los Angeles Times (1886-1922)*; Dec 17, 1916; ProQuest Historical Newspapers: Los Angeles Times
pg. VI

Expansion.

# NEW HOME FOR GROWING FIRM.

## COFFEE AND SPICE COMPANY STARTS BIG PLANT.

**Joannes Bros.' Business to Occupy Fireproof Structure of Five Stories and Basement—Up-to-date Machinery Purchased in the East.**

One of the growing concerns of Los Angeles, the Joannes Bros. Company, has started at Traction and Hewitt streets a fireproof building of the most modern construction and appointment for the housing of its expanding business. The new home of the Ben Hur coffee and spice products will contain more than double the space of the structure at No. 319 East First street, now occupied by the firm.

The building will cover a ground area of 75x140 feet and will be five stories high above a full basement. It will have reinforced concrete walls and floors and will be attractively faced with brick. The main entrance will be on Traction street, the shipping entrances being on Hewitt. Ample spur trackage facilities are provided at the rear of the property.

The building, which was planned by John Parkinson, will be one of the most up-to-date plants of its kind in the country, being completely equipped for the roasting and milling of coffee and spices, as well as for shipping and wholesaling. A large part of the equipment will be new, agents of the company having recently made large purchases of machinery in the East.

The Joannes Bros. Company came to Los Angeles seven years ago from Wisconsin, where it still maintains a large house. C. F. Joannes, senior member of the firm, has been in the coffee and spice business for over forty-five years.

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bag roaster with revolving cooler and stoner. Their sales of coffee have run about 12,000 lbs. per month, and they now expect, by the installation of the roaster, which is on their selling floor, to increase sales materially. D. Pender Grocery Co. operate a department grocery store, employing about 225 people, and do, according to the claim of D. Pender, president, "the largest retail grocery business of any store in the entire South."

Purcell Wholesale Grocery Co., Purcell, Okla., will erect two new brick buildings to accommodate their increasing business.

In THE SPICE MILL for September, some particulars were published regarding the installation of up-to-date machinery for carrying on their own coffee roasting and grinding operations by Robinson Bros., wholesale grain, etc., Shreveport, La. THE SPICE MILL has since been informed that Robinson Bros., accompanied by E. A. Shaw, have adopted the name Cuban Coffee Co. for their coffee branch.

The Morey Mercantile Co., Denver, Col., wholesale grocers, importers and manufacturers, have enlarged and improved their spice milling department and, with other machinery, have set in place for duty one of the Schutz, O'Neill Co.'s fine big four-roller mills with elevators and sifter complete, for fancy pepper milling. The milling of pepper is more of an exact science than formerly and the Morey company decided to adopt the system which enables them to operate with the maximum of advantages.

Ten years ago a small tea and coffee store was started on Chicago Ave., in East Chicago, by Max T. Rottenberg on the site now occupied by the handsome new Bee Hive building. This place was occupied for four and one-half years. The business grew and larger quarters were required and a new location secured on Forsyth Ave. and occupied until the present time. The business continued to grow and the firm have now moved to the Bee Hive building on the identical site where the business first started, and is one of the largest tea and coffee and grocery stores in Lake County.

Cambria Spice Mills Co., 414 Washington St., Johnstown, Pa., by B. H. Wagoner, president, inform THE SPICE MILL that they have bought from The Love & Sunshine Co., of that city, a Monitor 2-bag coffee roaster, stoner, cooler and all necessary accessories, storage bins, two automatic scales, tables and a few other odds and ends, such as bags and cartons, and removed this machinery, etc., to their own plant. Cambria Spice Mills Co. were recently incorporated, as published in these pages. The other officers of the company are: Robert W. McGregor, vice-president; Geo. E. Hoover, secretary and treasurer. The company handle coffee, tea, rice and spices.

Plans are now being drawn for a new concrete building at the corner of Traction and Hewitt Sts., Los Angeles, Cal., for the Joannes Bros. Co., coffee roasters, etc., now at 819 E. 1st St. Their present property was sold by the Joannes company several months ago, and under the terms of the sale they will have to move in about ten months. The new building probably will be ready before that time. The lot is 75 by 140 feet, and the plan is to erect a building five stories high with basement. It will practically double the company's present floor space, and equipment being purchased will more than double their possible output. The Joannes interests purchased Thos. J. Barkley's interest in the Thos. J. Barkley Co. seven years ago, and the name at that time was changed to the Joannes-Splane Co. J. R. Splane died, several years ago, and soon thereafter the present name was adopted. Chas. E. Joannes is president, and his two sons, E. C. Joannes and Harry Joannes, are vice-president and secretary, respectively. The Joannes interests have been in the wholesale grocery and coffee roasting trade for 45 years at Green Bay, Wis., and their plant is one of the largest in that State. They continue to operate the Green Bay business as well as the Los Angeles business, and have made steady progress in both these markets in recent years.

Negotiations closed last month by which O. J. Moore, for more than two decades secretary and treasurer of the C. Shenkberg Co., manufacturers and wholesale grocers, Sioux City, Ia., took over all the interests of that firm. It is the oldest grocery house in the city and was established by Conrad Shenkberg in 1882. The total of property involved in the deal rises to $1,000,000. In retiring, Mr. Shenkberg has the satisfaction of closing up his own affairs, realizing a very considerable fortune upon his investment and labor and he has also the satisfaction of looking back over a long business career in which his house breasted every storm, paid every creditor 100 cents on the dollar, did a very extensive business and sold goods in a territory covering five great States. For more than 20 years Mr. Moore has been manager of the financial end of the business and has done a large share of the merchandising. His energy, zeal and brilliant intellectual qualities have made him a prominent figure in the wholesalers' world. He has been active in the trade councils for many years in State, section and nation. The name of the concern has been changed, in accordance with the change in personnel to Moore-Shenkberg Grocer Co.

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# American Globe

Independent Investors Magazine Published Monthly

OCT. Issue 10c 50c a year

## Ben Hur Products Ride Into New Home

## Los Angeles Investment Company Leads in Deals

## Railway Realty *and* Investment Co. Buys Burbank Place

## Corporations Still Assess Stockholders




NEW HOME OF "BEN HUR" COFFEE, TEA, SPICES, EXTRACTS AND BAKINGPOWDER—JOANNES BROS. CO.—AT TRACTION AVE. AND HEWITT ST. IN LOS ANGELES

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# Ben Hur Products Ride Into New Home

## JOANNES BROS. COMPANY PURE FOOD MANUFACTURING PLANT OF LOS ANGELES RIVALS ANY IN UNITED STATES

### Women *of* Southwest Amazed at Affairs *of* Popular Industry

By Wm. J. Schaefle



EVERY WOMAN in the great southwest would shudder with horror were it suddenly announced that it would be impossible to secure any more delicious coffee, fragrant tea, satisfactory baking powder, pure extracts and tasty spices. It would be a food tragedy. The grocers would join the mourners. This pathetic situation, however, is not likely to occur. The Joannes Bros. Co., of Los Angeles, established in the wholesale food distribution industry for the past forty-five years, and proprietors of the famous "Ben Hur" coffe, tea, spices, extracts and baking powder, which has been on the market for the past fifteen years, are doing their bit in a la Hoover and Wiley style. Their activities during the present period of world turmoil present such a chain of colossal and and efficient progressiveness as to create unusual interest in a number of details affecting this great Los Angeles industry which in efficiency, sanitation, and quality of products is unexcelled by any throughout the United States.

* * *

**The famous "Ben Hur" manufacturing industry** opened 15 years ago in obscure quarters on Los Angeles street. In 1907 the plant was moved into a building erected for the purpose on East First street and the continued growth of the demand for "Ben Hur" coffee, tea, extracts, spices and baking powder caused a natural expansion so that in July, 1917, Joannes Bros. Co. moved into the new "Ben Hur" home at 800-2-4 Traction avenue at Hewitt street in Los Angeles. This new home as it is depicted on the front cover of this issue of the **American Globe,** is a five-story and basement reinforced concrete and steel fireproof building, having tile partitions, which was constructed at an approximate cost of $150,000 by Leonard & Peck, local contractors, and John Parkinson, architect. All material and labor that could be secured in Los Angeles was given first consideration, as it is a "Made in Los Angeles Home for Made in Los Angeles Food Products."

* * *

**The source of food supply,** when sufficiently understood and analyzed, providing it stands the test of keenest inspection for quality, purity and strength, is a satisfying knowledge to the busy housewives who are particular. When they know these conditions to be just like they would have been in the best regulated households and even better, it adds to the flavor of the coffee, tea, extracts, spices, baking powder and other products that come out of such an establishment. Housewives are inclined to dig deeper into such matters as is evidenced by the activities of the leading women's organizations.

* * *

**An unexpected visit** that was recently made by the editor of the **American Globe** to the new home of "Ben Hur Products" brought to light conditions, environments and facilities that were simply amazing. So ingenious is the system that human hand does not come in direct contact with the coffee, tea, extracts, spices, and baking powder that is manufactured for immediate use in the kitchen. Let any housewife attempt to prepare a meal without permitting her hands to come in direct contact with the food and she will appreciate most fully the modern sanitary efficiency that is daily demonstrated in this plant.

* * *

**The New "Ben Hur" plant** is so big that its facilities would enable it to supply the 600,000 population of Los Angeles all of the coffee and tea that it required every day in the year. People throughout California, Arizona, Nevada, New Mexico and Texas enjoy their cup of "Ben Hur" coffee every morning, especially, as it is composed of a harmonious blending of the finest grown coffees, which yields a delicious taste. A smooth, wholesome beverage that satisfies. The coffee with a body and flavor, the blend of which is always kept uniform.

* * *

**The six floors of space** including the basement, if not used for machinery and storage of raw products, would enable the entire population of Los Angeles to visit this establishment in one day, making allowance for a 20 minute visit throughout the plant for each person.

A big electric freight elevator is used to carry products from the basement to any floor desired. A chute extending in spiral style from the top floor to the basement facilitates speedy delivery of orders from any floor.

**It is interesting** to inspect the various departments, in the new home of the "Ben Hur Products." Starting at the top floor it was possible to more acutely grasp the varied environments. Marked indications of modern sanitation were evidenced by the huge skylight, practically all windows on three sides and cement floor that is kept clean. The other floors are uniform in these sanitary conditions, sunlight, pure air and high ceilings. Here was seen the roasting and grinding room. An original idea was carried out in the workings of the coffee roasting, coffee mixing and coffee granulating machinery, that was manufactured by Jabez Burns & Sons of New York. Sacks of green coffee beans which are said to improve with age, weighing from 130 pounds to 150 pounds and comprising some fifteen different kinds, including the mocha and java, were seen stacked almost ceiling high. This coffee comes principally from South America, Central America, the East Indies and Arabia. The green coffee beans are emptied out of the sacks into gas roasters which have a capacity of roasting 1000 pounds an hour. From the roaster the beans pour automatically into the steel cutting machinery and the brown beans are granulated, steel cut. The coffee granules, without coming in contact with human hand, pour through metal pipes into bins to the floor below, where the product is used when needed .

**The fourth floor,** right below, presents a scene of interesting activity. The coffee granules may be seen coming out of steel pipes from the floor above and pouring into automatic weighing machines, and then into the various sized packages. The only coffee that is put up in Los Angeles vacuum packed by special process, is the "Ben Hur." Machinery produces a vacuum just before the cans are sealed air tight. This preserves the strength of the coffee indefinitely until the can is opened. Three car loads of coffee could be prepared each day in the above described manner, were the demand to justify such activity. More than a million people a day could be supplied by the "Ben Hur" plant, such is its extensive capacity.

During this visit it was seen that the plant was turning out a two car load order for the United States Government, as the Sammies simply must have their favorite breakfast beverage. The cans used are supplied by the Los Angeles Can Co. and the American Can Co. of Los Angeles.

**A spicy floor** that brings a sneeze every time from the uninitiated, is the third floor, where may be seen bins of chili pepper, cinnamon, cloves, onion, herbs and other spices in the raw product, emptied into machinery, ground and cleansed ready for the table, later packed in the famous "Ben Hur" packages, some with shakers attached. These spices and herbs come from China, Jamaica, Europe, Ceylon, Africa, and there are none better. The metal bins used in the handling of all Ben Hur coffees, teas, spices and baking powder are strictly sanitary.

**The extracts** are scientifically prepared on the second floor. The purest and strongest imported oils are used. Machinery appliances handle and measure the extracts. On this floor is also a completely equipped label printing department, which turns out the different fancy labels for the various brands of coffees, teas, spices, baking powder and extracts.

**The Ben Hur Baking Powder** by reason of the purity of products used, has

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NEW HOME FOR GROWING FIRM.: COFFEE AND SPICE COMPANY STARTS BIG ...
*Los Angeles Times (1886-1922)*; Dec 17, 1916; ProQuest Historical Newspapers: Los Angeles Times
pg. VI

Expansion.

# NEW HOME FOR GROWING FIRM.

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The building will cover a ground area of 75x140 feet and will be five stories high above a full basement. It will have reinforced concrete walls and floors and will be attractively faced with brick. The main entrance will be on Traction street, the shipping entrances being on Hewitt. Ample spur trackage facilities are provided at the rear of the property.

The building, which was planned by John Parkinson will be one of the most up-to-date plants of its kind in the country, being completely equipped for the roasting and milling of coffee and spices, as well as for shipping and wholesaling. A large part of the equipment will be new, agents of the company having recently made large purchases of machinery in the East.

The Joannes Bros. Company came to Los Angeles seven years ago from Wisconsin, where it still maintains a large house. C. F. Joannes, senior member of the firm, has been in the coffee and spice business for over forty-five years.

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no superior in the United States. The base of this popular baking powder is pure cream of tartar and no alum.

**The teas** are imported from Formosa, Ceylon, China and Japan.

On the main floor, which has that modern, spacious, business effect, are the clerical departments, bookkeeping, order department and private offices of the management.

The management of the "Ben Hur" plant is composed of Charles Joannes, president; E. C. Joannes, vice president and general manager; H. L. Joannes, secretary.

**The rear of the first floor** is a busy department where goods are received in the raw and later shipped out manufactured ready for the table of the busy housewife. Here the auto trucks arrive and the incoming goods are weighed on the large Fairbanks dial scale, before being distributed throughout the building. The Santa Fe freight cars come to be unloaded at the rear door. The entire system is conductive to efficieney in the handling of products.

* * *

**Dealers throughout the Southwest** receive prompt and courteous attention in their business relations with Joannes Bros. Co. Local dealers have the added convenience in receiving rapid deliveries of "Ben Hur" and other products that are daily manufactured by Joannes Bros. Co. It is natural that they should receive the same kind of treatment as is accorded "home folks." The products which hold the trade are the kind that dealers desire. The volume of profit that is enjoyed is measured by the business that is transacted. Besides in handling the famous "Ben Hur" coffee, tea, spices, extracts and baking powder, dealers insure a steady patronage, for women are becoming more difficult to please and "Ben Hur" labels insure just what they prefer—when they demand that which is unexcelled anywhere. Many interesting details affecting the purity, sanitation and strength of "Ben Hur" products have been omitted.

**To fully appreciate** the many different brands of products that are manufactured by Joannes Bros. Co. a list of every product was requested. Here is the list:

**Ben Hur Vacuum Packed Coffee,** ½ lb., 1 lb., 2½ lb., 3 and 5 lb.

**Ben Hur pure Cream of Tartar Baking Powder,** 4 oz., 6 oz., 8 oz., 12 oz., 16 oz., 2½ lb., 5 lb., 10 lb.

**Ben Hur pure Flavoring Extracts,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz., 32 oz., ½ gal., 1 gal. Vanilla, lemon, almond, celery, cloves, cinnamon, mace, nutmeg, onion, orange, peppermint, wintergreen, pistachio, spearmint, caramel, mocha, jamaica ginger.

**Ben Hur Pure Fruit Extract,** same sizes as above, in banana, peach, pineapple, raspberry, strawberry, wild cherry, apricot, rose.

**Food colorings,** red, blue, green, yellow, brown.

**Ben Hur Tea,** 1 lb., ½ lb. cans. Japan, Gunpowder, Oolong, English Breakfast, Black and Green, Ceylon, India Ceylon, Ice Tea Blend, Young Hyson.

**Ben Hur Pure Ground Spices,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz., 32 oz. Allspice, cayenne, chili, cinnamon, cloves, curry-powder, ginger, mace, mustard, nutmeg, black pepper, white pepper, pastry spice, poultry seasoning, margoran, sage, savory, thyne.

**Ben Hur Whole Spice Cartons,** allspice, cinnamon, Japan chili, cloves, ginger root, nutmeg, black pepper, white pepper, pickling spice, bay leaves, caraway seed, coriander, cumin, mustard seed, poppy seed, margorin, oregano, leaf sage, savory tyne, celery seed, cardamon seed, chili tepins and mace.

**Ben Hur Soda,** ½ lb. and 1 lb. packages.

**Ben Hur Cream of Tartar,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz.

**Ben Hur Paprika,** 2 oz., 4 oz., 8 oz., 16 oz. cans.

**Ben Hur Chili Powder,** 1½ oz. and 4½ oz. glasses. Also 8 oz. and 16 oz. cans.

**Ben Hur Bottled Goods,** Celery Salt., Garlic Salt, Onion Salt, Curry Powder, Spanish Seasoning, Paprika, 1½ oz.

**Fiesta Steel Cut Coffee,** ½ lb., 1 lb., 3 lb.

**Fiesta Pure Phosphate Baking Powder,** 4, 8, 16 oz., 3 lb., 5 lb.

**Fiesta Tea,** 2 oz., 6 oz. and 12 oz. cartons. Japan, Ceylon and India, Oolong, English Breakfast, Gunpowder, Black and Green, Ice Tea Blend.

**Fiesta Spices,** 2, 4, 8, 16 and 32 oz. Allspice, chili, cinnamon, cloves, ginger, mace, mustard, nutmeg black pepper, white pepper, red pepper, poultry seasoning, margoram, sage, savory, thyne.

**Ben Hur Pure Color Paste,** ¼ and ½ oz. tins. Red, yellow, blue, green, orange, rose, brown and violet.

**Fiesta Extracts,** 1, 2, 4, 8, 16 and 32 oz., ½ gal. and 1 gal. Fiesta Artificial Flavors—Vanilla, lemon, almond, banana, celery, cloves, cinnamon, jamaica ginger, mace, nutmeg, onion, orange, peach, peppermint, pineapple, pistachio, raspberry, strawberry, wild cherry, and wintergreen.

**Golden State Alum Baking Powder,** 4, 8, 16 oz., 2½ and 5 lb.

**Elko Alum Baking Powder,** 10 oz., 15 oz., 25 oz., 2½ and 5 lb.

**Golden State Imitation Extract,** 1½, 4, 8, 16, 32 oz., ½ and 1 gal. Vanilla, lemon, almond, banana, celery, cloves, cinnamon, Jamaica ginger, mace, nutmeg, onion, orange, peach, peppermint, pineapple, pistachio, raspberry, strawberry, wild cherry and wintergreen.

**Bulk Coffees,** Mocha and Java Blend, Superior, Americus, Selecto, Hilo, Magnolia, bulk and 1 lb. packages. Altadena, Shasta, Arcadia, Golden State, Blue Seal, Colima, El Cremo, Omar, El Capitan, None Such, Dixie, Bonita, 1 lb.

**A line of baking powder, spices, and extracts** are also specially manufactured for the baker trade.

**The careful housewives'** throughout the Southwest may satisfy themselves as to quality and variety, knowing that it is made in Los Angeles by people who know how, and whose facilities are on a par with the progress of the twentieth century.

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*Los Angeles Times (1923-Current File);* Sep 23, 1948;
ProQuest Historical Newspapers: Los Angeles Times
pg. B6

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## SPAGHETTI AND MEAT SAUCE FOR 3



READY IN 12 MINUTES—EVERYTHING IS IN THE CARTON

1. 8 oz. of Beef-rich Meat Sauce.
2. 3/4 oz. of Parmesan Style Cheese.
3. 8 oz. Quick-cooking Spaghetti. Boil water, add spaghetti, cook to desired tenderness, strain.

*Chef Boy-Ar-Dee Sauces are also sold separately—meat or mushroom.*

PRODUCTS OF AMERICAN HOME FOODS




Chef BOY-AR-DEE SPAGHETTI DINNER
Reg. U. S. Pat. Off.

# Mm-m-m! MONEY SAVIN' Tastilatin' AUNT JEMIMA PANCAKES



MENU
For the meal that tastes like a million. Costs so little.

AUNT JEMIMA PANCAKES*
*Oven-baked bacon* *Honey*
*Coffee*

*Just add milk or water, stir lightly and pop 'em on the griddle.




Double your fun. GET BOTH KINDS!
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# A HALO FROM HENRY?



Just hand Hank a big frosty glass of S & W Tomato Juice tomorrow. Watch him smile as he tastes the wonderful flavor of plump, pampered California tomatoes.
Another S & W Fine Food.




Grocers who know agree:

*"S&W quality is so much better"*

Grocers all over the country have judged for themselves, from comparisons made right in their own stores.
They have seen us open and compare S&W products with any other brand on their shelves.
From their own experience, they have judged S&W Quality best every time.

S&W FINE FOODS... *so much better"*

# get richer flavored coffee or TRIPLE YOUR MONEY BACK!

Try Ben-Hur coffee next time. It's ground three distinct ways—regular, silex or drip. Get the *right grind* for your coffee maker. Make it as you always do. Then, if you don't agree that richer flavored Ben-Hur is the finest tasting coffee you've ever made . . . just send us proof of purchase and we'll promptly refund three times its cost! Ben-Hur Products, Inc., 800 Traction Ave., Los Angeles 13, Calif.

## 1 use your own coffee maker...



## 2 with the right grind of BEN-HUR

REGULAR SILEX DRIP




## 3 and get the richest flavored coffee you ever tasted...



# that's the BEN-HUR coffee guarantee!

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# Ben Hur Products Ride Into New Home

## JOANNES BROS. COMPANY PURE FOOD MANUFACTURING PLANT OF LOS ANGELES RIVALS ANY IN UNITED STATES

### Women *of* Southwest Amazed at Affairs *of* Popular Industry

By Wm. J. Schaefle



VERY WOMAN in the great southwest would shudder with horror were it suddenly announced that it would be impossible to secure any more delicious coffee, fragrant tea, satisfactory baking powder, pure extracts and tasty spices. It would be a food tragedy. The grocers would join the mourners. This pathetic situation, however, is not likely to occur. The Joannes Bros. Co., of Los Angeles, established in the wholesale food distribution industry for the past forty-five years, and proprietors of the famous "Ben Hur" coffe, tea, spices, extracts and baking powder, which has been on the market for the past fifteen years, are doing their bit in a la Hoover and Wiley style. Their activities during the present period of world turmoil present such a chain of colossal and and efficient progressiveness as to create unusual interest in a number of details affecting this great Los Angeles industry which in efficiency, sanitation, and quality of products is unexcelled by any throughout the United States.

* * *

**The famous "Ben Hur" manufacturing industry** opened 15 years ago in obscure quarters on Los Angeles street. In 1907 the plant was moved into a building erected for the purpose on East First street and the continued growth of the demand for "Ben Hur" coffee, tea, extracts, spices and baking powder caused a natural expansion so that in July, 1917, Jonnnes Bros. Co. moved into the new "Ben Hur" home at 800-2-4 Traction avenue at Hewitt street in Los Angeles. This new home as it is depicted on the front cover of this issue of the **American Globe**, is a five-story and basement reinforced concrete and steel fireproof building, having tile partitions, which was constructed at an approximate cost of $150,000 by Leonard & Peck, local contractors, and John Parkinson, architect. All material and labor that could be secured in Los Angeles was given first consideration, as it is a "Made in Los Angeles Home for Made in Los Angeles Food Products."

* * *

**The source of food supply,** when sufficiently understood and analyzed, providing it stands the test of keenest inspection for quality, purity and strength, is a satisfying knowledge to the busy housewives who are particular. When they know these conditions to be just like they would have been in the best regulated households and even better, it adds to the flavor of the coffee, tea, extracts, spices, baking powder and other products that come out of such an establishment. Housewives are inclined to dig deeper into such matters as is evidenced by the activities of the leading women's organizations.

* * *

**An unexpected visit** that was recently made by the editor of the **American Globe** to the new home of "Ben Hur Products" brought to light conditions, environments and facilities that were simply amazing. So ingenious is the system that human hand does not come in direct contact with the coffee, tea, extracts, spices, and baking powder that is manufactured for immediate use in the kitchen. Let any housewife attempt to prepare a meal without permitting her hands to come in direct contact with the food and she will appreciate most fully the modern sanitary efficiency that is daily demonstrated in this plant.

* * *

**The New "Ben Hur" plant** is so big that its facilities would enable it to supply the 600,000 population of Los Angeles all of the coffee and tea that it required every day in the year. People throughout California, Arizona, Nevada, New Mexico and Texas enjoy their cup of "Ben Hur" coffee every morning, especially, as it is composed of a harmonious blending of the finest grown coffees, which yields a delicious taste. A smooth, wholesome beverage that satisfies. The coffee with a body and flavor, the blend of which is always kept uniform.

* * *

**The six floors of space** including the basement, if not used for machinery and storage of raw products, would enable the entire population of Los Angeles to visit this establishment in one day, making allowance for a 20 minute visit throughout the plant for each person.

A big electric freight elevator is used to carry products from the basement to any floor desired. A chute extending in spiral style from the top floor to the basement facilitates speedy delivery of orders from any floor.

**It is interesting** to inspect the various departments, in the new home of the "Ben Hur Products." Starting at the top floor it was possible to more acutely grasp the varied environments. Marked indications of modern sanitation were evidenced by the huge skylight, practically all windows on three sides and cement floor that is kept clean. The other floors are uniform in these sanitary conditions, sunlight, pure air and high ceilings. Here was seen the roasting and grinding room. An original idea was carried out in the workings of the coffee roasting, coffee mixing and coffee granulating machinery, that was manufactured by Jabez Burns & Sons of New York. Sacks of green coffee beans which are said to improve with age, weighing from 130 pounds to 150 pounds and comprising some fifteen different kinds, including the mocha and java, were seen stacked almost ceiling high. This coffee comes principally from South America, Central America, the East Indies and Arabia. The green coffee beans are emptied out of the sacks into gas roasters which have a capacity of roasting 1000 pounds an hour. From the roaster the beans pour automatically into the steel cutting machinery and the brown beans are granulated, steel cut. The coffee granules, without coming in contact with human hand, pour through metal pipes into bins to the floor below, where the product is used when needed.

**The fourth floor,** right below, presents a scene of interesting activity. The coffee granules may be seen coming out of steel pipes from the floor above and pouring into automatic weighing machines, and then into the various sized packages. The only coffee that is put up in Los Angeles vacuum packed by special process, is the "Ben Hur." Machinery produces a vacuum just before the cans are sealed air tight. This preserves the strength of the coffee indefinitely until the can is opened. Three car loads of coffee could be prepared each day in the above described manner, were the demand to justify such activity. More than a million people a day could be supplied by the "Ben Hur" plant, such is its extensive capacity.

During this visit it was seen that the plant was turning out a two car load order for the United States Government, as the Sammies simply must have their favorite breakfast beverage. The cans used are supplied by the Los Angeles Can Co. and the American Can Co. of Los Angeles.

**A spicy floor** that brings a sneeze every time from the uninitiated, is the third floor, where may be seen bins of chili pepper, cinnamon, cloves, onion, herbs and other spices in the raw product, emptied into machinery, ground and cleansed ready for the table, later packed in the famous "Ben Hur" packages, some with shakers attached. These spices and herbs come from China, Jamaica, Europe, Ceylon, Africa, and there are none better. The metal bins used in the handling of all Ben Hur coffees, teas, spices and baking powder are strictly sanitary.

**The extracts** are scientifically prepared on the second floor. The purest and strongest imported oils are used. Machinery appliances handle and measure the extracts. On this floor is also a completely equipped label printing department, which turns out the different fancy labels for the various brands of coffees, teas, spices, baking powder and extracts.

**The Ben Hur Baking Powder** by reason of the purity of products used, has

no superior in the United States. The base of this popular baking powder is pure cream of tartar and no alum.

**The teas** are imported from Formosa, Ceylon, China and Japan.

On the main floor, which has that modern, spacious, business effect, are the clerical departments, bookkeeping, order department and private offices of the management.

The management of the "Ben Hur" plant is composed of Charles Joannes, president; E. C. Joannes, vice president and general manager; H. L. Joannes, secretary.

**The rear of the first floor** is a busy department where goods are received in the raw and later shipped out manufactured ready for the table of the busy housewife. Here the auto trucks arrive and the incoming goods are weighed on the large Fairbanks dial scale, before being distributed throughout the building. The Santa Fe freight cars come to be unloaded at the rear door. The entire system is conductive to efficiency in the handling of products.

* * *

**Dealers throughout the Southwest** receive prompt and courteous attention in their business relations with Joannes Bros. Co. Local dealers have the added convenience in receiving rapid deliveries of "Ben Hur" and other products that are daily manufactured by Joannes Bros. Co. It is natural that they should receive the same kind of treatment as is accorded "home folks." The products which hold the trade are the kind that dealers desire. The volume of profit that is enjoyed is measured by the business that is transacted. Besides in handling the famous "Ben Hur" coffee, tea, spices, extracts and baking powder, dealers insure a steady patronage, for women are becoming more difficult to please and "Ben Hur" labels insure just what they prefer—when they demand that which is unexcelled anywhere. Many interesting details affecting the purity, sanitation and strength of "Ben Hur" products have been omitted.

**To fully appreciate** the many different brands of products that are manufactured by Joannes Bros. Co. a list of every product was requested. Here is the list:

**Ben Hur Vacuum Packed Coffee,** ½ lb., 1 lb., 2½ lb., 3 and 5 lb.

**Ben Hur pure Cream of Tartar Baking Powder,** 4 oz., 6 oz., 8 oz., 12 oz., 16 oz., 2½ lb., 5 lb., 10 lb.

**Ben Hur pure Flavoring Extracts,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz., 32 oz., ½ gal., 1 gal. Vanilla, lemon, almond, celery, cloves, cinnamon, mace, nutmeg, onion, orange, peppermint, wintergreen, pistachio, spearmint, caramel, mocha, jamaica ginger.

**Ben Hur Pure Fruit Extract,** same sizes as above, in banana, peach, pineapple, raspberry, strawberry, wild cherry, apricot, rose.

**Food colorings,** red, blue, green, yellow, brown.

**Ben Hur Tea,** 1 lb., ½ lb. cans. Japan, Gunpowder, Oolong, English Breakfast, Black and Green, Ceylon, India Ceylon, Ice Tea Blend, Young Hyson.

**Ben Hur Pure Ground Spices,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz., 32 oz. Allspice, cayenne, chili, cinnamon, cloves, curry-powder, ginger, mace, mustard, nutmeg, black pepper, white pepper, pastry spice, poultry seasoning, margoran, sage, savory, thyme.

**Ben Hur Whole Spice Cartons,** allspice, cinnamon, Japan chili, cloves, ginger root, nutmeg, black pepper, white pepper, pickling spice, bay leaves, caraway seed, coriander, cumin, mustard seed, poppy seed, margorin, oregano, leaf sage, savory tyme, celery seed, cardamon seed, chili tepins and mace.

**Ben Hur Soda,** ½ lb. and 1 lb. packages.

**Ben Hur Cream of Tartar,** 1 oz., 2 oz., 4 oz., 8 oz., 16 oz.

**Ben Hur Paprika,** 2 oz., 4 oz., 8 oz., 16 oz. cans.

**Ben Hur Chili Powder,** 1½ oz. and 4½ oz. glasses. Also 8 oz. and 16 oz. cans.

**Ben Hur Bottled Goods,** Celery Salt, Garlic Salt, Onion Salt, Curry Powder, Spanish Seasoning, Paprika, 1½ oz.

**Fiesta Steel Cut Coffee,** ½ lb., 1 lb., 3 lb.

**Fiesta Pure Phosphate Baking Powder,** 4, 8, 16 oz., 3 lb., 5 lb.

**Fiesta Tea,** 2 oz., 6 oz. and 12 oz. cartons. Japan, Ceylon and India, Oolong, English Breakfast, Gunpowder, Black and Green, Ice Tea Blend.

**Fiesta Spices,** 2, 4, 8, 16 and 32 oz. Allspice, chili, cinnamon, cloves, ginger, mace, mustard, nutmeg black pepper, white pepper, red pepper, poultry seasoning, margoram, sage, savory, thyme.

**Ben Hur Pure Color Paste,** ¼ and ½ oz. tins. Red, yellow, blue, green, orange, rose, brown and violet.

**Fiesta Extracts,** 1, 2, 4, 8, 16 and 32 oz., ½ gal. and 1 gal. Fiesta Artificial Flavors—Vanilla, lemon, almond, banana, celery, cloves, cinnamon, jamaica ginger, mace, nutmeg, onion, orange, peach, peppermint, pineapple, pistachio, raspberry, strawberry, wild cherry, and wintergreen.

**Golden State Alum Baking Powder,** 4, 8, 16 oz., 2½ and 5 lb.

**Elko Alum Baking Powder,** 10 oz., 15 oz., 25 oz., 2½ and 5 lb.

**Golden State Imitation Extract,** 1½, 4, 8, 16, 32 oz., ½ and 1 gal. Vanilla, lemon, almond, banana, celery, cloves, cinnamon, Jamaica ginger, mace, nutmeg, onion, orange, peach, peppermint, pineapple, pistachio, raspberry, strawberry, wild cherry and wintergreen.

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**FINANCIAL: COFFEE HOUSES EFFECT MERGER Foundation Laid for National ...**
*Los Angeles Times (1923-Current File)*; Jun 24, 1930;
ProQuest Historical Newspapers: Los Angeles Times
pg. 12

# FINANCIAL

## COFFEE HOUSES EFFECT MERGER

*Foundation Laid for National Distribution Program*

*Newmark, Ben Hur, Sun Brand, Puritas in Deal*

*Acquisition of Other Units Now Being Negotiated*

Completion of final details in the association of Newmark Brothers in Coffee Products of America Inc., Ltd., on the basis of an exchange of stock, was formally announced yesterday by E. C. Joannes president of the dairy company. Coffee Products of America is a new holding company under which has been grouped Joannes Corporation, Puritas Coffee & Tea Company and San Diego Coffee Company, Ltd., Elsinore.

The deal, which is the consummation of negotiations extending over several months, is the initial step in a program of expansion looking toward a national distribution of the company's products and which will eventually embrace a number of other wholesale coffee and spice houses, Mr. Joannes stated. Negotiations are at present being conducted for the acquisition of other similar houses.

**POLICIES FIXED**

In the building of Coffee Products of America Mr. Joannes pointed out that no affiliation is being made with any retail or chain organization outside of the coffee business.

"An erroneous impression," he said, "was created by a recent report of the negotiations that Western Dairy Products, Inc., or Continental Food Stores, Inc., was interested in the merger. There is no connection whatever, financial or otherwise, . . . E. H. Smith, who is associated with these companies, has acquired an interest in our business as an individual and is a member of the board of directors, and that fact is undoubtedly the basis for the false impression."

**BUSINESS EXTENSIVE**

Newmark Brothers, Joannes Corporation and Puritas has each been established in Los Angeles for more than a quarter of a century, the San Diego company having been organized as a branch of Joannes Corporation, five years ago. Heretofore distribution of their products has been confined to Southern California and Arizona, the group as a whole doing an annual business of between $3,000,000 and $4,000,000. The new consolidated organization will concentrate on the building-up of a nation-wide sales program.

Principal coffee brands of the group include Ben Hur, Puritan, Newmark and Sun Brand. All of these will be retained. Operations of the companies, however, are being consolidated in the plants of the Joannes Corporation and on completion of a large addition to the present plant, substantial economies are expected to accrue, through the centralizing operations.

Office and management of Coffee Products will consist of the present officials of Joannes Corporation with E. C. Joannes, president; H. L. Joannes, first vice-president; R. L. Joannes, second vice-president; L. W. Worth, secretary and credit manager; E. L. Weaver, treasurer, sales and advertising manager, and others. S. F. Stewart has retained a substantial interest in the new company. No public financing is contemplated in connection with the

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DEATH BECKONS MANUFACTURER; R. L. JOANNES, FOOD TRADE LEADER, DIES ...
Los Angeles Times (1923-Current File); Jan 11, 1934;
ProQuest Historical Newspapers: Los Angeles Times
pg. 12

DEATH BECKONS MANUFACTURER



Ralph L. Joannes

# R. L. JOANNES, FOOD TRADE LEADER, DIES

*Stroke Proves Fatal to Coffee Products Concern Vice-President*

Ralph L. Joannes, vice-president of Coffee Products of America, Inc., Ltd., makers and distributors of Ben Hur food products, who suffered a stroke last Thursday, died yesterday at his home, 615 North Palm Drive, Beverly Hills. He was 57 years of age.

Born in Green Bay, Wis., and educated at the University of Wisconsin, where he became a member of Delta Upsilon Fraternity, Mr. Joannes began his business life immediately after his graduation in 1898, entering the concern of Joannes Brothers Company in Green Bay. This company, which had been established by his father and two uncles, was a wholesaler of groceries, coffee, tea and spices.

He remained with the Green Bay concern until 1922, when he moved to Los Angeles. In the meantime his father and his two brothers had established here the concern of Joannes Brothers Company of Los Angeles, which dealt in coffee, tea and spices. After his arrival here Ralph L. Joannes became vice-president of the local concern.

In 1930, the family concern was merged with several other companies in the same field and the expanded company renamed Coffee Products of America, Inc., Ltd. He also became vice-president of the new corporation, but remained active in this position for only one year, as ill health forced his retirement in 1931. Although inactive, he retained his post as a vice-president of the corporation until his death.

He was a Mason, a Shriner and a member of the Uplifters' Club. He leaves his widow, Mrs. Charlotte Greer Joannes; two sons, Ralph L., Jr., and Charles E. Joannes, both of Los Angeles; a daughter, Dorothy G. Joannes, and two brothers, Eugene C. Joannes, president of Coffee Products of America, and Harry L. Joannes, another vice-president of the corporation.

Funeral services will be conducted tomorrow at 2 p.m. at the mortuary of B. E. Dayton, Inc., 417 North Maple Drive, Beverly Hills. Interment will be at Inglewood Park Cemetery.

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**Food-Processing Plant Acquired**
*Los Angeles Times (1923-Current File)*; Nov 26, 1950;
ProQuest Historical Newspapers: Los Angeles Times
pg. E8

# Food-Processing Plant Acquired

The five-story, coffee-roasting and food-processing plant at the southwest corner of Mateo and E 4th Sts. has been bought by Ben-Hur Products, Inc., from General Foods Corp., according to Walter Emmerling, president of Ben-Hur.

When fully equipped for manufacture and processing of Ben-Hur products, the new plant will represent a total investment of over $500,000, Emmerling said, LeRoy D. Owen Co., industrial realtors, represented both buyer and seller in the realty negotiations.

**Siding Included**

The site comprises about an acre of ground with 165 feet frontage on Mateo St. and a Santa Fe Railroad siding nearly 350 feet long on the E 4th St. side. There are three small buildings on the premises, in addition to the five-story structure, making a total of 70,000 square feet available for manufacturing, packing and shipping use. This area with the building space located at 800 Traction Ave. will provide a total of approximately 150,000 square feet of floor space for Ben-Hur operations in this area.



**ONE OF DESIGNS**—This is one of the home designs available in Lakewood Park where a final division of 424 homes in the Carson Gardens section of the extensive residential development has been recently opened.



**BUILDING BOUGHT**—View of the coffee-roasting and food-processing plant at southwest corner of Mateo and E 4th Sts. purchased by Ben-Hur Products, Inc.

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## McCormick Merger Approved

BALTIMORE, Dec. 9 (Æ)—Approval of the merger of McCormick & Co., Inc., of Baltimore and Ben-Hur Products, Inc., of Los Angeles, has been given by the Corporation Commission of California. The merger calls for exchange of one share of the 5 per cent cumulative preferred stock of McCormick for each five of the prior preferred stock of Ben-Hur. McCormick is a tea and spice company. Coffee is the chief product of Ben-Hur.

The New York Times
Published: December 10, 1953
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ProQuest Historical Newspapers: Los Angeles Times
pg. 9




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SUNDAY CHICKEN DINNER SERVED FROM 1 TO 8:30 P.M., $1.25 and $1.80
Tues.-Thurs., Chicken Dinner, $1.25 and $1.80
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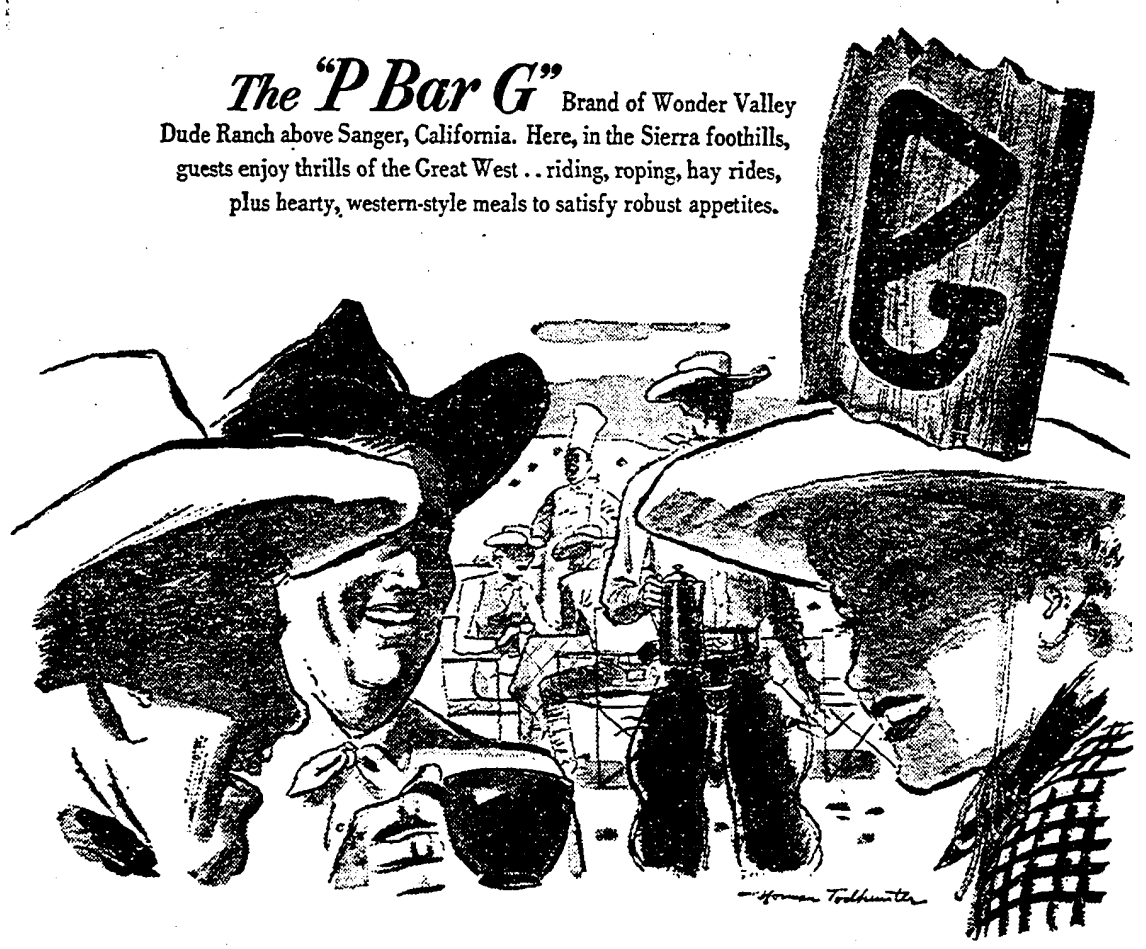
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B. B. P.
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*Famous Western Brands*

*The "P Bar G"* Brand of Wonder Valley Dude Ranch above Sanger, California. Here, in the Sierra foothills, guests enjoy thrills of the Great West . . riding, roping, hay rides, plus hearty, western-style meals to satisfy robust appetites.



*Schilling or Ben-Hur*
*the coffees with that special Western Flavor!*




These two great coffees are blended and roasted to bring you traditionally fine *western* flavor. Both give you *more* good cups per pound too, because they're flavor-rich. Get Schilling or Ben-Hur coffee today . . see how *really good* coffee can be!

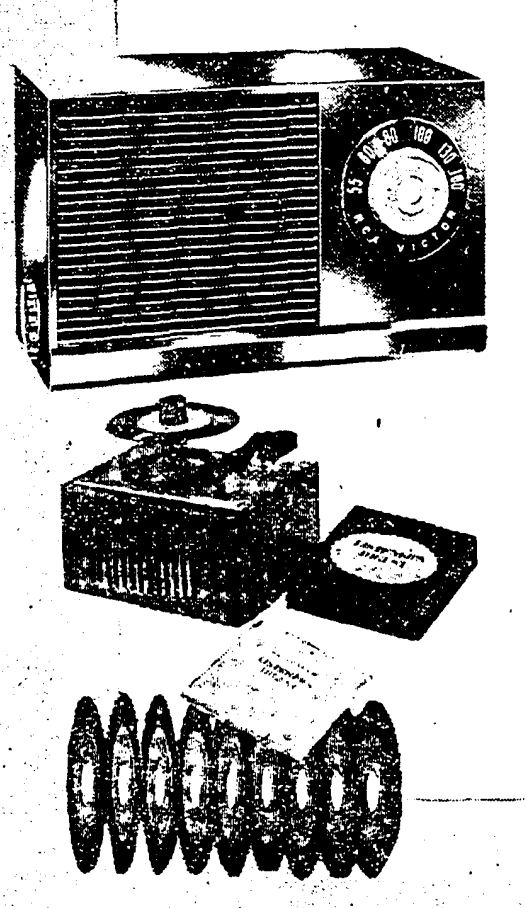
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Imagine, now you can be the proud owner of one of the finest and most respected TV sets made—an RCA—at a phenomenal low price. And, it's built with all the fine features the name RCA implies. Big screen 21-inch viewing with famous "Deep Image" picture tube. New Magic-Monitor special chassis. Golden Throat fidelity tone system. Model 21S500 in contemporary style table cabinet in forest green finish.

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LIBERAL TRADE ALLOWANCE ON YOUR OLD TV



***powerful table radio***

Features striking new styling in tortoise shell brown—with all of RCA's top radio quality. Golden throat tone. Built in magic loop antenna. 3X521. **21.95** *in colors, 23.95*

***SPECIAL OFFER "LISTENER'S DIGEST"***

***You get:***

***1. AUTOMATIC "45" PHONO,*** which normally sells for 36.95 alone

***2. 12 CONDENSED CLASSICS*** on 10 EP records — Beethoven's 5th, Brahms 1st, etc. — in complete form worth almost $60.

***3. 42-PAGE MUSIC GUIDE,*** with biographies of composers and stories behind the music.

***all 3 for only 41.95***

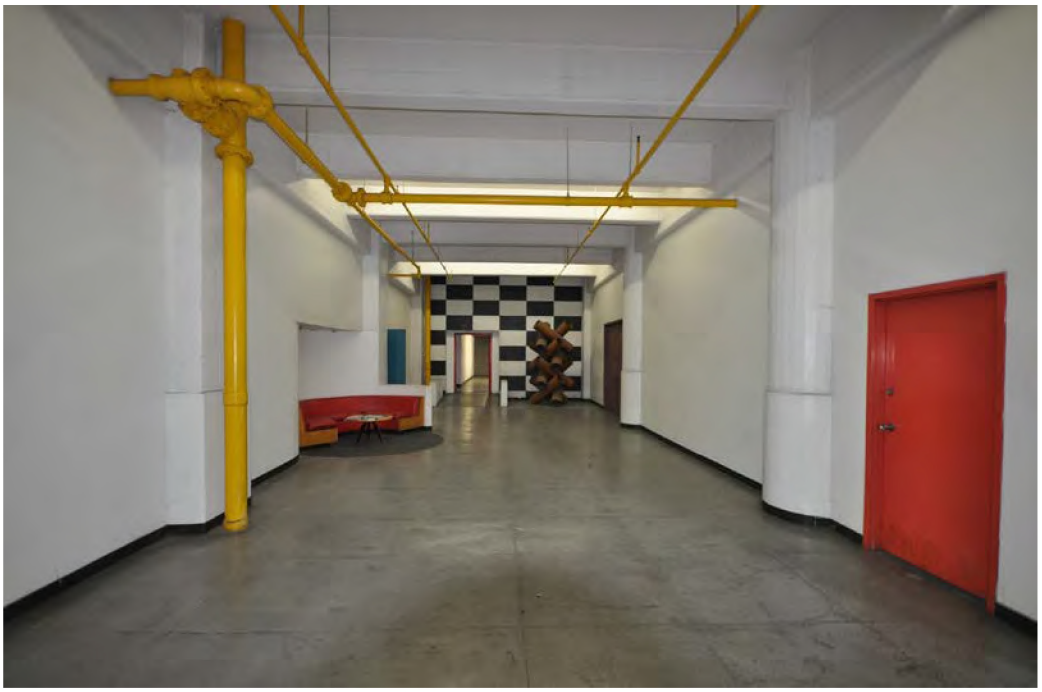
*May Co. Music—Downtown, 4th Floor; Wilshire, Appliance Bldg.; Crenshaw, Lakewood, 3rd Floor*

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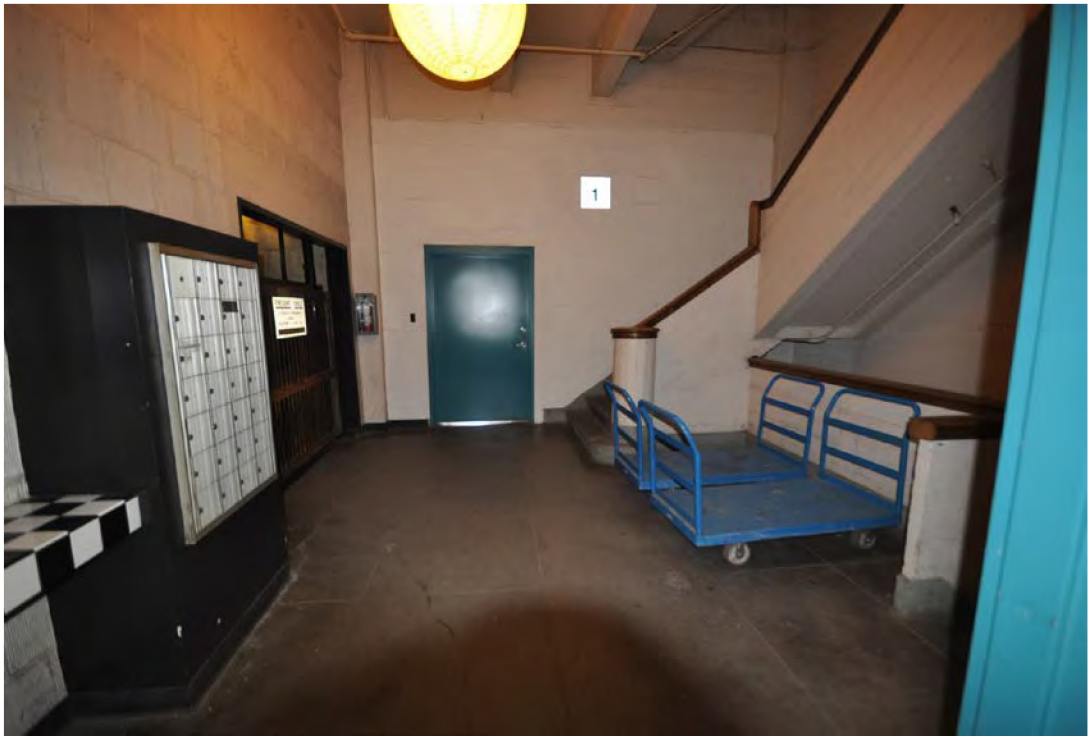
## ADDITIONAL CONTEMPORARY PHOTOGRAPHS




Main Entrance



Residential Tenant Lobby



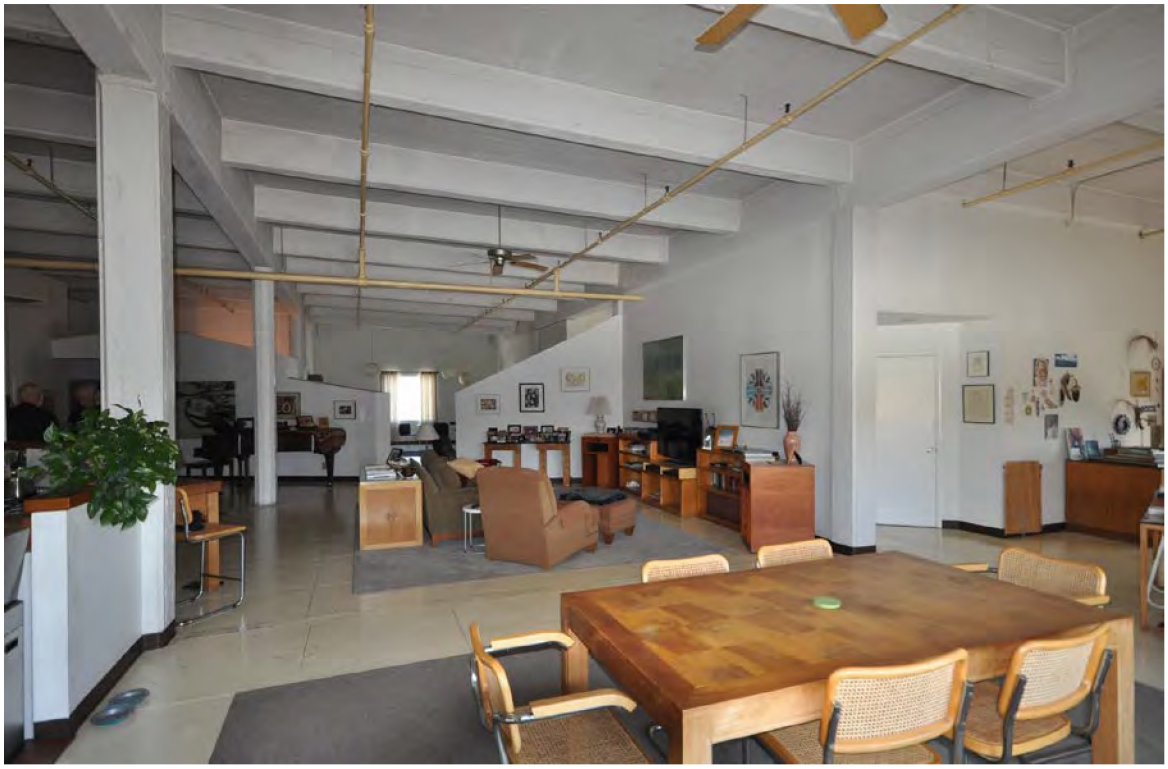
Ground Floor Circulation Core and Freight Elevation



Ground Floor Commercial Tennant Space Accessed via Traction Avenue




Circulation Core - Typical



Artist-in-Residence Loft - Typical

## HISTORICAL PHOTOGRAPH



JOANNES BROS. BUILDING

Joannes Brothers Company Building c. 1922, looking southeast from Traction Avenue.
*Source: John Parkinson and Donald B. Parkinson Architectural Firm Brochure*, 1922.




800
2 HOUR
PARKING
8AM TO 6PM
ENTRANCE AND DELIVERIES
AROUND CORNER ON HEWITT ST.




5


ANGE
SK CO.

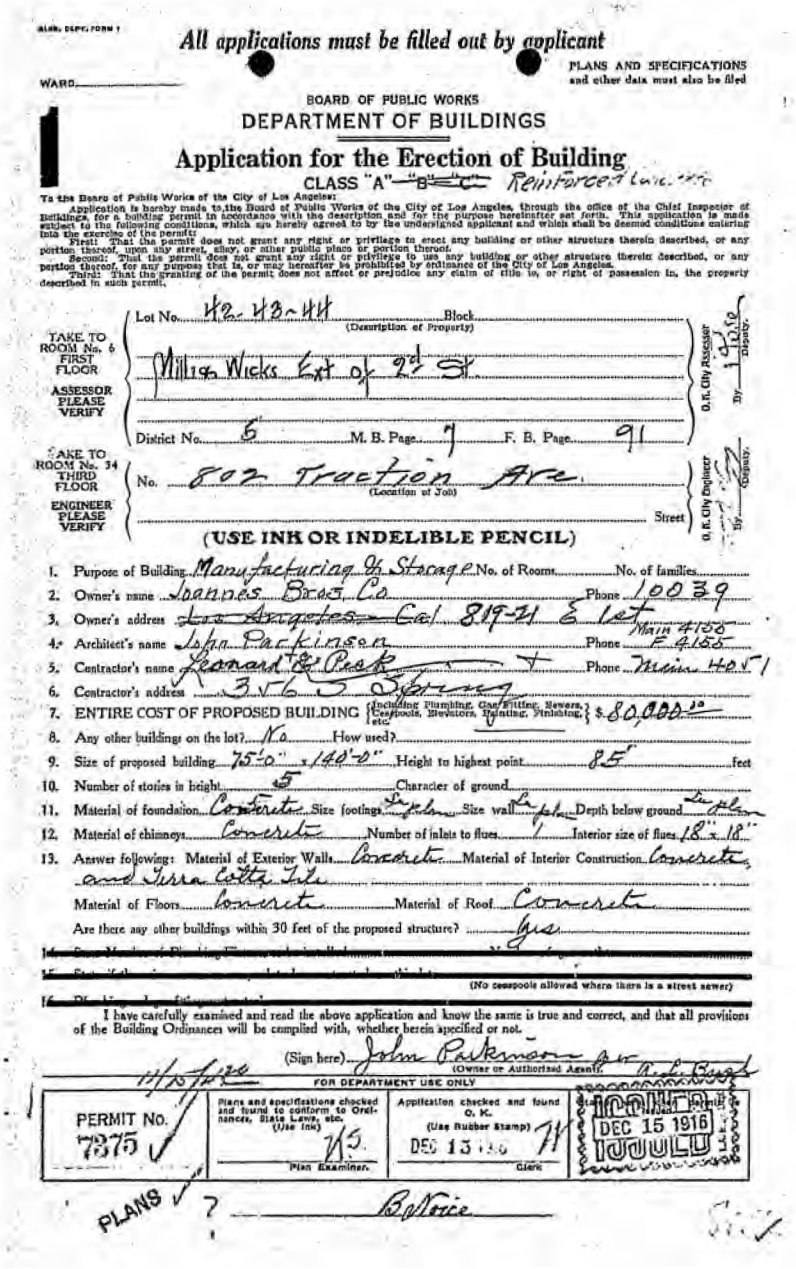

1






JOANNES BROWN CO
For Sale
AMERICAN HOTEL
SEE
1905

## PRIMARY DOCUMENTATION: SELECTED BUILDING PERMITS



All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

**Application for the Erection of Building**

CLASS "A" "B" "C" Reinforced Conc.

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR
ASSESSOR PLEASE VERIFY

Lot No. 42-43-44 Block (Description of Property)
Willis Wicks Ext of 2nd St
District No. 5 M. B. Page 7 F. B. Page 91

O. K. City Assessor By 1-12-16 Deputy

TAKE TO ROOM No. 34 THIRD FLOOR
ENGINEER PLEASE VERIFY

No. 802 Traction Ave. (Location of Job) Street

O. K. City Engineer By (Deputy)

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Manufacturing & Storage No. of Rooms No. of families
2. Owner's name Joannes Bros. Co. Phone 10039
3. Owner's address ~~Los Angeles Cal~~ 819-21 E 1st Main 4155
4. Architect's name John Parkinson Phone F 4155
5. Contractor's name Leonard B. Peck Phone Main 4045
6. Contractor's address 356 S Spring
7. ENTIRE COST OF PROPOSED BUILDING (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.) $80,000.00
8. Any other buildings on the lot? No How used?
9. Size of proposed building 75'-0" x 140'-0" Height to highest point 85' feet
10. Number of stories in height 5 Character of ground
11. Material of foundation Concrete Size footings 2 ft 0 in Size wall 2 ft 0 in Depth below ground 2 ft 0 in
12. Material of chimneys Concrete Number of inlets to flues 1 Interior size of flues 18" x 18"
13. Answer following: Material of Exterior Walls Concrete Material of Interior Construction Concrete and Terra Cotta Tile
    Material of Floors Concrete Material of Roof Concrete
    Are there any other buildings within 30 feet of the proposed structure? Yes

(No cesspools allowed where there is a street sewer)

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

11/15/1916 (Sign here) John Parkinson per Leonard B. Peck (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PERMIT No. | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) | Application checked and found O. K. (Use Rubber Stamp) | Issued |
|---|---|---|---|
| 7375 | Plan Examiner. | DEC 13 Clerk | DEC 15 1916 JULU |

PLANS ✓ ? B. Notice

**3** **APPLICATION TO ALTER - REPAIR - DEMOLISH** B&S Form B-3
**AND FOR CERTIFICATE OF OCCUPANCY**
CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

CENSUS TRACT

1. LEGAL DESCR. LOT 42 47 (Lot Three) BLK. TRACT Mill's & Wks ext. 2nd st. & adjoining sub — DIST. MAP 126-213
2. PRESENT USE OF BUILDING '22 warehouse — NEW USE OF BUILDING '22 same — ZONE M-3-3
3. JOB ADDRESS 800-12 Traction AVE. BLDG (A) — FIRE DIST. II 80/50
4. BETWEEN CROSS STREETS Hewitt AND Merrick — INSIDE (COR. LOT) KEY REV. COR.
5. OWNER'S NAME L.T. Paul — PHONE 444-0229 — LOT SIZE 150x140
6. OWNER'S ADDRESS same — P.O. BOX ZIP
7. ARCHITECT OR DESIGNER F.R.F. Carter — STATE LICENSE NO. SE 911 XXX PHONE 526-2639 — REAR ALLEY REAR ALLEY 20
8. ENGINEER — STATE LICENSE NO. PHONE — BLDG. LINE
9. CONTRACTOR owner — STATE LICENSE NO. PHONE — AFFIDAVITS
10. SIZE OF EXISTING BLDG. 75' X 140' — STORIES 5 — HEIGHT 60 — NO. OF EXISTING BUILDINGS ON LOT AND USE ONE
11. MATERIAL OF CONSTRUCTION — EXT. WALLS BRICK+conc. — ROOF CONCRETE — FLOOR CONCRETE

**3** 12. JOB ADDRESS 800-12 Traction AVE. BLDG. (A) — DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 800.00 — GRADING
14. NEW WORK: (Describe) remodel parapet walls @3 sides of bldg PARAPET CORRECTION PER PLANS & DEPT FILE — CRIT. SOIL — HIGHWAY DED.

NEW USE OF BUILDING same — SIZE OF ADDITION — STORIES — HEIGHT — FLOOD

TYPE I — GROUP G- — SPRINKLERS REQ'D SPECIFIED (INITIAL) — VALUATION APPROVED — CONS. PARAPETS x26378
BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED — ZONED BY
DWELL. UNITS — GUEST ROOMS — SPACES PARKING REQ'D PROVIDED — PLANS APPROVED — FILE WITH LA 92095/65
P.C. No. 3541 — CONT. INSP. — APPLICATION APPROVED — INSPECTOR

| P.C. | S.P.C. | G.P.I. | B.P. | I.F. | O.S. | C/O | TYPIST |
|---|---|---|---|---|---|---|---|
| 325 | | | 5.00 | | | | |

CASHIER'S USE

| | | | | | |
|---|---|---|---|---|---|
| MAR 15-66 | 14719 | S | • | W — 2 CK | 3.25 |
| MAR 21-66 | 15831 | S | •21389 | X — 1 CK | 5.00 |

**STATEMENT OF RESPONSIBILITY**

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed L. T. Marovich (Owner or Agent)

| | | Name | Date |
|---|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | | |
| | SEWERS AVAILABLE / NOT AVAILABLE | | |
| | DRIVEWAY APPROVED | | |
| | HIGHWAY DEDICATION REQUIRED / COMPLETED | | |
| | FLOOD CLEARANCE APPROVED | | |
| Conservation | APPROVED FOR ISSUE FILE # | | |
| Plumbing | PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED | | |
| Planning | APPROVED UNDER CASE # | | |
| Fire | APPROVED (TITLE 19) (L.A.M.C.-5700) | | |
| Traffic | APPROVED FOR | | |

**3** CITY OF LOS ANGELES — **APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY** — DEPT. OF BUILDING AND SAFETY — AC-2 — BAS B-3—R12-70

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

| | | | | |
|---|---|---|---|---|
| 1. LEGAL DESCR. LOT: 42 & 47 | BLK. | TRACT: Over | | CENSUS TRACT: 2065 |
| 2. PRESENT USE OF BUILDING: E 22 Warehouse | NEW USE OF BUILDING: E 22 Same | | | DIST. MAP: 126-213 |
| 3. JOB ADDRESS: 800 E Traction Ave. | | | | ZONE: M3-3 |
| 4. BETWEEN CROSS STREETS: Hewitt | AND Merrick St. | PHONE | | FIRE DIST.: II |
| 5. OWNER'S NAME: E. T. Pane | | | | LOT (TYPE): Int. |
| 6. OWNER'S ADDRESS | | CITY | ZIP | LOT SIZE: Irreg. |
| 7. ARCHITECT OR DESIGNER: L. J. MAroshek 1218 | | STATE LICENSE No. 280-4036 | PHONE | |
| 8. ENGINEER | | STATE LICENSE No. | PHONE | ALLEY: 20' |
| 9. CONTRACTOR: Owner | | STATE LICENSE No. | PHONE | BLDG. LINE: / |
| 10. LENDER | BRANCH | ADDRESS | | AFFIDAVITS: C.C.P.D. |

| | | | | | |
|---|---|---|---|---|---|
| 11. SIZE OF EXISTING BLDG. LENGTH 140 WIDTH 75 | STORIES 5 | HEIGHT 60 | NO. OF EXISTING BUILDINGS ON LOT AND USE | | |
| 12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. | EXT. WALLS conc/ brick | ROOF conc | FLOOR conc | | |

**3**

13. JOB ADDRESS: 800 E. Traction — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1000 — GRADING: /

15. NEW WORK: (Describe) Remove and replace approx. 150 sq ft - of brick veneer, loosened by quake — REMOVE AD TOWER. REPAIR PARAPET — CRIT. SOIL: /

HIGHWAY DED.: /

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | FLOOD |
|---|---|---|---|---|
| Same WAREHOUSE | NONE | | | / |

| TYPE | GROUP | SPRINKLERS REQ'D SPECIFIED | INSPECTION ACTIVITY: COMB | XEN | MAJ. S. | CONS | CONS |
|---|---|---|---|---|---|---|---|
| N/C | G-1 | | | | | | yes |

| BLDG. AREA | MAX. OCC. | TOTAL | PLANS CHECKED | ZONED BY |
|---|---|---|---|---|
| N/C | — | | [signature] | Jacobs |

| DWELL. UNITS | GUEST ROOMS | PARKING REQ'D SPACES | PROVIDED | PLANS APPROVED | FILE WITH |
|---|---|---|---|---|---|
| 0 | 0 | | N/C | [signature] | |

| P.C. No. | CONT. INSP. | APPLICATION APPROVED | INSPECTOR |
|---|---|---|---|
| | No | [signature] | J |

| P.C. | S.P.C. | G.P.I. | B.P. | I.F. | O.S. | C/O | TYPIST |
|---|---|---|---|---|---|---|---|
| 747 | | | 55 11 | [illegible] | | | mn |

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

CASHIER'S USE ONLY

| | | | | |
|---|---|---|---|---|
| [illegible] | [illegible] | 329946 | U — 6 CS | 7.47 |
| [illegible] | [illegible] | 329946 | U — 1 CS | 11.50 |

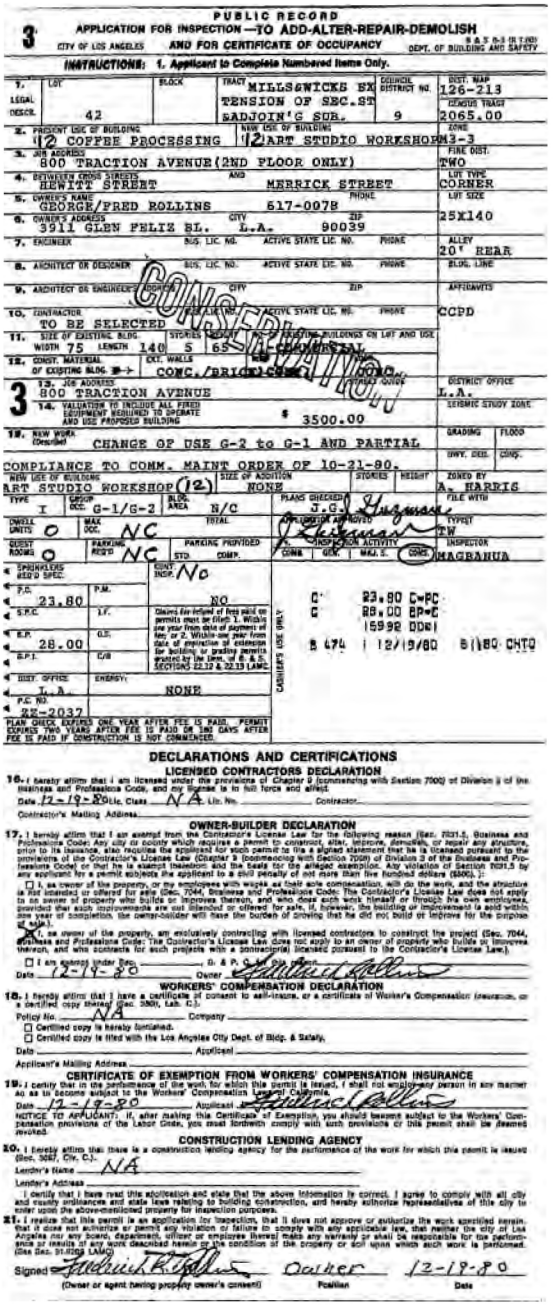
**STATEMENT OF RESPONSIBILITY**

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed: L. J. Maroshek (Owner or Agent)

| | | Name | Date |
|---|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | RJA | 5/25/71 |
| | SEWERS AVAILABLE | | |
| | NOT AVAILABLE | | |
| | DRIVEWAY APPROVED | | |
| | HIGHWAY DEDICATION REQUIRED | | |
| | COMPLETED | | |
| | FLOOD CLEARANCE APPROVED | | |
| Conservation | APPROVED FOR ISSUE FILE # 71-R-1 | H M Lee | 6-3-71 |
| Plumbing | PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED | | |
| Planning | APPROVED UNDER CASE # | | |
| Fire | APPROVED (TITLE 19) (L.A.M.C.-5700) | | |
| Traffic | APPROVED FOR | | |



PUBLIC RECORD

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

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR. — LOT: 42 — BLOCK — TRACT: MILLS&WICKS EXTENSION OF SEC.ST SADJOIN'G SUB. — COUNCIL DISTRICT NO.: 9 — DIST. MAP: 126-213 — CENSUS TRACT: 2065.00

2. PRESENT USE OF BUILDING: 12 COFFEE PROCESSING — NEW USE OF BUILDING: 12 ART STUDIO WORKSHOP — ZONE: M3-3

3. JOB ADDRESS: 800 TRACTION AVENUE(2ND FLOOR ONLY) — FIRE DIST.: TWO

4. BETWEEN CROSS STREETS: HEWITT STREET AND MERRICK STREET — LOT TYPE: CORNER

5. OWNER'S NAME: GEORGE/FRED ROLLINS — PHONE: 517-0078 — LOT SIZE: 25X140

6. OWNER'S ADDRESS: 3911 GLEN FELIZ BL. — CITY: L.A. — ZIP: 90039 — ALLEY: 20' REAR

7. ENGINEER — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE — BLDG. LINE

8. ARCHITECT OR DESIGNER — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE

9. ARCHITECT OR ENGINEER — ADDRESS — CITY — ZIP — AFFIDAVITS

10. CONTRACTOR: TO BE SELECTED — BUS. LIC. NO. — ACTIVE STATE LIC. NO. — PHONE — CCPD

11. SIZE OF EXISTING BLDG. — WIDTH 75 LENGTH 140 — STORIES 2 — HEIGHT 65 — EXISTING BUILDINGS ON LOT AND USE: CONSERVATION — PRELIMINARY

12. CONST. MATERIAL OF EXISTING BLDG. → EXT. WALLS: CONC./BRICK — FIRE RESIST. — STRUCT. CODE

3 13. JOB ADDRESS: 800 TRACTION AVENUE — DISTRICT OFFICE: L.A.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 3500.00 — SEISMIC STUDY ZONE

15. NEW WORK (Describe): CHANGE OF USE G-2 to G-1 AND PARTIAL — GRADING — FLOOD — DWY. DES. — CONS.

COMPLIANCE TO COMM. MAINT ORDER OF 10-21-80.

NEW USE OF BUILDING: ART STUDIO WORKSHOP (12) — SIZE OF ADDITION: NONE — STORIES — HEIGHT — ZONED BY: A. HARRIS

TYPE: I — GROUP OCC.: G-1/G-2 — BLDG. AREA: N/C — PLANS CHECKED BY: J.G. Yuzuriha — FILE WITH

OVERALL UNITS: 0 — MAX. OCC.: NC — TOTAL — EXPLORATION APPROVED — TYPIST: TW

GUEST ROOMS: 0 — PARKING REQ'D: NC — PARKING PROVIDED: STD. — COMP. — OCCUPANCY: A — SHOP/FOR ACTIVITY — GEN. — MAJ. E. — CONS. — INSPECTOR: MAGRANUA

SPRINKLERS REQ'D SPEC.: — JOINT INSP.: No

P.C. 23.80 — P.M.: NO

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

E.P. 28.00 — G.S. — E.P.I. — C/O

BUST. OFFICE: L.A. — ENERGY: NONE

P.C. NO.: 22-2037

CASHIER'S USE ONLY: C 23.80 C=PC; C 28.00 BP=C; 15992 0001; B 474 | 12/19/80 8:180 CHTO

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

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date 12-19-80 Lic. Class NA Lic. No. _____ Contractor _____

Contractor's Mailing Address _____

### OWNER-BUILDER DECLARATION

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

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

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

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

Date 12-19-80 Owner George Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. NA Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 12-19-80 Applicant George Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name NA

Lender's Address _____

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

21. I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Sec. 91.0205 LAMC)

Signed George Rollins Owner 12-19-80

(Owner or agent having property owner's consent) — Position — Date



PUBLIC RECORD

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

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT 42-47 | BLOCK | TRACT Mills and Nick Ext. of 2nd st. and adjoining Subdiv. | COUNCIL DISTRICT NO. 9 | DIST. MAP 126B-213 |
| 2. PRESENT USE OF BUILDING 12 Manufacturing/whse | | NEW USE OF BUILDING ( ) Artists in Residence | | | ZONE M3-3 |
| 3. JOB ADDRESS 800 - Traction Ave. | | | | | FIRE DIST. 11 |
| 4. BETWEEN CROSS STREETS Hewitt | | AND Merrick | | | LOT TYPE Rev Cor. |
| 5. OWNER'S NAME Frederick Rollins | | | PHONE 617-0078 | | LOT SIZE see map |
| 6. OWNER'S ADDRESS 800 Traction Ave | CITY Los Angeles | | ZIP 90013 | | ALLEY 20 rear |
| 7. ENGINEER | BUS. LIC. NO | ACTIVE STATE LIC. NO | PHONE | | BLDG. LINE |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO | ACTIVE STATE LIC. NO | PHONE | | AFFIDAVITS |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | | ZIP | | |
| 10. CONTRACTOR to be selected | BUS. LIC. NO | ACTIVE STATE LIC. NO | PHONE | | 50554 LOTTIE CCPD Bd.File 82245/ |

| | | | | | | |
|---|---|---|---|---|---|---|
| 11. SIZE OF EXISTING BLDG. WIDTH 140 | LENGTH 150 | STORIES 5 | HEIGHT 60 | NO. OF EXISTING BUILDINGS ON LOT AND USE 2 commercial bldgs | | |
| 12. CONST. MATERIAL OF EXISTING BLDG. | EST. WALLS conc/brick | ROOF conc/wood | FLOOR conc/wood | FRAME | | |
| 13. JOB ADDRESS 800 Traction Ave | | | | | DISTRICT OFFICE L.A. | |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | shell of 2 fl. $ 390,000 | | | | SEISMIC STUDY ZONE | |
| 15. NEW WORK (Describe) Remodel for occupancy change from G-1 mfg to G-1 artist in res. | | | | | GRADING | FLOOD |
| NEW USE OF BUILDING Artist in Residence | DESCR. ADDITION none | | STORIES | HEIGHT | ZONE DIST. Um | ZONE 3FC Telles |
| TYPE I | GROUP G-1/H-2 | PLANS CHECKED NRC PLAN | | | FILE WITH | |
| OWNER-BLDR UNITS 10 | MAX. OCCUP. | TOTAL PARKING PROVIDED 102 | APPLICATION APPROVED Kenley | | TYP/EST | |
| GUEST ROOMS 0 | PARKING REQ'D None | STD. COMP | INSPECTION ACTIVITY | | INSPECTOR | |

| | | | | | |
|---|---|---|---|---|---|
| SPRINKLERS HOOD SPEC. | yes R.C. | CONT. | BLDG. No | | |
| P.C. 379.93 | P.H. 8.94 | Void | | | |
| S.F.C. | D.F. | | | | |
| E.X. 280.60 | E. 1385 | | | | |
| G.P.C. | CAL. | | | | |
| DIST. OFFICE L.A. | ENERGY none | | | | |
| P.C. NO. A-2495 | | | | | |

PLAN CHECK EXPIRES ONE YEAR AFTER FEE IS PAID. PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 360 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED

CASHIER'S USE ONLY

| | | | |
|---|---|---|---|
| 000000 | 13.85 | Ex1. | |
| | 8.94 | PL/M | |
| | 379.93 | C-PC | |
| | 280.60 | BP-C | |
| | 53976 | 0701 | |
| 45764 | 3 11/18/82 | | 683.22 CHTD |

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date NA Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

Date 10-01-82 Owner's Signature Frederick R. Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

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

Date NA Applicant _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 10-01-82 Applicant Frederick R. Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name NA Lender's Address _____

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

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the correction or results of any work described herein or the condition of the property or and upon which such work is performed. (See Sec. 91.0302 LAMC)

Signed Frederick R. Rollins (Owner or agent having property owner's consent) Owner (Position) 10/01/82 (Date)

**3 APPLICATION FOR INSPECTION** — CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY — **TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY**

**APPLICATION NO.** 099-0010038 4

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only.

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. LOT | 42-47 | BLOCK | TRACT Mills & Wicks Ext. of 2nd St & Adjoingin Subdiv. | COUNCIL DISTRICT NO. 9 | DIST. MAP 126B213 / CENSUS TRACT 2065.00 |
| 2. PRESENT USE OF BUILDING | (05) Artists in Residence | NEW USE OF BUILDING | same | | ZONE M3-3 |
| 3. JOB ADDRESS | 800 Traction Ave. | | | | FIRE DIST. II |
| 4. BETWEEN CROSS STREETS | Hewitt | AND | Merrick | | LOT TYPE rev cor |
| 5. OWNER'S NAME | Frederick Rollins | | PHONE 617-0078 | | LOT SIZE see map |
| 6. OWNER'S ADDRESS | 800 Traction Ave. | CITY LA | ZIP | | |
| 7. ENGINEER | Omer Bilge | BUS. LIC. NO. | ACTIVE STATE LIC. NO. S 1459 | PHONE | ALLEY 20 rear |
| 8. ARCHITECT OR DESIGNER | | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | BLDG. LINE |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | | CITY | ZIP | | AFFIDAVITS Lot Tie / CCPD |
| 10. CONTRACTOR | To be selected | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | |
| 11. SIZE OF EXISTING BLDG. WIDTH 140 LENGTH 150 | STORIES 5 | HEIGHT 60 | NO. OF EXISTING BUILDINGS ON LOT AND USE 2 commercial bldgs. | | P.C. REQ'D |
| 12. CONST. MATERIAL OF EXISTING BLDG. | EXT. WALLS conc/brick | ROOF conc | FLOOR conc | | |
| 13. JOB ADDRESS | 800 Traction Ave. | | STREET GUIDE | | DISTRICT OFFICE LA |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | $ 1300 — | | | | SEISMIC STUDY ZONE |
| 15. NEW WORK (Describe) | cut one window opening east wall each of 3rd & 5th stories | | | | GRADING / FLOOD / HWY. DED. / CONS. yes |
| NEW USE OF BUILDING | A-1 R-2 | SIZE OF ADDITION | STORIES / HEIGHT | | ZONED BY Aquino |
| TYPE / GROUP OCC. / FLOOR AREA | | PLANS CHECKED | | | FILE WITH |
| DWELL UNITS / MAX. OCC. / TOTAL | | APPLICATION PROCESSED | | | TYPIST |
| GUEST ROOMS / PARKING REQ'D / PARKING PROVIDED STD. / COMP. | | INSPECTION ACTIVITY CONST. / GEN. / MECH. / CONS. / ELEC. | | | INSPECTOR Padilla |

B & S B-3 (R 5-85)

| | | | |
|---|---|---|---|
| P.C. 53 | O.T. | CONT. INSP NO | |
| S.P.C. 18 | P.M. | | |
| B.P. 21.50 | E.I. .050 | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. | |
| I.F. | F.P. | | |
| D/E | D.S.S. | | |
| DIST. OFFICE LA | STORE | SPRINKLERS REQ'D SPEC. N/C | |
| P.C. NO. C256 | C/O | ENERGY NO | |

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

CASHIER'S USE ONLY

C# .50 E.I.
C# 100 OSS
C# 18.00 C-RO
C# 21.50 BP-C
C# 3.16 DOC1
C# 1.33 P 02/25/86 41.83 CHTD

E 1923 <A 3/31C

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

X Date 2/25/86 Owner's Signature Frederick R. Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

X Date 2/25/86 Applicant's Signature Frederick R. Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

X Signature Frederick R. Rollins (Owner or agent having property owner's consent) owner Position 2/25/86 Date

Address of Building 800 Traction Avenue

CITY OF LOS ANGELES

# CERTIFICATE OF OCCUPANCY

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

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

Issued 2/12/87 Permit No. and Year LA53978/82
LA64908/83

Change of use entire building mfg. to 11 artist in residence spaces - except north portion first floor 75' x 75' to store. CUZ 82-080

3 required parking spaces provided.

2200070033

Owner Mr. Frederick Rollins
Owner's Address 800 Traction Avenue
Los Angeles, CA 90013

Form B-95b 5000629200500000925 BY J. CARNEY/flp

**PRIMARY DOCUMENATION - SUMMARY OF BUILDING PERMIT HISTORY**
The complete permit history is included as a separate document.

| Address | Date | Permit # | Owner | Applicant | Work Completed | Cost |
|---|---|---|---|---|---|---|
| 802 Traction Avenue | 12/15/1916 | 7375 | Joannes Bros Co. | John Parkinson - A Leonard & Peck - C | Erect 5-story manufacturing and storage building | 80,000.00 |
| 802 Traction Avenue | 2/19/1917 | 1030 | Joannes Bros Co. | John Parkinson - A Leonard & Peck - C | Construct iron stairway from fourth to fifth floor. | 50.00 |
| 802 Traction Avenue | 3/10/1917 | 1432 | Joannes Bros Co. | John Parkinson - A Leonard & Peck - C | Erect concrete tank tower and platform on roof for sprinkler water tank. | 300.00 |
| 802 Traction Avenue | 3/26/1917 | 1798 | Joannes Bros Co. | Pacific Tank & Pipe Co. - C | Erect wood storage tank and concrete tower on roof. | 450.00 |
| 800 Traction Avenue | 10/19/1921 | 27746 | Joannes Bros Co. | Jackson Iron Works - C | Erect one drop ladder and fire escape. | 120.00 |
| 800 Traction Avenue | 7/12/1928 | 19591 | Joannes Bros Co. | Jackson Iron Works - C | Install standing drop ladder on fire escape on rear of building. | 65.00 |
| 800 Traction Avenue | 12/9/1930 | 29315 | Joannes Bros Co. | Roy Dawson - C | Install 3-inch terracotta tile partition in room on fourth floor. | 150.00 |
| 800 Traction Avenue | 10/28/1930 | 26131 | Coffee Products of America | Unk. - C | Erect spice dust collector on roof. | 150.00 |
| 800 Traction Avenue | 6/24/1932 | 10682 | Coffee Products of America | McClumery Brothers - C | Install fire door on third floor rear. | 50.00 |
| 800 Traction Avenue | 3/28/1933 | 4112 | H.L. Joannes | Eric Lange Construction Co. - C | Repair damage to copings on roof due to earthquake. | 125.00 |

| Address | Date | Permit # | Owner | Applicant | Work Completed | Cost |
|---|---|---|---|---|---|---|
| 800 Traction Avenue | 11/5/1934 | 15070 | Coffee Products Co. | Chas J. Strongman Co. - C | Erect steel equipment housing, construct metal lath, stucco exterior, and install fire door. | 200.00 |
| 800 Traction Avenue | ??/23/1944 | 16414 | Ben-Hur Products, Inc. | M.J. Gabrielsen - E Jooltmans & Son - C | Install coffee [conveyor?] from first to fifth floor. Tile walls and metal enclose from second to fifth floors. | 3,000.00 |
| 800 Traction Avenue | 5/23/1950 | LA16056 | Ben-Hur Coffee Co. | W.M. Bosrock - E James H. Knapp - C | Install steel beams on roof (no new holes through roof slab). | 6,500.00 |
| 800-812 Traction Avenue | 3/21/1966 | LA15831 | L.T. Paul | R.F. Carter - A Owner - C | Remodel parapet walls on three sides of building. | 800.00 |
| 800 E Traction Avenue | 6/3/1971 | LA32539 | E.T. Pane | L.J. Maroshek – A Owner - C | Remove and replace approximately 150 square-feet of brick veneer. Remove water tower. Repair parapet. | 1,000.00 |
| 800 Traction Avenue (Second Floor Only) | 12/19/1980 | ?????????? | George/Fred Rollins | Unk. - C | Change of use G-2 to G-1 and partial compliance with maintenance order of 10/21/1980. | 3,500.00 |
| 800-812 Reaction Avenue (Basement Only) | 2/13/1981 | ?????????? | Fred Rollins | Unk. - C | Install non-load bearing partitions and stair shaft enclosure protected opening at division wall. | 1,700.00 |
| 800 Traction Avenue | 11/18/1982 | 0110030000 | Frederick Rollins | Unk. - C | Remodel for occupancy change from G-1 mfg. to G-1&R artist in residence. | 100,000.000 |
| 800 E. Traction Avenue | 5/31/1983 | 0250050070 | Frederick Rollins | Unk. - C | Change plan of third floor to include additional unit. | 3,000.00 |

| Address | Date | Permit # | Owner | Applicant | Work Completed | Cost |
|---|---|---|---|---|---|---|
| 800 Traction Avenue | 4/7/1984 | 06100200073 | Frederick Rollins | Unk. - C | Install non-load bearing interior partitions and relocate kitchen. | 1,500.00 |
| 800-812 Traction Avenue | 6/4/1985 | 103??0??105 | Frederick Rollins | Owner - C | Tenant improvement of basement (retail area). | 6,000.00 |
| 800 Traction Avenue | 2/25/1986 | 10900100384 | Frederick Rollins | Unk. - C | Cut one window opening east wall each of third and fifth floors. | 1,300.00 |
| 800 E. Traction Avenue | 10/06/2004 | 04016-30000-16720 | Rollins and Rollins LLC | Mohsen Falamaki – E Owner - C | Anchor veneer to the structure with epoxy bolt at 24" vertically and horizontally, five stories at north and west façade. | 30,000.00 |

BLDG. DEPT. FORM 1

*All applications must be filled out by applicant*

PLANS AND SPECIFICATIONS and other data must also be filed

WARD.....

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

# Application for the Erection of Building

CLASS "A" "B" "C" Reinforced Concrete

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

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

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR
ASSESSOR PLEASE VERIFY

Lot No. 42-43-44 Block.....
(Description of Property)

Millis Wicks Ext of 2d St

District No. 5 M. B. Page 7 F. B. Page 91

O. K. City Assessor By 1 Deputy.

TAKE TO ROOM No. 34 THIRD FLOOR
ENGINEER PLEASE VERIFY

No. 802 Traction Ave.
(Location of Job)

..... Street

O. K. City Engineer By Deputy.

**(USE INK OR INDELIBLE PENCIL)**

1. Purpose of Building Manufacturing & Storage No. of Rooms..... No. of families.....
2. Owner's name Joannes Bros Co Phone 10039
3. Owner's address Los Angeles Cal 819-21 E 1st Main 4155
4. Architect's name John Parkinson Phone F 4155
5. Contractor's name Leonard & Peek Phone Main 4405
6. Contractor's address 356 S Spring
7. ENTIRE COST OF PROPOSED BUILDING {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 80,000.00
8. Any other buildings on the lot? No How used?.....
9. Size of proposed building 75'-0" x 140'-0" Height to highest point 85' feet
10. Number of stories in height 5 Character of ground.....
11. Material of foundation Concrete Size footings Lt plan Size wall Lt plan Depth below ground Lt plan
12. Material of chimneys Concrete Number of inlets to flues 1 Interior size of flues 18" x 18"
13. Answer following: Material of Exterior Walls Concrete Material of Interior Construction Concrete, and Terra Cotta Tile

    Material of Floors Concrete Material of Roof Concrete

    Are there any other buildings within 30 feet of the proposed structure? Yes

[redacted]

(No cesspools allowed where there is a street sewer)

[redacted]

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

(Sign here) John Parkinson for A. L. Bush
(Owner or Authorized Agent).

11/15/16

FOR DEPARTMENT USE ONLY

| PERMIT No. 7875 | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) WS. Plan Examiner. | Application checked and found O. K. (Use Rubber Stamp) DEC 13 [illegible] Clerk | Stamp when permit is issued. ISSUED DEC 15 1916 LOS ANGELES |
|---|---|---|---|

PLANS ✓ 7 Bl Voice

# REMARKS

30,000.00

20 - 35

2.c ... 3.0 ...

5 √

2.20 / √

14.00 / 8.0,

BLDG. DEPT. FORM 3

*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.

TAKE TO ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

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

O. K. City Assessor By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

From No. 802 Traction Ave Street

To No. ..... Street

(USE INK OR INDELIBLE PENCIL)

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

1. What Purpose is the present Building used for? Loft

2. Owner's name Jaynes Bros Phone .....

3. Owner's address Los Angeles, Cal

4. Architect's name John Parkinson Phone Main 4755 E 4155

5. Contractor's name Leonard & Rick Phone Main 4051

6. Contractor's address Los Angeles, Cal.

7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 50.00

8. Class of Present Building A No. of Rooms at present .....

9. No. of stories in height 5 Size of present building ..... x .....

10. State how many Buildings are on this lot .....

11. 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.

Application to alter or make changes to plans of building for which building permit No. 7375 was obtained on Dec. 15, 1916, said changes or alterations more particularly described as follows: Construct an iron stairway from the fourth to the fifth floor.

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) A. L. Bruch
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) | Application checked and found O. K. (Use Rubber Stamp) | Stamp here when permit is issued |
|---|---|---|---|
| 1030 | H.S. Plan Examiner. | FEB 19 1917 R.B. Clerk | ISSUED FEB 19 1917 DEPT. OF BUILDINGS |

4 For 7375-16

B Price

1

**FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE, OR TO ASCERTAIN IF SAME CAN BE DONE.**

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

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

14. Size of Redwood Mudsills.....x..... Size of exterior studs.....x.....

15. Size of interior bearing studs.....x..... Size of interior non-bearing studs.....x.....

16. Size of first floor joist.....x..... Second floor joist.....x.....

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

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

# Remarks

BLDG. DEPT. FORM 3

*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 |
|---|---|---|
| TAKE TO ROOM No. 6 FIRST FLOOR<br>ASSESSOR PLEASE VERIFY | Lot 428 Block 43<br>Tract Hill and Weeks 2nd Extension<br>Book 35 Page 7 F. B. Page 91 | Lot ..... Block .....<br>Tract .....<br>Book ..... Page ..... F. B. Page ..... |

O. K. City Assessor ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX
ENGINEER PLEASE VERIFY

From No. 802 Traction Ave Street

To No. ..... Street

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

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Wood Water Tank
2. Owner's name Jamieson Bro. Co. (Coffee Dealers) Phone Main 1187
3. Owner's address (Comm) 802 Traction Ave
4. Architect's name ..... Phone .....
5. Contractor's name PACIFIC TANK & PIPE CO. Phone A2207
6. Contractor's address 910-912 TRUST & SAVINGS BLDG. LOS ANGELES, CAL.
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 450.00
8. Class of Present Building D No. of Rooms at present 1
9. No. of stories in height ..... Size of present building 14-6 dia x 14 high
10. State how many Buildings are on this lot .....
11. 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.

To erect Redwood Gravity Storage Tank as per enclosed blue print - (14'-6" in diameter x 14' Stave (high) on the Concrete Tower on the roof of Building at 802 Traction Ave.

Permit for Concrete Tower taken out by Thomas Haverty Co ..... Mar 10 - # 1432 - P

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 3/13 2:45 PM

(Sign here) PACIFIC TANK & PIPE CO. [illegible]
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. 1798 | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) RS Plan Examiner. | Application checked and found O. K. (Use Rubber Stamp) MAR 26 1917 R.B. Clerk | Stamp Affixed Permit Issued MAR 26 1917 HONOLULU |
|---|---|---|---|

Bdfrice

**FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE, OR TO ASCERTAIN IF SAME CAN BE DONE.**

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

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

14. Size of Redwood Mudsills.....x..... Size of exterior studs.....x.....

15. Size of interior bearing studs.....x..... Size of interior non-bearing studs.....x.....

16. Size of first floor joist.....x..... Second floor joist.....x.....

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

(Sign here) PACIFIC TANK & PIPE CO.
(Owner or Authorized Agent).

## Remarks

2 x 4 nailed to bottom of
plate on inside of studs.

BLDG. DEPT. FORM 3

*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.

TAKE TO ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

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

O. K. City Assessor By ..... Deputy

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

From No. 802 Gractons ave Street

To No..... Street

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

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Mercantile
2. Owner's name James Bros. Phone .....
3. Owner's address 802 Gractons ave
4. Architect's name John Parkinson Phone .....
5. Contractor's name Lougaslin & Lash Phone .....
6. Contractor's address 533 Lumaus Bldg.
7. ENTIRE COST OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, etc.} $ 3.00
8. Class of Present Building A No. of Rooms at present .....
9. No. of stories in height 5 Size of present building ..... x .....
10. State how many Buildings are on this lot .....
11. 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.

Application to make changes to plans of building for which building permit No. 7375 was obtained on ..... 1916 said changes to be more particularly described as follows: Erect concrete tank between engine pit & boiler room for 15,000 gallon water of petroleum

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) .....
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) | Application checked and found O. K. (Use Rubber Stamp) | Stamp here when permit is issued |
|---|---|---|---|
| 1433 V | Plan Examiner. | MAR 9 - 1917 Clerk | ACCEPTED MAR 10 1917 BUILDING DEPT. L.A. |

FOR CLASSIFIED BUILDING PERMITS

Notice

**FILL IN ALL BLANKS THAT APPLY TO WORK PROPOSED TO BE DONE, OR TO ASCERTAIN IF SAME CAN BE DONE.**

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

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

14. Size of Redwood Mudsills.....x..... Size of exterior studs.....x.....

15. Size of interior bearing studs.....x..... Size of interior non-bearing studs.....x.....

16. Size of first floor joist.....x..... Second floor joist.....x.....

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

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

# Remarks

All Applications must be filled out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

# 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 exercise of the permit:

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

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

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

TAKE TO ROOM No. 6 FIRST FLOOR

CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX

ENGINEER PLEASE VERIFY

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

From No. 800 Traction Ave Street

To No. Street

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

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Warehouse
2. What purpose will Building be used for hereafter? Warehouse
3. Owner's name Joannes Bros Phone.....
4. Owner's address 800 Traction Ave
5. Architect's name JACKSON IRON WORKS Phone.....
6. Contractor's name..... Phone 23994
7. Contractor's address 1930 Bay St
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 1125
9. Class of present Building a No. of rooms at present 10
10. Number of stories in height 5 Size of present Building 100 x 100
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Warehouse
(Tenement House, Hotel, Residence, or any other purpose.)

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

Erect one drop Ladder on Fire Escape
Jackson Type as per Plan on File
Const. Building Dept Guaranteed

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.

JACKSON IRON WORKS

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

OVER

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp of Fire Underwriters |
|---|---|---|---|
| 27746 | B.N. Plan Examiner | OCT 19 1921 Clerk | RECEIVED OCT 19 1921 LOS ANGELES |

FOR PLANS SEE No. 1038

Thomas

13. Size of new addition.....x.....No. of stories in height.....

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

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

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

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

18. Will all provisions of State Dwelling House Act be complied with?.....

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

(Sign here).....

(Owner or Authorized Agent.)

# All Applications Must be Filled Out by Applicant

Bldg. Form 3

PLANS AND SPECIFICATIONS and other data must also be filed

BUILDING DIVISION

# 3 DEPARTMENT OF BUILDING AND SAFETY

## Application to Alter, Repair or Demolish

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

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

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

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

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

| REMOVED FROM | REMOVED TO |
|---|---|
| TAKE TO ROOM NO. 6 (SIXTH FLOOR) | Lot.....Block..... |
| ROOM No. [illegible] NORTH ANNEX (SIXTH FLOOR) | Tract..... |
| 1st Floor | ..... |
| CITY CLERK PLEASE VERIFY | ..... |
| TAKE TO ROOM No. 5 FIRST FLOOR (MAIN ST. ENTR.) | ..... |
| Book.....Page.....F. B. Page..... | Book.....Page.....F. B. Page..... |
| BROADWAY ENGINEER PLEASE VERIFY | From No. 800 Traction Ave ..... Street |
| | To No. ..... Street |

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

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

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Spice House
2. What purpose will Building be used for hereafter? .....
3. Owner's name Joanas Bro Phone .....
4. Owner's address 800 Traction Ave
5. Architect's name ..... Phone Delivery
6. Contractor's name Jackson Iron Works Phone 4775
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing Equipment and Appliances in Completed Building.} $ 65 00
9. Class of present Building C No. of rooms at present 2 apt 1 Loft
10. Number of stories in height 4 Size of present Building 50 x 150
11. State how many buildings are on this lot 1
12. State purpose buildings on lot are used for Factory (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? .....

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

to install Standing drop ladder on fire escape on rear of Bldg. 4 full to Alley as shown on plot plan. All Material Galv.

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) John M. Wollaroft
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Receipt No. |
|---|---|---|---|
| 19591 | Plan Examiner | 7/12/28 Clerk | JUL 12 1928 |

L.A. 3M-2-28

En Route 100

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

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

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

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

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

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

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

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

(Sign here).....

(Owner or Authorized Agent)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

# All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

BUILDING DIVISION

# 3 DEPARTMENT OF BUILDING AND SAFETY

# Application to Alter, Repair or Demolish

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

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

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

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

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

| | REMOVED FROM | REMOVED TO | |
|---|---|---|---|
| TAKE TO ROOM No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY | Lot ____ Block ____<br>Tract ____ | Lot ____ Block ____<br>Tract ____ | O. K. City Clerk<br>By ____ Deputy |
| TAKE TO ROOM No. 5 (MAIN ST. FLOOR) ENGINEER PLEASE VERIFY | Book ____ Page ____ F. B. Page ____ | Book ____ Page ____ F. B. Page ____ | O. K. City Engineer<br>By ____ Deputy |
| | From No. 800 Traction Ave. Street | | |
| | To No. Between Hewitt Street Merrick Street Street | | |

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Wholesale warehouse & Store rooms
2. What purpose will Building be used for hereafter? Same
3. Owner's name Joannes Bros Co Phone Mich 6416
4. Owner's address 800 Traction Ave.
5. Architect's name ____ Phone ____
6. Contractor's name Roy Dawson Phone HW 9451
7. Contractor's address 1511 West 54th Street
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ $150.00
9. Class of present Building "A" No. of rooms at present ____
10. Number of stories in height Four Size present Building 75' - 00" x 120' - 00"
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Wholesale warehouse & sales rooms. (Apartment House, Hotel, Residence, or any other purpose.)
13. What Zone is Property in? M-3

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

Install 3" terracotta tile partitionin room on 4th floor as shown on plans.

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 12/9/30 12/30

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

FOR DEPARTMENT USE ONLY

| PERMIT NO. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is issued. |
|---|---|---|---|
| 29315 | Mulholland<br>Lewis 12-9-30<br>Plan Examiner | 12/9/30 M-3<br>Gillespie 1183<br>Clerk | LOS ANGELES DEC 9 1930 DUPLI |

File plans with 7375/16 C Folder Summary

Pl. - $2.00

14. Size of new addition Minor Partition work only. x No. of Stories in height

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

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

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

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

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

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

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

(Sign here) Roy Dawson
(Owner or Authorized Agent)

## FOR DEPARTMENT USE ONLY

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

## REMARKS

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 3

3

# CITY OF LOS ANGELES
## DEPARTMENT OF BUILDING AND SAFETY
### BUILDING DIVISION

# Application to Alter, Repair or Demolish

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

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

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

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

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

| | REMOVED FROM | REMOVED TO |
|---|---|---|
| TAKE TO Room No. 248 (2ND FLOOR) CITY CLERK PLEASE VERIFY | Lot..... Block..... | Lot..... Block..... |
| | Tract ..... | Tract ..... |
| | ..... | ..... |
| | ..... | ..... |
| | ..... | ..... |
| TAKE TO ROOM No. 5 (MAIN ST.) FLOOR) ENGINEER PLEASE VERIFY | Book.....Page.....F. B. Page..... | Book.....Page.....F. B. Page..... |
| | From No. # 800 Traction Ave Street | |
| | To No. ..... Street | |

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

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

TRACTION

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Coffee Roasting Spice Grinding Light Mfg
2. What purpose will Building be used for hereafter? same
3. Owner's name Coffee Roasters of America Phone Mich 6461
4. Owner's address 800 Traction Ave
5. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act Phone .....
6. Contractor's name same Phone .....
7. Contractor's address .....
8. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 150.00
9. Class of present Building Class A No. of Rooms at present .....
10. Number of stories in height 5 Size present Building 100 x 240
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Mfg Plant (Apartment House, Hotel, Residence, or Any Other Purpose.)
13. What Zone is Property in? E

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

Erecting an Open Roast Collector
on roof - made out of Galv. Sheet Iron 12 Ga. 20 ft
above existing Wall Assn. Plans Submitted
Replaced Removed part of Tarp partitions metal & light

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) Coffee Roasters of America
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

| PERMIT No. | Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. | Application checked and found O. K. | Stamp here when permit is issued. |
|---|---|---|---|
| 26131 | Plan Examiner. | 10-28-30 Clerk | OCT 28 1930 |

In Office C F Thurman 20

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

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

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

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

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

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

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

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

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

## FOR DEPARTMENT USE ONLY

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

## REMARKS

Bldg. 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 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: 800 Traction ave, (House Number and Street)

New location of building: ..... (House Number and Street)

Between what cross streets: Heath and alameda st

Approved by City Engineer.

.....
Deputy.

1. Purpose of PRESENT building Factory (Store, Residence, Apartment House, or any other purpose.) Families..... Rooms.....
2. Use of building AFTER alteration or moving..... Families..... Rooms.....
3. Owner (Print Name) COFFEE Products, Co Phone.....
4. Owner's address 800 Traction ave
5. Certificated Architect..... State License No..... Phone.....
6. Licensed Engineer..... State License No..... Phone.....
7. Contractor McClurney Bros State License No. 225 V Phone Va 7419
8. Contractor's address 1023 Santa Fe
9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 50,00
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 100 x 100 Number of stories high 3 Height to highest point 42
12. Class of building C Material of existing walls Brick Exterior framework — (Wood or Steel)

Describe briefly and fully all proposed construction and work:—

Install 1 - 3-8 x 8'0" B Fire Door, 3rd floor Rear

no work in connection with alteration of Wall.

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

| | | | |
|---|---|---|---|
| PERMIT NO. 10682 | C&C FOR DEPARTMENT USE ONLY 6/24/32 | | Fee 1 00 |
| | Plans and Specifications checked | Zone M3 / Fire District No. 2 | Stamp here when Permit is issued: LOS ANGELES JUN 24 1932 BUILDING |
| | Corrections verified | Set Back No Ft. / Street Widening No Ft. | |
| PLANS Rec'd — | Plans, Specifications and Applications rechecked and approved J.M.C. / For Plans See — / Filed with — | Application checked and approved 6-24-32 C.H.W.S. Clerk. / SPRINKLER Required Specified Valuation Included Yes—No | Inspector H J Pultman |

#1

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

## NEW CONSTRUCTION

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

Material of Foundation Width of Footing Depth of footing below ground

Width Foundation Wall Size of Redwood Sill x Material Exterior Walls

Size of Exterior Studs x Size of Interior Bearing Studs x

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

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

Sign Here McElroney Bros
(Owner or Authorized Agent)

By A B McElroney

**FOR DEPARTMENT USE ONLY**

| | | | |
|---|---|---|---|
| Application | Fire District | Set back | Termite Inspection |
| Construction | Zoning | Street Widening | Forced Draft Ventil |

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

**REMARKS:**

Bldg. 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 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 } 800 Traction Av. (House Number and Street)

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

Between what cross streets } .....

Approved by City Engineer.

.....
Deputy.

1. Purpose of PRESENT building Warehouse Families ..... Rooms .....
Store, Residence, Apartment House, or any other purpose.
2. Use of building AFTER alteration or moving Same Families ..... Rooms .....
3. Owner (Print Name) H. L. Soannes Phone .....
4. Owner's address 800 Traction Av.
5. Certificated Architect ..... State License No. ..... Phone .....
6. Licensed Engineer ..... State License No. ..... Phone .....
7. Contractor Eric Lange Const Co. State License No. 30745 Phone AN 17418
8. Contractor's address 3901 Sheffield St. — L.A.
9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building.} $ 125.00
10. State how many buildings NOW on lot and give use of each. } Warehouse
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 A Material of existing walls Concrete Exterior framework Concrete
Wood or Steel

Describe briefly and fully all proposed construction and work:

Rec earthquake block coping on line wall at 8th Ave line removed. Sidewalk & Traction approach on top of coping and face blk & concrete wall back with 1"0 steel anchors. To prevent splitting of coping when ram on face of Traction sidewalk

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

| PERMIT NO. | FOR DEPARTMENT USE ONLY | | | Fee 7.50 |
|---|---|---|---|---|
| 4112 | Plans and Specifications checked | Zone | Fire District No. | Stamp here when Permit is issued |
| | Corrections verified | Set Back Ft. | Street Widening Ft. | MAR 28 1933 |
| PLANS Rec'd 3/25/33 | Plans, Specifications and Applications rechecked and approved | Application checked and approved | | |
| | For Plans See | Filed with | SPRINKLER Required Specified Valuation Included Yes—No | Inspector |

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

## NEW CONSTRUCTION

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

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

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

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

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

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

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

By.....

**FOR DEPARTMENT USE ONLY**

| | | | |
|---|---|---|---|
| Application..... | Fire District..... | Set back..... | Termite Inspection..... |
| Construction..... | Zoning..... | Street Widening..... | Forced Draft Ventil..... |

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

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

(3)
No required windows will be obstructed.

Sign Here.....
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

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

**REMARKS:** .....

Bldg. Form 8

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 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: 800 TRACTION AVE (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: HEWITT AND MERRICK

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Factory & warehouse Families Rooms
   (Store, Residence, Apartment House, or any other purpose.)
2. Use of building AFTER alteration or moving SAME Families Rooms
3. Owner (Print Name) Coffee Products Co Phone
4. Owner's address 800 Traction Ave
5. Certificated Architect State License No. Phone
6. Licensed Engineer State License No. Phone
7. Contractor Chas. J. Strangman Co State License No. Phone VA. 9874
8. Contractor's address 137 Rose 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/or elevator equipment therein or thereon.) $200 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 75 x 100 Number of stories high 5 Height to highest point 60
12. Class of building C Material of existing walls Brick Exterior framework concrete (Wood or Steel)

Describe briefly and fully all proposed construction and work:

1 - 5'-0 x 8'-0 x 12'-0 Steel equipment
Housing - Mtal Lath & Stucco xterior
Class F Fire Door

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

| PERMIT NO. | FOR DEPARTMENT USE ONLY | | | Fee 2 00 |
|---|---|---|---|---|
| 15076 | Plans and Specifications checked | Zone | Fire District No. | Stamp here when Permit is issued |
| | Corrections verified | Bldg. Line Ft. | Street Widening Ft. | NOV -5 1934 |
| PLANS Rec'd 11-2-34 | Plans, Specifications and Applications rechecked and approved | Application checked and approved 11-5- Clerk. | | |
| | For Plans See | Filed with | SPRINKLER Required Specified Valuation Includes Yes No | Inspector |

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

## NEW CONSTRUCTION

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

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

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

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

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

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

Sign Here Coffee Products Co
(Owner or Authorized Agent)

By W. J. Strangman, Agent

**FOR DEPARTMENT USE ONLY**

| | | | |
|---|---|---|---|
| Application..... | Fire District..... | Bldg. Line..... | Termite Inspection..... |
| Construction..... | Zoning..... | Street Widening..... | Forced Draft Ventil..... |

(1)
REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

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

(3)
No required windows will be obstructed.

Sign Here W. J. Strangman
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here W. J. Strangman
(Owner or Authorized Agent)

REMARKS:

Bldg. Form 3

# 3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

# APPLICATION TO ALTER, REPAIR, MOVE OR DEMOLISH A BUILDING OF TYPE

| REMOVED FROM | REMOVED TO |
|---|---|
| Lot | Lot |
| Tract | Tract |

Present location of building: 620 Traction St (House Number and Street)

New location of building: (House Number and Street)

Between what cross streets: So. East Cor Traction & Hewitt

Approved by City Engineer.

Deputy

**USE INK OR INDELIBLE PENCIL**

1. Purpose of building (Store, Dwelling, Apartment House, Hotel or other purpose) Families Rooms
2. State how long building has been used for present occupancy
3. Use of building AFTER alteration or moving Families Rooms
4. Owner (Print Name) Ben-Hur Products Inc Phone
5. Owner's Address 620 Traction St P. O.
6. Certificated Architect State License No. Phone
7. Licensed Engineer M. J. Gabrielsen State License No. 2786 Phone 62-5371
8. Contractor A. Oltman & Son State License No. Phone 22313
9. Contractor's Address 810 E. 15th St. L. A.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 3000.00
11. State how many buildings NOW on lot and give use of each (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 60 x 130 Number of stories high 5 Height to highest point
13. Material Exterior Walls Masonry (Wood, Steel or Masonry) Exterior framework (Wood or Steel)
14. Describe briefly all proposed construction and work:

Install new coffee conveyor from 1st floor to 5th floor. Tile walls enclosure inside & metal enclosure from 2nd floor roof to 5th floor.

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

## FOR DEPARTMENT USE ONLY

PERMIT No. 1614

PLANS Rec'd 114

Inside Lot / Corner Lot / Key Lot / Corner Lot Keyed / Lot Line / Ft. rear alley / Ft. side alley / Clerk

Plans and Specifications checked

Corrections verified

Plans, Specifications and Application rechecked and approved

For Plans See / Filed with

Zone 4 3

Fire District / No. 1

Bldg. Line Ft.

Street Widening Ft.

Application checked and approved

Continuous Inspection

SPRINKLER Specified / Required

Valuation Included Yes — No

Fee 12.00

Stamp here when Permit is issued

AUG 25 1944

Inspector

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

# NEW CONSTRUCTION

15. Size of Addition ..... X ..... Size of Lot ..... X ..... Number of Stories when complete .....

16. Type of Roofing .....

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

Sign here M. J. Gabrielson
(Owner or Authorized Agent)

By .....

## FOR DEPARTMENT USE ONLY

(a) Footing: Width ..... Depth in Ground ..... Width of Wall .....

(b) Size of Studs ..... Material of Floor .....

(c) Size of Floor Joists ..... X ..... Size of Rafters ..... X .....

| (1) PLAN CHECKING | (2) REINFORCED CONCRETE | (3) |
|---|---|---|
| Receipt No. 2290 | Barrels of Cement ..... | The building referred to in this Application will be more than 100 feet from ..... Street |
| Valuation $ ..... | Tons of Reinforcing Steel ..... | Sign here ..... (Owner or Authorized Agent) |
| Fee Paid $ ..... | | |

REMARKS:

3 ELECT. DIV. Plot Plan Rec'd ✓ Approved Returned to Owner Plan Filed JOHN E. YORKE ELECTRICAL INSPECTOR

# APPLICATION TO ALTER, REPAIR OR DEMOLISH

Form 3-4

CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. 7L-42

Tract Mills & Wicks Ext of 2nd Sty. Sec.

Location of Building 800 TRACTION AVE (House Number and Street)

Between what cross streets HEWITT & ALAMEDA

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Present use of building Coffee Processing Families — Rooms 2 (Store, Dwelling, Apartment House, Hotel or other purpose)
2. State how long building has been used for present occupancy 30 years
3. Use of building AFTER alteration or moving Same Families — Rooms —
4. Owner Ben Hur Coffee Co. (Print Name) Phone —
5. Owner's Address 800 Traction Ave P. O. Los Angeles
6. Certificated Architect — State License No. — Phone —
7. Licensed Engineer W. M. Bostock State License No. 2702 Phone LE 2252
8. Contractor James H. Knapp State License No. ? Phone MI 5500
9. Contractor's Address 839 E. 9th St.
10. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.) $ 100
11. State how many buildings NOW on lot and give use of each. 1 Coffee Processing (Store, Dwelling, Apartment House, Hotel or other purpose)
12. Size of existing building 75 x 110 Number of stories high 5 Height to highest point 84'
13. Material Exterior Walls Conc. (Wood, Steel or Masonry) Exterior framework Steel (Wood or Steel)
14. Describe briefly all proposed construction and work:

To install 2 distributing steel beams on roof to carry James H Knapp Decdafyre, total load of 9200# No new decks CSML or no holes. Three foot slab

## NEW CONSTRUCTION

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

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

Sign here Bostock & Knapp Corp. (Owner or Authorized Agent)

By Ben Monte

## FOR DEPARTMENT USE ONLY

(1) PLAN CHECKING MAY 7949

Receipt No. 15472

Valuation $ 100 6100

Fee Paid $ 1.00 19.00

(2) REINFORCED CONCRETE

Bbls. Cement —

Tons of Reinforcing Steel —

(3) The building referred to in this Application will be more than 100 ft. from — Street

Sign here — Owner or Authorized Agent

| TYPE | GROUP | Maximum No. Occupants | Inside Lot / Corner Lot | Key Lot / Corner Lot Keyed | Lot Size | Front rear alley / Ft. side alley | Code |
|---|---|---|---|---|---|---|---|
| I | 6 | N. C. | | | 52 x 142 | | |

| PERMIT No. | Plans and Specifications checked | Zone | Fire District No. | District Map No. |
|---|---|---|---|---|
| LA16056 | Corrections Verified | M-2 | 1 | 55-3 |
| | Plans, Specifications and Application received and approved | Bldg. Line Ft. | Street Widening Ft. | Fee 22.50 Stamp here when Permit is issued |
| PLANS | | Application checked and approved MAY 23 1950 Clerk | | MAY 23 |
| Rec'd | For Plans See / Filed with | Continuous Inspection No | SPRINKLER Sprinkler Required Yes — No / Valuation Included Yes — No | Inspector |

5060

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

B&S Form B-3

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

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

CENSUS TRACT

1. LEGAL DESCR. — LOT Tract 42 47 — BLK. — TRACT Mill's & Wicks ext. 2nd st. & adjoining sub.
DIST. MAP 126-213

2. PRESENT USE OF BUILDING '22 warehouse — NEW USE OF BUILDING '22' same
ZONE M-3-3

3. JOB ADDRESS 800-12 Traction AVE. BLDG (A)
FIRE DIST. II 80/50

4. BETWEEN CROSS STREETS Hewitt AND Merrick
INSIDE (COR. LOT) KEY REV. COR.

5. OWNER'S NAME L.T. Paul — PHONE 444-0229
LOT SIZE 150x140

6. OWNER'S ADDRESS same — P.O. BOX — ZIP

7. ARCHITECT OR DESIGNER R.F. Carter — STATE LICENSE NO. SE 911 — PHONE 526-2689
REAR ALLEY — ALLEY 20

8. ENGINEER — STATE LICENSE NO. — PHONE
BLDG. LINE /

9. CONTRACTOR owner — STATE LICENSE NO. — PHONE
AFFIDAVITS /

10. SIZE OF EXISTING BLDG. 75' X 140' — STORIES 5 — HEIGHT 60 — NO. OF EXISTING BUILDINGS ON LOT AND USE ONE

11. MATERIAL OF CONSTRUCTION — EXT. WALLS BRICK+CONC. — ROOF CONCRETE — FLOOR CONCRETE

3 12. JOB ADDRESS 800-12 Traction AVE. BLDG. (A)
DISTRICT OFFICE LA

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $800.00
GRADING /

14. NEW WORK: (Describe) remodel parapet walls @3 sides of bldg.
CRIT. SOIL /

PARAPET CORRECTION PER PLANS & DEPT FILE
HIGHWAY DED. /

NEW USE OF BUILDING SAME — SIZE OF ADDITION — — STORIES — — HEIGHT — —
FLOOD /

TYPE I — GROUP G- — SPRINKLERS REQ'D SPECIFIED (INITIAL) — VALUATION APPROVED Drafting
CONS. PARAPETS x26378

BLDG. AREA — MAX. OCC. — TOTAL — PLANS CHECKED
ZONED BY

DWELL. UNITS — GUEST ROOMS — SPACES REQ'D PARKING — PROVIDED — PLANS APPROVED
FILE WITH LA92095/65

P.C. No. 3541 — CONT. INSP. — APPLICATION APPROVED
INSPECTOR

| P.C. | S.P.C. | G.P.I. | B.P. | I.F. | O.S. | C/O | TYPIST |
|---|---|---|---|---|---|---|---|
| $3.25 | | | 5.00 | / | | | |

CASHIER'S USE ONLY

| | | | | |
|---|---|---|---|---|
| MAR-15-66 | 14719 | • | W — 2 CK | 3.25 |
| MAR-21-66 | 15831 | •21389 | X — 1 CK | 5.00 |

### STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed L. F. Marshek (Owner or Agent)

| | | Name | Date |
|---|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | | |
| | SEWERS AVAILABLE | | |
| | NOT AVAILABLE | | |
| | DRIVEWAY APPROVED | | |
| | HIGHWAY DEDICATION REQUIRED | | |
| | COMPLETED | | |
| | FLOOD CLEARANCE APPROVED | | |
| Conservation | APPROVED FOR ISSUE FILE # | | |
| Plumbing | PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED | | |
| Planning | APPROVED UNDER CASE # | | |
| Fire | APPROVED (TITLE 19) (L.A.M.C.–S700) | | |
| Traffic | APPROVED FOR ..... | | |

3

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

AC-2

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY — B&S B-3—R12-70

**INSTRUCTIONS:** Applicant to Complete Numbered Items Only.

| | | | | |
|---|---|---|---|---|
| 1. LEGAL DESCR. LOT: 42 & 47 | BLK. | TRACT: Over | | CENSUS TRACT: 2065 |
| 2. PRESENT USE OF BUILDING: E 122 Warehouse | NEW USE OF BUILDING: E 122 Same | | | DIST. MAP: 126-213 |
| 3. JOB ADDRESS: 800 E Traction Ave. | | | | ZONE: M3-3 |
| 4. BETWEEN CROSS STREETS: Hewitt AND Merrick St. | | | | FIRE DIST.: II |
| 5. OWNER'S NAME: E. T. Pane | PHONE | | | LOT (TYPE): Int. |
| 6. OWNER'S ADDRESS | CITY | ZIP | | LOT SIZE: Irreg. |
| 7. ARCHITECT OR DESIGNER: L. J. MAroshek 1218 | STATE LICENSE No. | PHONE: 280-4036 | | |
| 8. ENGINEER | STATE LICENSE No. | PHONE | | ALLEY: 20' |
| 9. CONTRACTOR: Owner | STATE LICENSE No. | PHONE | | BLDG. LINE: / |
| 10. LENDER | BRANCH | ADDRESS | | AFFIDAVITS: C.C.P.D. |

| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|
| LENGTH 140 WIDTH 75 | 5 | 60 | |

| 12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | conc/ brick | conc | conc |

3

13. JOB ADDRESS: 800 E. Traction — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1000.00 — GRADING: /

15. NEW WORK: (Describe) Remove and replace approx. 150 sq ft. of brick veneer, loosened by quake. Remove old tower. Repair parapet — CRIT. SOIL: / — HIGHWAY DED.: /

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | FLOOD |
|---|---|---|---|---|
| Same Warehouse | None | | | / |

| TYPE | GROUP | SPRINKLERS REQ'D SPECIFIED | INSPECTION ACTIVITY: COMB | XEN | MAJ. S. | CONS | CONS |
|---|---|---|---|---|---|---|---|
| N/c | G-1 | | | | | | yes |

| BLDG. AREA | MAX. OCC. | TOTAL | PLANS CHECKED | ZONED BY |
|---|---|---|---|---|
| N/C | | | [signature] | Jacobs |

| DWELL. UNITS | GUEST ROOMS | PARKING REQ'D SPACES | PROVIDED | PLANS APPROVED | FILE WITH |
|---|---|---|---|---|---|
| 0 | 0 | | N/c | [signature] | |

| P.C. No. | CONT. INSP. | APPLICATION APPROVED | INSPECTOR |
|---|---|---|---|
| | No | [signature] | I |

| P.C. | S.P.C. | G.P.I. | B.P. | I.F. | O.S. | C/O | TYPIST |
|---|---|---|---|---|---|---|---|
| 747 | | | 1150 | [illegible] | | | mn |

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

CASHIER'S USE ONLY

[illegible] 32531 [illegible] 29946 U — 6 CS 7.47
[illegible] 32531 [illegible] 29946 U — 1 CS 11.50

## STATEMENT OF RESPONSIBILITY

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.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed L. J. Maroshek (Owner or Agent)

| | | Name | Date |
|---|---|---|---|
| Bureau of Engineering | ADDRESS APPROVED | RJA | 5/25/71 |
| | SEWERS AVAILABLE / NOT AVAILABLE | | |
| | DRIVEWAY APPROVED | | |
| | HIGHWAY DEDICATION REQUIRED / COMPLETED | | |
| | FLOOD CLEARANCE APPROVED | | |
| Conservation | APPROVED FOR ISSUE FILE # Zuv Rel | H N Lee | 6-3-71 |
| Plumbing | PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED | | |
| Planning | APPROVED UNDER CASE # | | |
| Fire | APPROVED (TITLE 19) (L.A.M.C.-S700) | | |
| Traffic | APPROVED FOR ..... | | |

LEGAL DESCRIPTION

Mills and Wicks the extension of 2nd st. adj foundation

OWNER'S SIGNATURE

I am aware that the repairs authorized by this permit will not make this building comply with current construction requirements for earthquake resistant design as specified in the Los Angeles Building Code. I also understand that such a non-conforming building may be required to be demolished in the event legislation is passed requiring that unreinforced masonry buildings be made earthquake resistant or be demolished.

ON FILE WITH DBW ALL BUILDINGS NONCONFORMING AS TO USE OF EACH

Owner

Date

PUBLIC RECORD

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

CITY OF LOS ANGELES — B & S 8-3 (R 7.80) DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS:** 1. Applicant to Complete Numbered items Only.

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42 | BLOCK: | TRACT: MILLS&WICKS EXTENSION OF SEC.ST &ADJOIN'G SUB. | COUNCIL DISTRICT NO.: 9 | DIST. MAP: 126-213 / CENSUS TRACT: 2065.00 |
| 2. PRESENT USE OF BUILDING: (12) COFFEE PROCESSING | NEW USE OF BUILDING: (12) ART STUDIO WORKSHOP | | | | ZONE: M3-3 |
| 3. JOB ADDRESS: 800 TRACTION AVENUE (2ND FLOOR ONLY) | | | | | FIRE DIST.: TWO |
| 4. BETWEEN CROSS STREETS: HEWITT STREET | AND: MERRICK STREET | | | | LOT TYPE: CORNER |
| 5. OWNER'S NAME: GEORGE/FRED ROLLINS | PHONE: 617-0078 | | | | LOT SIZE: 25X140 |
| 6. OWNER'S ADDRESS: 3911 GLEN FELIZ BL. | CITY: L.A. | ZIP: 90039 | | | |
| 7. ENGINEER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | ALLEY: 20' REAR |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | BLDG. LINE |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | ZIP | | | AFFIDAVITS |
| 10. CONTRACTOR: TO BE SELECTED | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | CCPD |

CONSERVATION

| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|
| WIDTH 75 LENGTH 140 | 5 | 65 | 1-COMMERCIAL |

| 12. CONST. MATERIAL OF EXISTING BLDG. → | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | CONC./BRICK/CONC. | | CONC. |

| | | | |
|---|---|---|---|
| 3 13. JOB ADDRESS: 800 TRACTION AVENUE | STREET GUIDE | DISTRICT OFFICE: L.A. | |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 3500.00 | | SEISMIC STUDY ZONE | |
| 15. NEW WORK (Describe): CHANGE OF USE G-2 to G-1 AND PARTIAL COMPLIANCE TO COMM. MAINT ORDER OF 10-21-80. | | GRADING | FLOOD |
| | | HWY. DED. | CONS. |

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| ART STUDIO WORKSHOP (12) | NONE | | | A. HARRIS |

| TYPE | GROUP OCC. | BLDG. AREA | PLANS CHECKED | FILE WITH |
|---|---|---|---|---|
| I | G-1/G-2 | N/C | J.G. J. Guzman | |

| DWELL UNITS | MAX OCC. | TOTAL | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|
| 0 | NC | | J. Guzman | TW |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | COMP. | INSPECTION ACTIVITY: COMB | GEN. | MAJ. S. | CONS. | INSPECTOR |
|---|---|---|---|---|---|---|---|---|
| 0 | NC | | | | | | | MAGBANUA |

| | | |
|---|---|---|
| SPRINKLERS REQ'D SPEC. | CONT. INSP. No | |
| P.C. 23.80 | P.M. NO | |
| S.P.C. | I.F. | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. |
| B.P. 28.00 | O.S. | |
| G.P.I. | C/O | |
| DIST. OFFICE L.A. | ENERGY: NONE | |
| P.C. NO. ZZ-2037 | | |

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

CASHIER'S USE ONLY

C 23.80 C=PC
C 88.00 BP=C
159.92 DD=1
B 474 1 12/19/80 $ 160 CHTD

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date 12-19-80 Lic. Class NA Lic. No. _____ Contractor _____

Contractor's Mailing Address _____

### OWNER-BUILDER DECLARATION

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

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

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

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

Date 12-19-80 Owner Frederick Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. NA Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 12-19-80 Applicant Frederick Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name NA

Lender's Address _____

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

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

Signed Frederick R. Rollins Owner 12-19-80

(Owner or agent having property owner's consent) Position Date

12-19-80

City of Los Angeles
Department of Building and Safety

## ~~OWNER~~-BUILDER VERIFICATION

Attention Property Owner: An owner-builder building permit has been applied for in your name for the following address:

Address: 800 Traction Ave.

Plan Check No: 22-2037

Please complete and return this information form at your earliest opportunity to the office of the Department of Building and Safety checked on the enclosed Owner-Builder **Information Form. NO PERMIT WILL BE ISSUED UNTIL THIS VERIFICATION IS RECEIVED.**

Owner-Builder shall complete the following statements:

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (~~yes~~ or no) No

2. I (have/have ~~not~~) have signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name To be selected

Address _____ City _____

Phone _____ Contractor License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

Name NA

Address _____ City _____

Phone _____ Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

| Name | Address | Phone | Type of Work |
|---|---|---|---|
| NA | | | |
| | | | |
| | | | |

Signed: Property owner [signature] Date 12-19-80

*Social Security number 146-36-6255

Verified by Dept. of Bldg. & Safety J. Guzman

*Federal Law requires that you be informed, that the disclosure of your number is voluntary and will be used to help process your owner-builder application in accordance with the requirements of State Law.

B & S B-81

PUBLIC RECORD

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

CITY OF LOS ANGELES — B & S B-3 (R 7.80) DEPT. OF BUILDING AND SAFETY

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42,43,44 45,46,47 | BLOCK: | TRACT: Mills & Wick's Extension of Sec. St.& Adjoin'g. Sub. | COUNCIL DISTRICT NO.: 9 | DIST. MAP: 126-213 / CENSUS TRACT: 2065.00 |
| 2. PRESENT USE OF BUILDING: (12 Coffee Processing | NEW USE OF BUILDING: (12 Art Studio Workshop | | | | ZONE: M3-3 |
| 3. JOB ADDRESS: 800-12 Traction Ave.(Basement only) | | | | | FIRE DIST.: Two |
| 4. BETWEEN CROSS STREETS: Hewitt St. | AND: Merrick St. | | | | LOT TYPE: Corner |
| 5. OWNER'S NAME: Fred Rolling | PHONE: 617-0078 | | | | LOT SIZE: 140x150 |
| 6. OWNER'S ADDRESS: 2911 Glen Feliz, LA., | CITY: 90039 | ZIP | | | |
| 7. ENGINEER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | ALLEY: 20' rear |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | BLDG. LINE |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | ZIP | | | AFFIDAVITS: Lot Tie 50554 |
| 10. CONTRACTOR: To be selected | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |

CONSERVATION

| 11. SIZE OF EXISTING BLDG. WIDTH | LENGTH | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|---|
| | | 2&5 | 65 | 2-Commercial Attchd. |

| 12. CONST. MATERIAL OF EXISTING BLDG. | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | Conc/Brick | Conc/wd | Con/wd |

**3**

13. JOB ADDRESS: 800-12 Traction Ave. — STREET GUIDE: — DISTRICT OFFICE: L.A.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1,700.00 — SEISMIC STUDY ZONE:

15. NEW WORK (Describe): Intc.non-brng.ptns.,stair shaft enclosure protected opening at division wall-all at bsmt. only. Cons. Bu. order dated Oct. 21,1980 — GRADING: — FLOOR: — HWY. DED.: yes — CONS.: —

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| (12) Art Studio Wkshop. | None | | | A.Pinel |

| TYPE | GROUP OCC. | BLDG. AREA | PLANS CHECKED | FILE WITH |
|---|---|---|---|---|
| I,III-1 | G-1 | NC | J. Guzman | |

| DWELL UNITS | MAX OCC. | TOTAL | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|
| — | NC | | J. Guzman | mr |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | COMP. | INSPECTION ACTIVITY COMB | GEN. | MAJ. S. | CONS. | INSPECTOR |
|---|---|---|---|---|---|---|---|---|
| — | NC | | | | | | | Magbanua |

| SPRINKLERS REQ'D SPEC. | CONT. INSP. |
|---|---|
| yes SeeOver | No |

| P.C. | P.M. |
|---|---|
| 14.62 | |

| S.P.C. | I.F. |
|---|---|
| — | |

| B.P. | O.S. |
|---|---|
| 17.20. | |

| G.P.I. | C/O |
|---|---|
| | |

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

| DIST OFFICE | ENERGY: |
|---|---|
| L.A | None |

P.C. NO: ZZ-2418

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

CASHIER'S USE ONLY

C 14.62 B-PC
C 17.20 BE-C
18565.000
E 1275 4 02/13/81 31.82 CHTO

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. No. _____ Contractor _____

Contractor's Mailing Address _____

### OWNER-BUILDER DECLARATION

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

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

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

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

Date _____ Owner Frederick R. Rolling

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date _____ Applicant Frederick R. Rolling

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____

Lender's Address _____

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

21. I ionize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that neither the city of Los Angeles nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein or the condition of the property or soil upon which such work is performed. (See Soc 91 0202 LAMC)

Signed Frederick R. Rolling _____ _____

(Owner or agent having property owner's consent) Position Date

A lor In

la and Safe NINGUN P RECIBIDA.

El Propietario-Co
1. Propogo persona
strucción de los mejore
2. (te/no he) — firma
trabajo propuesto
3. He hecho un contrato con la
strucción propuesta:
Nombre
Domicilio
Teléfono
4. Propogo proveer porciones del trabajo, pero he
para coordinar, supervisar, y proveer el trabajo prin.
Nombre
Domicilio
Teléfono
5. Proveeré parte del trabajo, pero he contratado (empleado) las sig.
para proveer el trabajo indicado:
Nombre
Domicilio
Ciudad
Licencia del Contratista
Ciudad
Licencia del Contratista Num.
Clase
Teléfono
Fecha

Firmado: Propietario
*Número de Seguro Social
Verificado por el Depto. de Construcción y Seguridad
*La ley federal requiere que usted sea informado que la divulgación de su número es voluntario y será usdo para ayudar al procedimiento de su solicitud propietario-constructor de acuerdo con las demandas de la ley estatal.

City of Los Angeles
Department of Building and Safety

# OWNER-BUILDER VERIFICATION

Attention Property Owner. An owner-builder building permit has been applied for in your name for the following address:

Address: 800-812 Traction

Plan Check No: 22-2418

Please complete and return this information form at your earliest opportunity to the office of the Department of Building and Safety checked on the enclosed Owner-Builder **Information Form. NO PERMIT WILL BE ISSUED UNTIL THIS VERIFICATION IS RECEIVED.**

Owner-Builder shall complete the following statements:

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (~~yes~~ or no) No

2. I (have/have ~~not~~) ~~have~~ signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name To be selected

Address _____ City _____

Phone _____ Contractor License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work:

Name NA

Address _____ City _____

Phone _____ Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

| Name | Address | Phone | Type of Work |
|---|---|---|---|
| NA | | | |
| | | | |
| | | | |

Signed: Property owner Frederick K. Fellows Date 2-13-81

*Social Security number 146-36-6255

Verified by Dept. of Bldg. & Safety J. Guzman

*Federal Law requires that you be informed, that the disclosure of your number is voluntary and will be used to help process your owner-builder application in accordance with the requirements of State Law.

R & S 8 81

Plans over

PUBLIC REC

# 3 APPLICATION FOR INSPECTION —TO ADD-ALTER-REPAIR-DEMOLISH

CITY OF LOS ANGELES AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY

B & S B-3 (R 12.80)

**INSTRUCTIONS:** 1. Applicant to Complete Numbered Items Only.

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42-47 | BLOCK: | TRACT: Mills and Wick's Ext. of 2nd st. and adjoining Subdiv. | COUNCIL DISTRICT NO.: 9 | DIST. MAP: 126B-213 / CENSUS TRACT: 2065.00 |
| 2. PRESENT USE OF BUILDING: (12) Manufacturing/whse | NEW USE OF BUILDING: ( ) Artists in Residene | | | | ZONE: M3-3 |
| 3. JOB ADDRESS: 800 [redacted] Traction Ave. | | | | | FIRE DIST. 11 |
| 4. BETWEEN CROSS STREETS: Hewitt | AND: Merrick | | | | LOT TYPE: Rev Cor. |
| 5. OWNER'S NAME: Frederick Rollins | PHONE: 617-0078 | | | | LOT SIZE: see map |
| 6. OWNER'S ADDRESS: 800 Traction Ave | CITY: Los Angeles | ZIP: 90013 | | | ALLEY: 20 rear |
| 7. ENGINEER | BUS. LIC. NO | ACTIVE STATE LIC. NO | PHONE | | BLDG. LINE |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | ZIP | | | AFFIDAVITS |
| 10. CONTRACTOR: to be selected | BUS. LIC. NO | ACTIVE STATE LIC. NO. | PHONE | | 50554 LOTTIE CCPD Bd.File 82245/ |

| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|
| WIDTH 140 LENGTH ~~150~~ 175 | 5 | 60 | 2 commercial bldgs |

| 12. CONST. MATERIAL OF EXISTING BLDG. | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| → | conc/brick | conc/wood | conc/wood |

**3**

13. JOB ADDRESS: 800 Traction — STREET GUIDE — DISTRICT OFFICE: L.A.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ ~~100,000~~ 55,000-

SEISMIC STUDY ZONE

15. NEW WORK (Describe): Remodel for occupancy change from G-1 mfg to G-1&R-2 Artist in res. change basement Use to Fridge Mfg. — GRADING — FLOOD — PRY. DED. — CONS. Um

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| Artist in Residence | none | | | Telles |

| TYPE | GROUP | DWELL UNITS | MAX OCC. | TOTAL | PLANS CHECKED BY | FILE WITH |
|---|---|---|---|---|---|---|
| I [redacted] | G-1/H-2 | ~~10~~ 5 | N/C | 102 | JG J Guzman | |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | COMP | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|---|
| 0 | None | | | Kendig | |

| INSPECTION ACTIVITY: ~~COMB~~ | GEN. | MAJ. S. | CONC. | INSPECTOR |
|---|---|---|---|---|
| | | | | |

| SPRINKLERS REQ'D SPEC. | CONT. |
|---|---|
| yesR.c. | Bldg. No |

| P.C. | P.M |
|---|---|
| 379.93 | 8.94 |

| S.P.C. | I.F. |
|---|---|
| 280.50 | 5.13 |

| B.P. | |
|---|---|
| 280.50 | |

| G.P.I. | C/O |
|---|---|
| | |

| DIST. OFFICE | ENERGY: |
|---|---|
| L.A. | none |

| P.C. NO. |
|---|
| A-2495 |

VOID

Claims for refund of fees paid on permits must be filed within [illegible] years from date of payment of fee; or within [illegible] years from the expiration date or extension for finaling of such permits granted by the Dept. of B. & S. SECTION [illegible] L.A.M.C.

VOID

CASHIER'S USE ONLY

| | | | |
|---|---|---|---|
| C | 13.86 | E.I. | |
| C | 8.94 | PL/M | |
| C | 379.93 | C-PC | |
| C | 280.60 | BP-C | |
| | 53978 | 0001 | |
| A6764 | 3 | 11/18/82 | 683.22 CHTD |

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

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date NA Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

Date 10-01-82 Owner's Signature Frederick R. Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Company _____

☐ Certified copy is hereby furnished.

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

Date NA Applicant _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 10-01-82 Applicant Frederick R. Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name NA Lender's Address _____

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

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

Signed Frederick R. Rollins (Owner or agent having property owner's consent) Owner Position 10/01/82 Date

0 1 1 0 0 3 0 J. Chun 11/16/82

126-2/3B J. Chun 11/16/82
Credit exceeds new SFCUse
"Artist in residence"

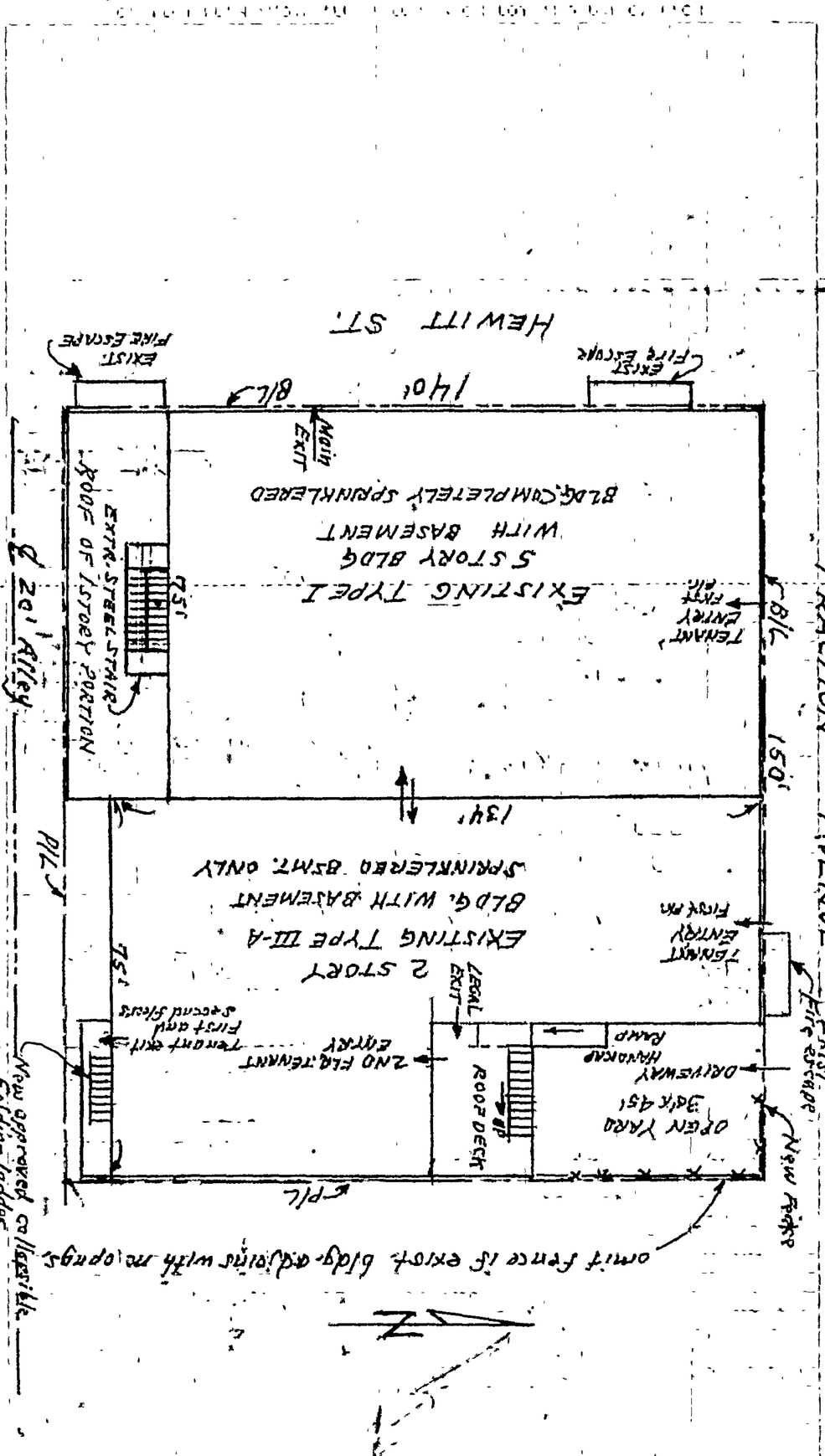
G827092I

RUCKMAN/IH682

CUZ 82-040 J. Sutkin 11/16/82

G119746 E. Kendig 11/18/82

I, Frederick R. Rollins, owner know that the 75'x134', 2 story/basmt. unreinforced brick bldg. is subject to a future repair order to comply with Division 68 of the L.A. City Bldg. code. Frederick R. Rollins



# 3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

06 | 0020007 3

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

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42-47 | BLOCK: | TRACT: Mills&Wicks Ext of 2nd St&Adj. Sub. 9 | COUNCIL DISTRICT NO. | USE MAP: 126-213 |
| | | | | | CENSUS TRACT: 2065.00 |
| 2. PRESENT USE OF BUILDING: ( ) Artist in Residence | | NEW USE OF BUILDING: ( ) Same | | | ZONE: M3-3 |
| 3. JOB ADDRESS: 800 Traction Ave | | | | | FIRE DIST.: Two |
| 4. BETWEEN CROSS STREETS: Hewitt Ave | | AND: Merrick | | | LOT TYPE: Rear Cor. |
| 5. OWNER'S NAME: Frederick Rollins | | | PHONE: 617 0078 | | LOT SIZE: Irreg. |
| 6. OWNER'S ADDRESS: 800 Traction Ave | | CITY: LA | ZIP: 90003 | | |
| 7. ENGINEER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | ALLEY: 20' Rear |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | BLDG. LINE |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | | ZIP | | AFFIDAVITS: 50554 lot tie CCPD Borad file |
| 10. CONTRACTOR: To be selected | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |

| 11. SIZE OF EXISTING BLDG. WIDTH | LENGTH | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|---|
| 75 | 150 | 5 | 60 | 2 Commercial |

| 12. CONST. MATERIAL OF EXISTING BLDG. → | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | Conc?brick | Conc | Conc |

3 13. JOB ADDRESS: 800 Traction Ave — STREET GUIDE — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1500 — SEISMIC STUDY ZONE

15. NEW WORK (Describe): Interior non bearing partitions and relocate kitchen — GRADING — FLOOD — HWY. DED. — CONS.

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| AIR | 0 | | | Aquino |

| TYPE | GROUP OCC. | FLOOR AREA | PLANS CHECKED | FILE WITH |
|---|---|---|---|---|
| I | G1/H2 | N/C | Kinner | |

| DWELL UNITS | MAX OCC. | TOTAL | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|
| N/C | | | Glen | |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | PARKING PROVIDED COMP. | INSPECTION ACTIVITY COMB | GEN. | MAJ. S. | CONS. | INSPECTOR |
|---|---|---|---|---|---|---|---|---|
| | N/C | | | | | | | Paddilla |

| | | | |
|---|---|---|---|
| P.C. 13.60 | G.P.I. | CONT INSP | |
| S.P.C. | P.M. | | |
| B.P. 16.00 | E.I. .50 | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. | |
| I.F. | O.S.S. 1.00 | | |
| O/S | S.O.S. | | |
| DIST. OFFICE | C/O | SPRINKLERS REQ'D SPEC. | |
| P.C. NO. B1611 | | ENERGY | |

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

B & S B-3 (R 1.83)

CASHIER'S USE ONLY

C 13.60 C-PC
C 16.00 BP-C
C .50 E.I.
C 1.00 OSS
9462 00 01
K8756 4 07/06/84 3110 CATD

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

X Date 7-6-84 Owner's Signature _____

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

X Date 7-6-84 Applicant's Signature _____

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

X Signed 7-6-84 _____ _____ 7-6-84
(Owner or agent having property owner's consent) Position Date

CONSERVATION

0 6 1 0 0 2 0 0 0 7 4

# 3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT OF BUILDING AND SAFETY

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

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42-47 | BLOCK: | TRACT: Mill's&Wicks Ext.of 2nd St. & Adjoining Sub | COUNCIL DISTRICT NO.: 9 | DIST. MAP: 126B213 / CENSUS TRACT: 2065 |
| 2. PRESENT USE OF BUILDING: (5) Artists in Residence | NEW USE OF BUILDING: 5) same | | | | ZONE: M3-3 |
| 3. JOB ADDRESS: 800-812 Traction Ave. | | | | | FIRE DIST.: II |
| 4. BETWEEEN CROSS STREETS: Hewitt | AND: Merrick | | | | LOT TYPE: rear cor |
| 5. OWNER'S NAME: Fredrick Rollins | | | PHONE: 617-0078 | | LOT SIZE: see map |
| 6. OWNER'S ADDRESS: 800 Traction Ave. | CITY: L.A. | ZIP: 90013 | | | ALLEY: 20'rear |
| 7. ENGINEER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | BLDG. LINE |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | ZIP | | | AFFIDAVITS: 50554 1ot tie CCPD |
| 10. CONTRACTOR: owner | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |

| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE |
|---|---|---|---|
| WIDTH 140 LENGTH 150 | 5 | 60 | 2-Commercial bldg. |

| 12. CONST. MATERIAL OF EXISTING BLDG. ⇒ | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | conc/brick | conc/wood | conc/wood |

**3**

13. JOB ADDRESS: 800 Traction Ave. — STREET GUIDE — DISTRICT OFFICE: L.A.

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $6,000.00 — SEISMIC STUDY ZONE

15. NEW WORK (Describe): Tenant improvement of basement (retail area) — GRADING — FLOOD — HWY. DED. — CONS.: yes

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| Same | | | | Reza |

| TYPE | GROUP OCC. | FLOOR AREA | PLANS CHECKED | FILE WITH |
|---|---|---|---|---|
| I, III | B-2/R-1 | | | |

| DWELL UNITS | MAX OCC. | TOTAL | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|
| | | | M.R.Boyd | |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | PARKING PROVIDED COMP. |
|---|---|---|---|
| | | | |

INSPECTION ACTIVITY: COMB | GEN. | MAJ. S. | CONS. — INSPECTOR

| | | |
|---|---|---|
| B/C 42.50 | G.P.I. | CONT. INSP. |
| S.P.C. | P.M. | |
| B.P. 50.00 | E.I. 0.50 | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC |
| T.F. | O.S.S. 1.86 | |
| O/S | S.O.S.S. | |
| DIST. OFFICE | C/O | SPRINKLERS REQ'D SPEC. |
| P.C. NO. 36074 | | ENERGY |

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

CASHIER'S USE ONLY — B & S B-3 (R 1.83)

C 42.50 C-RC
C 50.00 BP-C
C .50 E.I.
C 1.86 OSS
13 13 0001
B1096 - 5 06704785 94.86 CHTO

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

Date 6/4/85 Owner's Signature Fredrick R. Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date 6/4/85 Applicant's Signature Fredrick R. Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

Signed Fredrick R. Rollins (Owner or agent having property owner's consent) Position _____ Date 6/4/85

Prior to final approval.
sprinkler system for Basement
must be approved by mechanical
plan check.

# 3 APPLICATION FOR INSPECTION

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

**090 00 10384**

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

**INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.**

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. LOT: 42-47 | BLOCK: | TRACT: Mills & Wicks Ext. of 2nd St & Adjoingin Subdiv. | COUNCIL DISTRICT NO.: 9 | DIST. MAP: 126B213 | CENSUS TRACT: 2065.00 |
| 2. PRESENT USE OF BUILDING: (05) Artists in Residence | | NEW USE OF BUILDING: same | | ZONE: M3-3 | |
| 3. JOB ADDRESS: 800 Traction Ave. | | | | FIRE DIST.: II | |
| 4. BETWEEEN CROSS STREETS: Hewitt | | AND: Merrick | | LOT TYPE: rev cor | |
| 5. OWNER'S NAME: Frederick Rollins | | | PHONE: 617-0078 | LOT SIZE: see map | |
| 6. OWNER'S ADDRESS: 800 Traction Ave. | CITY: LA | | ZIP: | | |
| 7. ENGINEER: Omer Bilge | BUS. LIC. NO. | ACTIVE STATE LIC. NO.: S 1459 | PHONE | ALLEY: 20 rear | |
| 8. ARCHITECT OR DESIGNER | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | BLDG. LINE | |
| 9. ARCHITECT OR ENGINEER'S ADDRESS | CITY | | ZIP | AFFIDAVITS: Lot Tie | |
| 10. CONTRACTOR: to be selected | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | CCPD | |

| 11. SIZE OF EXISTING BLDG. | STORIES | HEIGHT | NO. OF EXISTING BUILDINGS ON LOT AND USE | P.C. REQ'D |
|---|---|---|---|---|
| WIDTH 140 LENGTH 150 | 5 | 60 | 2 commercial bldgs. | |

| 12. CONST. MATERIAL OF EXISTING BLDG. → | EXT. WALLS | ROOF | FLOOR |
|---|---|---|---|
| | conc/brick | conc | conc |

**3**

13. JOB ADDRESS: 800 Traction Ave. — STREET GUIDE: — DISTRICT OFFICE: LA

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ 1300 — SEISMIC STUDY ZONE:

15. NEW WORK (Describe): cut one window opening east wall each of 3rd & 5th stories — GRADING: — FLOOD: — HWY. DED.: — CONS.: yes

| NEW USE OF BUILDING | SIZE OF ADDITION | STORIES | HEIGHT | ZONED BY |
|---|---|---|---|---|
| A o I o R o | | | | Aquino |

| TYPE | GROUP OCC. | FLOOR AREA | PLANS CHECKED | FILE WITH |
|---|---|---|---|---|
| | | N/C | Kordey | |

| DWELL UNITS | MAX. OCC. | TOTAL | APPLICATION APPROVED | TYPIST |
|---|---|---|---|---|
| | | | | |

| GUEST ROOMS | PARKING REQ'D | PARKING PROVIDED STD. | PARKING PROVIDED COMP. | INSPECTION ACTIVITY: COMS | GEN. | MAS. | CONS | EQ. | INSPECTOR |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Padilla |

| | | | |
|---|---|---|---|
| P.C. 18 53 | G.P. | CONT. INSP NO | B & S B-3 (R 5.85) |
| S.P.C. | P.M. | | |
| B.P. 21 80 | E.I. .050 | Claims for refund of fees paid on permits must be filed: 1 Within one year from date of payment of fee, or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC | |
| I.F. | F.H. | | |
| O/S | O.S.S. 1 | | |
| DIST. OFFICE LA | S.C.C.S. | SPRINKLERS REQ'D SPEC. N/C | |
| P.C. NO. C256 | C/O | ENERGY NO | |

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

CASHIER'S USE ONLY

C# .50 E.I.
C# 100 OSS
C# 18.53 P.C.
C# 21.80 B.P.C.
C# 1316 0001
E1923 2 02225786 41.83 CHTD

E 1923 LA 3/31C

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. Number _____ Contractor _____ (Signature)

### OWNER-BUILDER DECLARATION

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

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

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

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

X Date 2/25/86 Owner's Signature Frederick R. Rollins

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

X Date 2/25/86 Applicant's Signature Frederick R. Rollins

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

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

X Signed Frederick R. Rollins (Owner or agent having property owner's consent) Owner Position 2/25/86 Date

**Address of Building** 800 Traction Avenue

## CITY OF LOS ANGELES
# CERTIFICATE OF OCCUPANCY

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

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

**Issued** 2/12/87 **Permit No. and Year** LA53978/82
LA64908/83

Change of use entire building mfg. to 11 artist in residence spaces - except north portion first floor 75' x 75' to store. CUZ 82-080

3 required parking spaces provided.

2 2 0 0 0 7 0 0 0 3 3

**Owner** Mr. Frederick Rollins
**Owner's Address** 800 Traction Avenue
Los Angeles, CA 90013

**Form B-95b**

5000629200500000925

**BY** J. CARNEY/flp

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

# 1 APPLICATION FOR INSPECTION 2 7 3 0 0 6 0 0 4 8 2 OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

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

| | | | | | |
|---|---|---|---|---|---|
| 1. LEGAL DESCR. | LOT: 42-47 | BLOCK: -- | TRACT: Mills, Wicks of 3rd St. & Adj. | COUNTY REF. NO.: MR 13-87 | DIST. MAP: 127.5A215 |
| | | | | | CENSUS TRACT: 2065 |
| 2. PURPOSE OF BUILDING: 6' blk wall - 2' retaining | | | | | ZONE: M3-1 |
| 3. JOB ADDRESS: 800-12 Traction Avenue | | | | | FIRE DIST.: II / COUN. DIST: 9 |
| 4. BETWEEN CROSS STREETS: Hewitt | AND: Merrick | | | | LOT TYPE: Rev Cor |
| 5. OWNER'S NAME: - | | | PHONE | | LOT SIZE: Irreg. |
| 6. OWNER'S ADDRESS: 800 Traction Ave. | CITY: LA | | ZIP: 90013 | | |
| 7. ENGINEER: SDCS | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | ALLEY: 20'rear |
| 8. ARCHITECT OR DESIGNER: Tony Bell | BUS. LIC. NO.: C018976 | ACTIVE STATE LIC. NO.: 936-9131 | PHONE | | BLDG. LINE: --- |
| 9. ARCHITECT OR ENGINEER'S ADDRESS: 4727 W. Washington Blvd. | CITY: LA | ZIP: 90016 | | | AFFIDAVITS: AFF 50554 ZA 82-080 |
| 10. CONTRACTOR: Owner | BUS. LIC. NO. | ACTIVE STATE LIC. NO. | PHONE | | |
| 11. SIZE OF NEW BLDG. WIDTH 44 LENGTH 74 | STORIES: 12 | HEIGHT: 29 | NO. OF EXISTING BUILDINGS ON LOT AND USE: 2 A.I.R. | | |
| 12. MATERIAL OF CONSTRUCTION → EXT. WALLS: Brick, CMU | ROOF: Wood | FLOOR: Wood | | | |
| 1 13. JOB ADDRESS: 800-12 Traction Avenue | | | STREET GUIDE | | |
| 14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING | $ 8000.00 | | | DIST. OFF.: LA | P.C. REQ'D: Yes |
| 6' Blk Wall, w/2' retaining | | | | GRADING: -- | SEISMIC: -- |
| | | | | HWY. DED.: -- | FLOOD: -- |
| PURPOSE OF BUILDING | | STORIES: 2 | HEIGHT: 25 | FILE WITH | |
| TYPE | GROUP OCC. | FLOOR AREA | PLANS CHECKED: Greg Griffith | ZONED BY: Griffith | |
| DWELL. UNITS | MAX. OCC. | TOTAL | APPLICATION APPROVED | TYPIST | |
| GUEST ROOMS | PARKING REQ'D. | PARKING PROVIDED STD. / COMP. | INSPECTION ACTIVITY CS / GEN. / MAJ.S. / EQ. | INSPECTOR | |

| | | | |
|---|---|---|---|
| P.C. 52.70 | G.P.I. | CONT. INSP. | |
| S.P.C. | P.M. | | |
| B.P. 62.00 | E.I. .56 | Claims for refund of fees paid on permits must be filed: 1. Within one year from date of payment of fee; or 2. Within one year from date of expiration of extension for building or grading permits granted by the Dept. of B. & S. SECTIONS 22.12 & 22.13 LAMC. | |
| I.F. | O.S.S. 2.31 | | |
| S.D. | S.O.S.S. | | |
| ISSUING OFFICE HO | C/O | SPRINKLERS | |
| P.C. NO. E5474 | F.H. | ENERGY | DAS |

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

B & S B-1 (R.9/88)

CASHIER'S USE ONLY

02/22/90 10:19:45AM H001 T-0273 C 10

| | |
|---|---|
| E.Q. PLAN CHEC | 52.70 |
| E.Q. PERMITS | 62.00 |
| EI COMMERCIAL | 0.56 |
| ONE STOP | 2.31 |
| TOTAL | 117.57 |
| CHECK | 117.57 |

1757

90HO 04608

## DECLARATIONS AND CERTIFICATIONS

### LICENSED CONTRACTORS DECLARATION

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

Date _____ Lic. Class _____ Lic. No. _____ Contractor's Signature _____

Contractor's Mailing Address _____

### OWNER-BUILDER DECLARATION

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

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

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

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

Date X FEB 22, 90 Owner's Signature _____

### WORKERS' COMPENSATION DECLARATION

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

Policy No. _____ Insurance Company _____

☐ Certified copy is hereby furnished.

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

Date _____ Applicant's Signature _____

Applicant's Mailing Address _____

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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

Date X FEB 22, 90 Applicant's Signature _____

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

### CONSTRUCTION LENDING AGENCY

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

Lender's Name _____

Lender's Address _____

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

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

Signed _____ owner X FEB 22 90

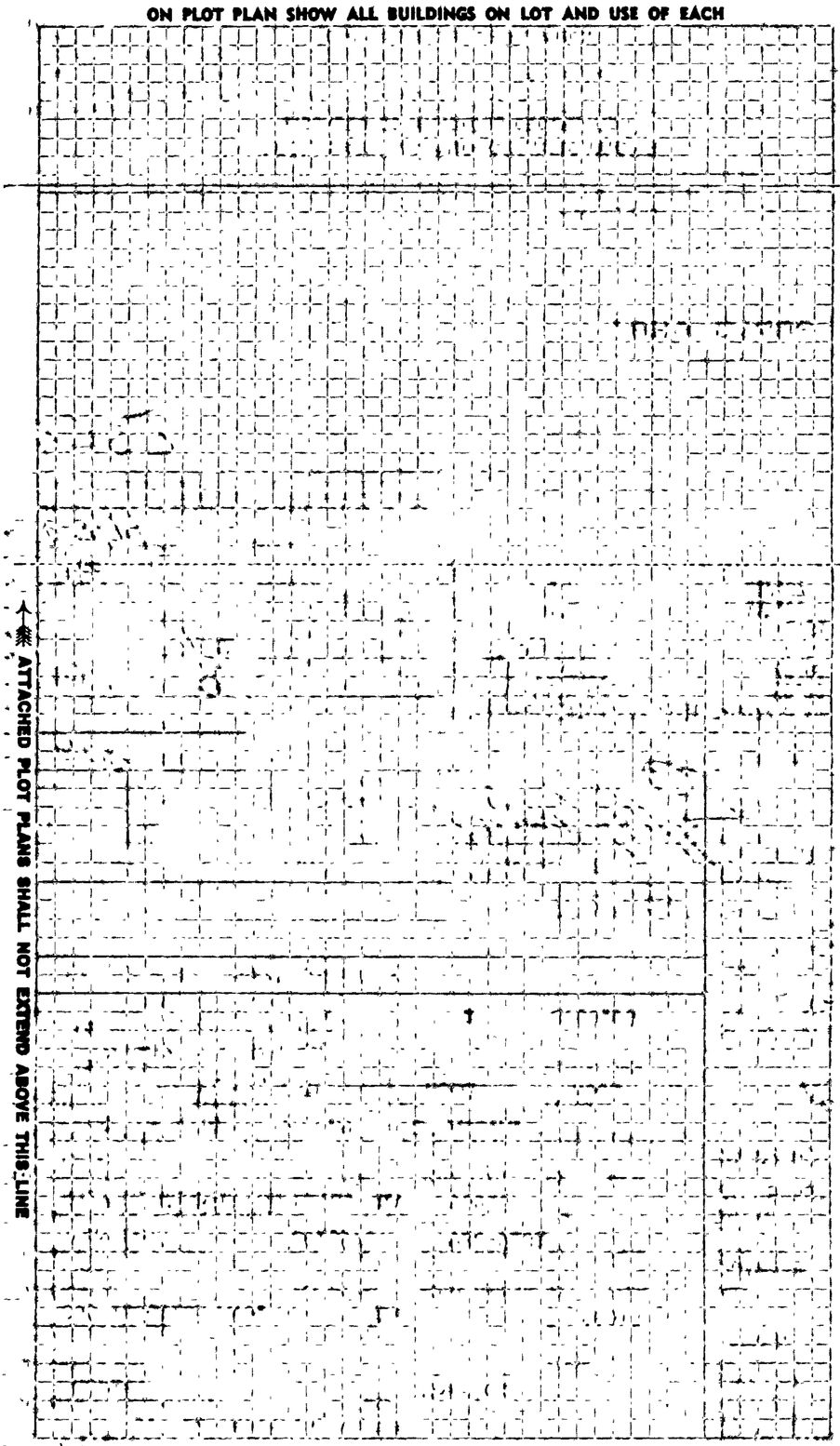
(Owner or agent having property owner's consent) Position Date

2 7 3 0 0 6 0 0 1 3 3

| | | | | |
|---|---|---|---|---|
| Bureau of Engineering | | ADDRESS APPROVED | | |
| | | DRIVEWAY | | |
| | | HIGHWAY DEDICATION | REQUIRED / COMPLETED | |
| | | FLOOD CLEARANCE | | |
| SEWERS RES. NO. CERT. NO. | | | SEWERS AVAILABLE | |
| | | | NOT AVAILABLE | |
| | | | SFC PAID | |
| | SFC NOT APPLICABLE | | SFC DUE | |
| Grading | PRIVATE SEWAGE SYSTEM APPROVED | | | |
| Comm. Safety | APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐ | | | |
| Fire | APPROVED (TITLE 19) (L.A.M.C.-S700) | | | |
| Housing | HOUSING AUTHORITY APPROVAL | | | |
| Planning | APPROVED UNDER CASE # | | | |
| Transportation | APPROVED FOR | | | |
| Construction Tax | RECEIPT NO. | DWELLING UNITS | | |

LEGAL DESCRIPTION

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



**ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE**

# 800 E Traction Ave

Permit #: **04016 - 30000 - 16720**
Plan Check #: APC
Event Code:
Printed: 10/06/04 10:10 AM

Bldg-Alter/Repair
Commercial
Appointment Plan Check
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

## APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 10/06/2004

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|---|---|---|---|---|---|---|
| MILLS AND WICKS EXTEI | | 42 | | M R 13-87/88 | 127-5A215 62 | 5163 - 013 - 001 |
| MILLS AND WICKS EXTEI | | 43 | | M R 13-87/88 | 127-5A215 67 | 5163 - 013 - 001 |
| MILLS AND WICKS EXTEI | | 44 | | M R 13-87/88 | 127-5A215 70 | 5163 - 013 - 001 |

**3. PARCEL INFORMATION**

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 9
Certified Neighborhood Council - Historic Cultural
Community Plan Area - Central City North
Census Tract - 2060.40
District Map - 127-5A215
Energy Zone - 9
Fire District - 2
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 8.1
Parking Dist. - CCPD
Thomas Brothers Map Grid - 634-G5

ZONE(S): M3-1 /

**4. DOCUMENTS**

ZI - ZI-2129
ZA - ZA-1982-80-CUZ
ORD - ORD-164855-SA1860
CPC - CPC-1986-607
CPC - CPC-1995-352-CPU
CDBG - FEZ-Los Angeles
CDBG - LARZ-Central City
CDBG - SEZ-Eastside
AFF - AFF-50554

**5. CHECKLIST ITEMS**

Special Inspect - Epoxy Bolts
Special Inspect - Structural Observation

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
Rollins And Rollins Llc — 800 Traction Ave — LOS ANGELES CA 90013

Tenant:

Applicant: (Relationship: Agent for Owner)
Max Falamaki - — 814 S Westgate Ave — LOS ANGELES, CA 90049 — (310) 571-4191

**7.EXISTING USE**
(27) Artist-in-Residence

**PROPOSED USE**
(27) Artist-in-Residence

**8. DESCRIPTION OF WORK**
ANCHOR (E) VENEER TO THE (E) STRUCTURE W/ EPOXY BOLT AT 24" OC VERTICALLY AND HORIZONTALLY PER ENGINEERED DETAIL, FIVE STORIES AT NORTH AND WEST FACADE.

**9. # Bldgs on Site & Use:** 1 ARTIST IN RESIDENCE

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Francisco Rojas
DAS PC By:
OK for Cashier: Francisco Rojas
Coord. OK:
Signature: Francisco Rojas Date: 10/6/04

For information and/or inspection requests originating within LA County,
**Call toll-free (888) LA4BUILD**
Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only — Department of Building and Safety — W/O#: 41616720
WL 11 09 069153 10/06/04 10:25AM

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: $30,000
PC Valuation:

| | |
|---|---|
| FINAL TOTAL Bldg-Alter/Repair | 411.41 |
| Permit Fee Subtotal Bldg-Alter/Repa | 350.00 |
| Plan Check Subtotal Bldg-Alter/Rep | 0.00 |
| Plan Maintenance | 10.00 |
| Fire Hydrant Refuse-To-Pay | 0.00 |
| E.Q. Instrumentation | 6.30 |
| O.S. Surcharge | 7.33 |
| Sys. Surcharge | 21.98 |
| Planning Surcharge | 10.80 |
| Planning Surcharge Misc Fee | 5.00 |
| Permit Issuing Fee | 0.00 |

| | |
|---|---|
| BUILDING PERMIT COMM | $350.00 |
| PLAN MAINTENANCE | $10.00 |
| EI COMMERCIAL | $6.30 |
| ONE STOP SURCH | $7.33 |
| SYSTEMS DEVT FEE | $21.98 |
| CITY PLANNING SURCH | $10.80 |
| MISCELLANEOUS | $5.00 |
| Subtotal: | $411.41 |
| Carry Over FROM Tran# 069152 | $165.00 |
| Total Due: | $576.41 |
| Check: | $576.41 |

04WL 97012

Sewer Cap ID:
Total Bond(s) Due:

**12. ATTACHMENTS**
Plot Plan FOL

*P040163000001672 0FN*

**13. STRUCTURE INVENTORY** **04016 - 30000 - 16720**

**14. APPLICATION COMMENTS**

** Approved Seismic Gas Shut-Off Valve may be required. ** EPOXY ANCHOR TO BE USED AS VENEER TIE UNDER ONE TIME JOB APPROVAL MOD DATED 09/15/04 BY YUAN CHOU.

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

**15. Building Relocated From:**

| 16. CONTRACTOR, ARCHITECT, & ENGINEER NAME | ADDRESS | | CLASS | LICENSE# | PHONE # |
|---|---|---|---|---|---|
| (E) Falamaki, Mohsen | 344 N Bundy Drive, | Los Angeles, CA 90049 | | S3021 | |
| (O) , Owner-Builder | , | , | | 0 | |

**PERMIT EXPIRATION**

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

**17. OWNER-BUILDER DECLARATION**

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

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

OR

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

**18. WORKERS' COMPENSATION DECLARATION**

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

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

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

Carrier:_____ Policy Number:_____

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

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

**19. ASBESTOS REMOVAL DECLARATION**

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

**20. FINAL DECLARATION**

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

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration and Final Declaration; and

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

Print Name: GEORGE ROLLINS Sign: [signature] Date: Oct 6, '04 ☑ Owner ☐ Authorized Agent

**800 E Traction Ave** Permit Application #: **04016 - 30000 - 16720**

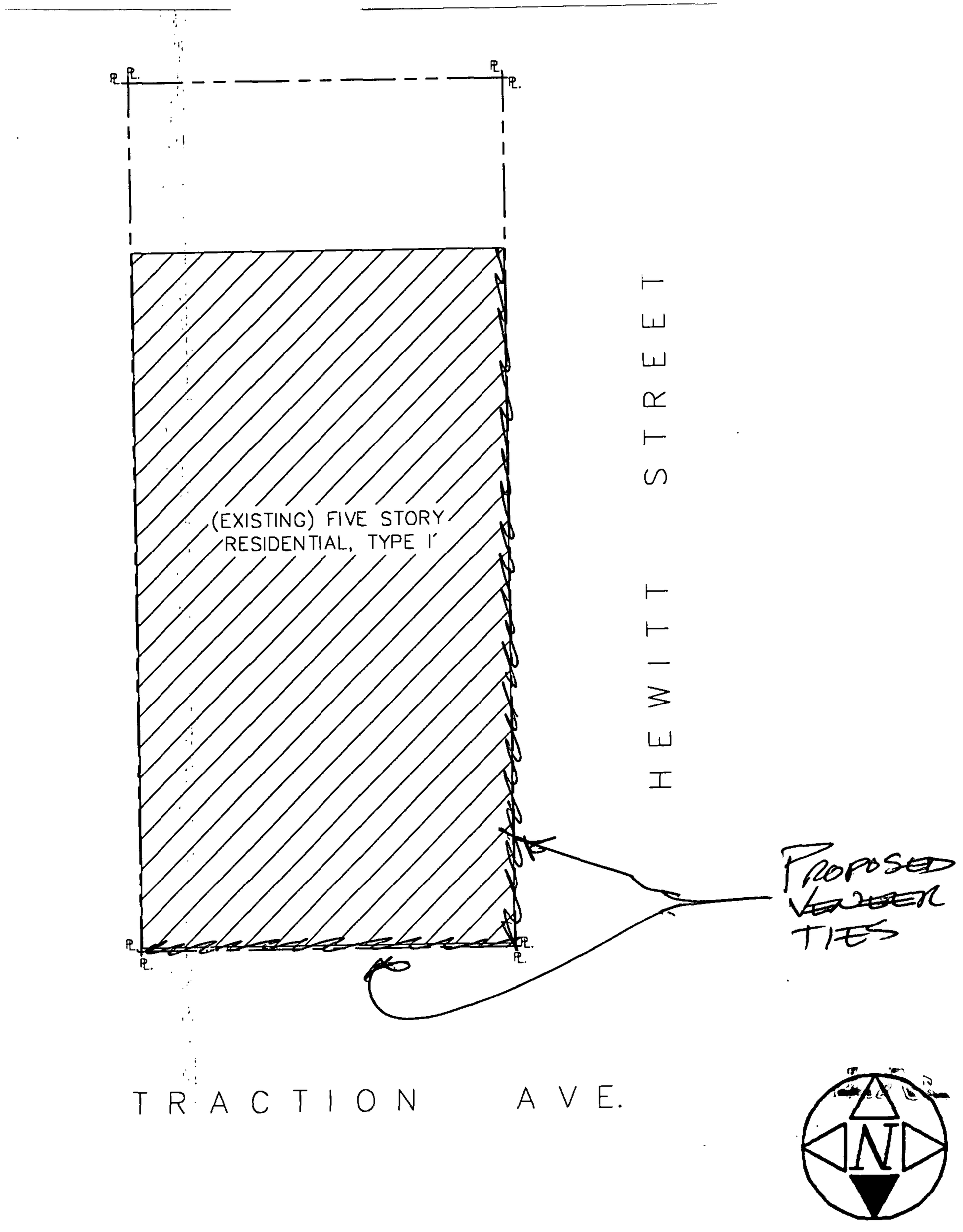
Bldg-Alter/Repair
Commercial
Plan Check Submittal

City of Los Angeles - Department of Building and Safety

# PLOT PLAN ATTACHMENT

Plan Check #: APC
Initiating Office: WEST LA
Printed on: 08/25/04 13:42:43

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




COUNCIL DISTRICT: 9

PLOT PLAN ATTACHMENT

# City of Los Angeles
# Department of City Planning

## 9/18/2017
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
800 E TRACTION AVE
310 S HEWITT ST

**ZIP CODES**
90013

**RECENT ACTIVITY**
CHC-2017-3688-HCM
ENV-2017-3689-CE

**CASE NUMBERS**
CPC-2017-432-CPU
CPC-2014-5000-CA-GPA
CPC-2014-2415-GPA-CA
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-183145
ORD-183144
ORD-164855-SA1860
ZA-1982-80-CUZ
ENV-2017-433-EIR
ENV-2014-4000-MND
ENV-2014-2416-MND
ENV-2013-3392-CE
ENV-2007-3037-ND
ENV-1995-328-MND
AFF-50554

| Address/Legal Information | |
|---|---|
| PIN Number | 127-5A215 62 |
| Lot/Parcel Area (Calculated) | 3,497.1 (sq ft) |
| Thomas Brothers Grid | PAGE 634 - GRID G5 |
| Assessor Parcel No. (APN) | 5163013001 |
| Tract | MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION |
| Map Reference | M R 13-87/88 |
| Block | None |
| Lot | 42 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 127-5A215 |
| **Jurisdictional Information** | |
| Community Plan Area | Central City North |
| Area Planning Commission | Central |
| Neighborhood Council | Historic Cultural |
| Council District | CD 14 - Jose Huizar |
| Census Tract # | 2060.31 |
| LADBS District Office | Los Angeles Metro |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | M3-1-RIO |
| Zoning Information (ZI) | ZI-2358 River Improvement Overlay District |
| | ZI-2452 Transit Priority Area in the City of Los Angeles |
| | ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE |
| General Plan Land Use | Heavy Manufacturing |
| General Plan Footnote(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | None |
| Special Land Use / Zoning | None |
| Design Review Board | No |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| SN: Sign District | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Ellis Act Property | No |
| Rent Stabilization Ordinance (RSO) | No |
| CRA - Community Redevelopment Agency | None |

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

| | |
|---|---|
| Central City Parking | Yes |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 5163013001 |
| Ownership (Assessor) | |
| Owner1 | 800 TRACTION OWNER LLC C/O C/O BETAWEST LTD |
| Address | 1050 17TH ST UNIT 350<br>DENVER CO 80265 |
| Ownership (Bureau of Engineering, Land Records) | |
| Owner | ROLLINS & ROLLINS LLC |
| Address | 800 TRACTION AVE<br>LOS ANGELES CA 90013 |
| APN Area (Co. Public Works)* | 0.241 (ac) |
| Use Code | 3300 - Industrial - Warehousing, Distribution, Storage - Warehousing, Distribution, Under 10,000 SF - One Story |
| Assessed Land Val. | $125,394 |
| Assessed Improvement Val. | $737,138 |
| Last Owner Change | 05/10/2017 |
| Last Sale Amount | $20,000,200 |
| Tax Rate Area | 4 |
| Deed Ref No. (City Clerk) | 824853<br>824153<br>822004-05<br>812853<br>371088<br>1599638<br>1210321 |
| Building 1 | |
| Year Built | 1917 |
| Building Class | C6 |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 46,500.0 (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 |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | Methane Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |

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

| | |
|---|---|
| Oil Wells | None |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 1.895856 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |
| **Economic Development Areas** | |
| Business Improvement District | ARTS DISTRICT |
| Promise Zone | None |
| Renewal Community | No |
| Revitalization Zone | Central City |
| State Enterprise Zone | EAST LOS ANGELES STATE ENTERPRISE ZONE |
| Targeted Neighborhood Initiative | None |
| **Public Safety** | |
| Police Information | |
| Bureau | Central |
| Division / Station | Central |
| Reporting District | 139 |
| Fire Information | |
| Bureau | Central |
| Batallion | 1 |
| District / Fire Station | 4 |
| Red Flag Restricted Parking | No |

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

## CASE SUMMARIES

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

| | |
|---|---|
| Case Number: | CPC-2017-432-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE |
| Case Number: | CPC-2014-5000-CA-GPA |
| Required Action(s): | CA-CODE AMENDMENT<br>GPA-GENERAL PLAN AMENDMENT |
| Project Descriptions(s): | CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES. |
| Case Number: | CPC-2014-2415-GPA-CA |
| Required Action(s): | CA-CODE AMENDMENT<br>GPA-GENERAL PLAN AMENDMENT |
| Project Descriptions(s): | PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT. |
| Case Number: | CPC-2008-3125-CA |
| Required Action(s): | CA-CODE AMENDMENT |
| Project Descriptions(s): | Data Not Available |
| Case Number: | CPC-2007-3036-RIO |
| Required Action(s): | RIO-RIVER IMPROVEMENT OVERLAY DISTRICT |
| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT. |
| Case Number: | CPC-1995-352-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96) |
| Case Number: | CPC-1986-607-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)\ |
| Case Number: | ZA-1982-80-CUZ |
| Required Action(s): | CUZ-ALL OTHER CONDITIONAL USE CASES |
| Project Descriptions(s): | Data Not Available |
| Case Number: | ENV-2017-433-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | COMMUNITY PLAN UPDATE |
| Case Number: | ENV-2014-4000-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | CODE AMENDMENT TO ESTABLISH ARTS DISTRICT LIVE/WORK ZONE AND GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN MAP TO ADD SPECIAL STUDY BOUNDARY, UPDATE CORRESPONDING ZONES, AND ADD NEW FOOTNOTES. |
| Case Number: | ENV-2014-2416-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | PROPOSED ORDINANCE TO CREATE NEW LIVE/WORK ZONE AND PROPOSED GENERAL PLAN AMENDMENT TO THE CENTRAL CITY NORTH COMMUNITY PLAN TO ADD POLICY DIRECTION FOR NEW LIVE/WORK PROJECTS IN THE ARTS DISTRICT. |
| 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-2007-3037-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |

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

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| Project Descriptions(s): | THE ESTABLISHMENT OF AN ORDINANCE THAT FACILITATES DEVELOPMENT WITHIN THE LA-RIO BOUNDARIES TO ENHANCE THE WATERSHED, URBAN DESIGN AND MOBILITY OF THE AREA. THESE BOUNDARIES ARE ADJACENT TO, NOT INSIDE, THE LOS ANGELES RIVER ON LAND ALREADY ZONED FOR DEVELOPMENT. |
| Case Number: | ENV-1995-328-MND |
| Required Action(s): | MND-MITIGATED NEGATIVE DECLARATION |
| Project Descriptions(s): | CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96) |

## DATA NOT AVAILABLE

ORD-183145

ORD-183144

ORD-164855-SA1860

AFF-50554

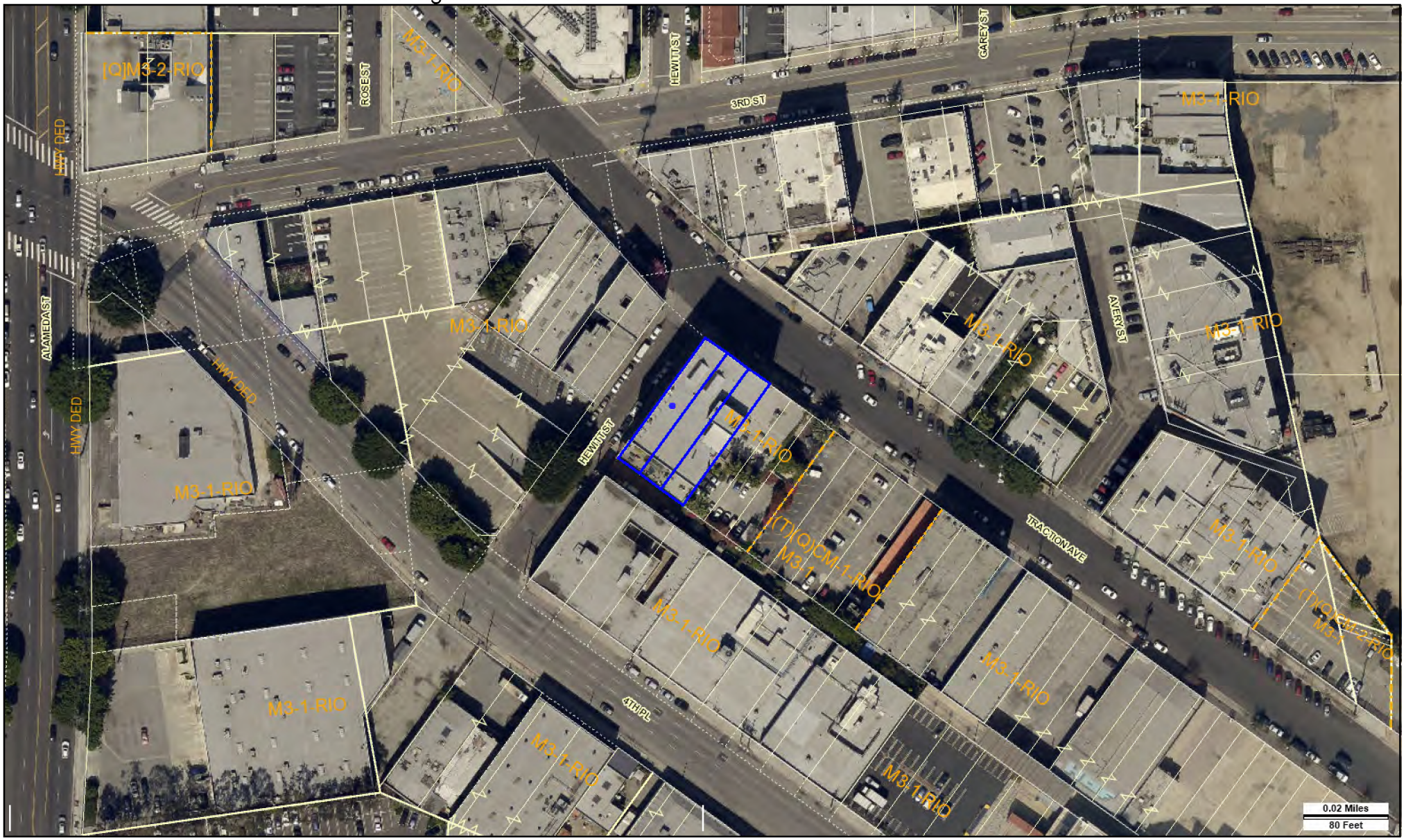
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# ZIMAS INTRANET

2014 Digital Color-Ortho

09/18/2017

City of Los Angeles
Department of City Planning




Address: 800 E TRACTION AVE

APN: 5163013001

PIN #: 127-5A215 62

Tract: MILLS AND WICKS EXTENSION OF SECOND ST. AND ADJOINING SUBDIVISION

Block: None

Lot: 42

Arb: None

Zoning: M3-1-RIO

General Plan: Heavy Manufacturing

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